

Department of Engineering  
City Hall-Seventh Floor  
455 North Main  
Wichita, Kansas 67202

July 13, 1988

Subject: Application to reduce MBP  
Elevation in Cedar Park  
Park Chateaux Addition

Attention: Mr. Chris Breitenstein, P. E.

Dear Chris:

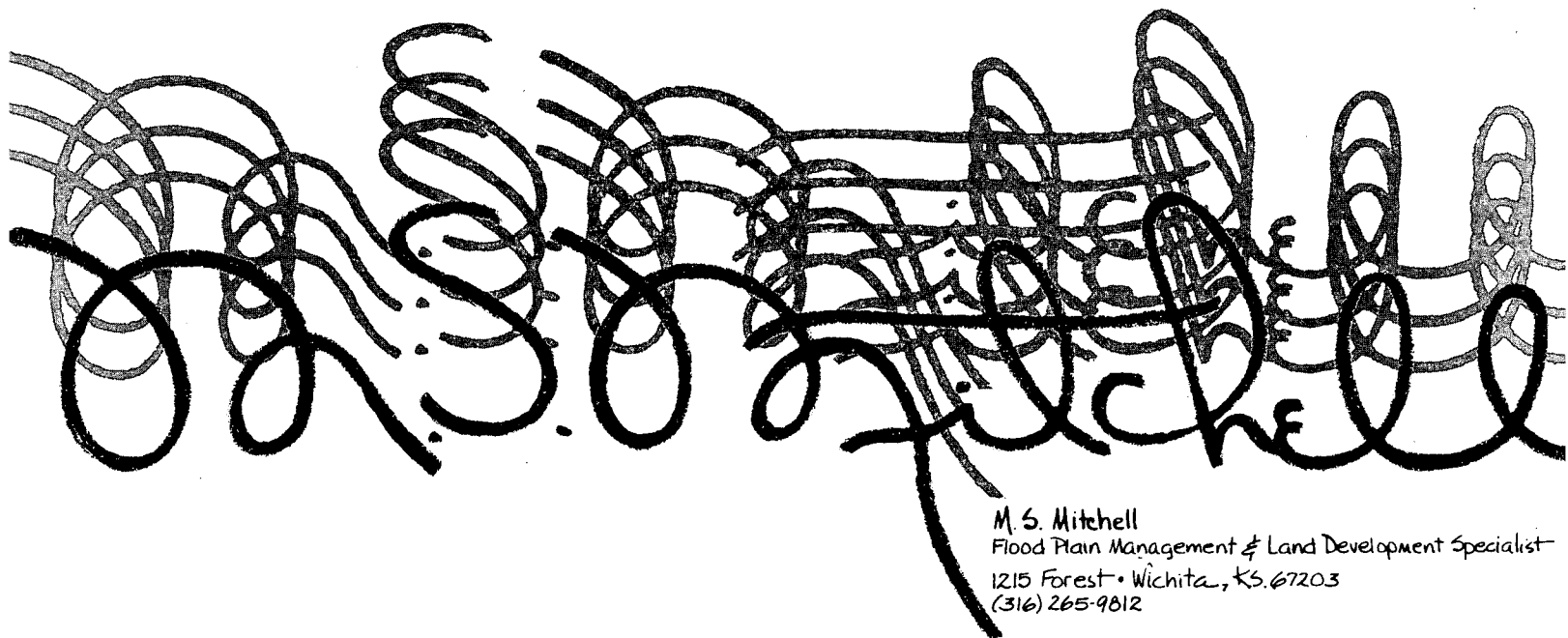
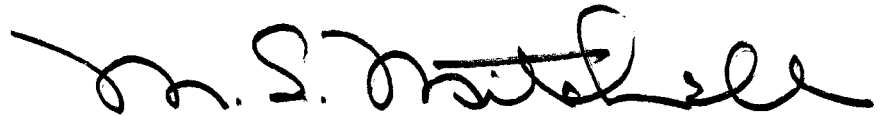
This letter requests support from you and the City Engineer of an Application to reduce the minimum building pad elevation for certain lots on Nantucket and Hunters View Court in subject addition which back up to Cowskin Creek. At the time the preliminary plat of Cedar Park Chateaux was being considered, the best information available to determine a regulatory flood elevation was the preliminary flood insurance study for Sedgwick County, and many of us expected that the analysis for Cowskin Creek would be revised before final adoption by FEMA and by the City of Wichita and Sedgwick County. For that reason, a freeboard of three feet was added to the calculated 100-year flood elevation to obtain the minimum building pad elevation of 1341 for the lower tier of lots along Cowskin Creek in Cedar Park Chateaux Addition. The final plat which was filed in late 1980 set the MBP elevation for those lots at 1341.

When the City and County finally came into the regular phase of the federal flood insurance program in May and June 1986 respectively, both governing bodies adopted flood plain management regulations which set the regulatory elevation for new buildings at one foot above the calculated 100-year flood elevation, which was the same as the elevation contained in the preliminary flood insurance study. That results in a situation where the plat requires three feet of freeboard above the published 100-year flood while the flood plain management ordinance requires only one.

The vacation petition requests that the MBP elevation for those lots in Cedar Park Chateaux be reduced from 1341 to 1339 and a memo along the lines of the attached draft is needed to show your support for the reduction. Please advise me if you have any questions. As is often the case, time is very important in this case and we would appreciate confirmation of your assistance and support as soon as possible.

encl

Yours truly,



M. S. Mitchell  
Flood Plain Management & Land Development Specialist  
1215 Forest • Wichita, KS. 67203  
(316) 265-9812

DRAFT      DRAFT      DRAFT      DRAFT

July      , 1988

City of Wichita

Department of Engineering

TO: Jack Galbraith, Chief Planner

FROM: Mike Lindebak, P. E., City Engineer

SUBJECT: Application for reduction of Minimum Building Pad  
Elevation for lots along Cowskin Creek in Cedar  
Park Chateaux Addition.

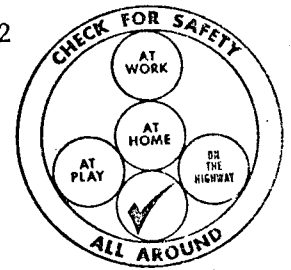
This memorandum is in support of the application to vacate the platted minimum building pad elevation of 1341 for certain lots in Cedar Park Chateaux Addition and substitute elevation 1339. Elevation 1341 represents three feet of freeboard above the Base Flood Elevation published in the Federal Flood Insurance Study for Wichita. The Flood Plain Management Ordinance sets the regulatory elevation only one foot above the Base Flood Elevation and the requested vacation would bring the requirement for those lots into compliance with current Flood Plain Management practice.

DRAFT      DRAFT      DRAFT      DRAFT

**THE CITY OF WICHITA**

**OFFICE OF DEPARTMENT OF ENGINEERING**

**DATE February 12, 1982**



**TO Jack Galbraith, Chief Planner, Current Plans:**

**FROM Don Schneider, Sanitary Engineer**

**SUBJECT Sanitary Sewer Service for  
Dewitt Property--Southwest Corner  
119th Street West and 13th Street**

Mr. R. W. Linn, with Professional Engineering Consultants, asked me by memo to advise you relative to the availability of sanitary sewer service to the above subject property. I believe you also received a copy of Mr. Linn's memo.

A main sewer extension was planned to serve this area, as documented by Project No. S-51 in the 1982-1987 Capital Improvement Program. The project shown in the Capital Improvement Program was planned to be extended from the main sewer system which has been constructed to serve the Briarwood Estates - Echo Hills developments. However, it is now evident that such an extension off the Briarwood Estates - Echo Hills main sewer system will not provide suitable sewer service to the Dewitt property and the Cedar Park Chateaux development north of Mr. Dewitt's property.

The practical long term solution is construction of a main sewer system from the Southwest Interceptor Sewer system, beginning at a point on the north side of Cowskin Creek at Maize Road. This main sewer can be constructed from this point northwesterly along the Cowskin Creek to Mr. Dewitt's property at elevations which preclude siphons and at elevations which facilitate elimination of the temporary lift station in the Cedar Park Chateaux development.

Mr. Linn has indicated to me that a short term interim solution is desired to provide timely sewer service to Mr. Dewitt's property, since it is probable that development of areas downstream from Mr. Dewitt's property will not occur in the time frame planned for development of the Dewitt property. Construction of an interim system is possible and has been permitted in the past in several instances. The details for such an interim system are usually determined in the platting process.

Don Schneider  
Sanitary Engineer

DS:md

cc: R. W. Linn  
Mike Lindebak  
Paul Graves  
R. W. Bruggeman

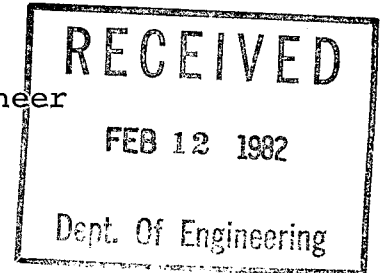
WICHITA-SEDGWICK COUNTY

DATE

**METROPOLITAN AREA PLANNING DEPARTMENT**

February 9, 1982

TO Mike Lindebak, Program Development Engineer  
FROM Forrest L. Nagley, Junior Planner  
SUBJECT DR 82-4



Your request for Subdivision Committee review of a street name change for Chateau in Cedar Park Chateaux has been scheduled for review by the Subdivision Committee of the Metropolitan Area Planning Commission at their next regular meeting on February 18, 1982. The meeting will begin at 1:00 p.m., in the Board Room, first floor, City Hall. This item will be number 1 on the agenda.

We have looked at acceptable new names for this street and find the following as acceptable alternatives:

- ① Stonegate - 1st street north of 13th, west of Gouverneur.
2. Timberon - 2nd street north of 13th, west of Gouverneur.
3. Nantucket - 1st street north of 13th west of 119th Street West.

I have visited with the owner of the lots on each side of the subject street, and he has advised that Stonegate is his first preference.

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Resla, Inc., Attention: Bob Monroe, P.O. Box 2606, 67201

**Booker/Freund**  
Engineers Architects Planners

Booker/Freund Associates, Inc.  
111 West Douglas Street  
Wichita, Kansas 67202

(316) 263-6121

RECEIVED

SEP 8 1981

Dept. Of Engineering

September 4, 1981

Ritchie Enterprises  
1900 Amidon  
Wichita, Kansas 67204

Attention: Mr. Max Feaster:

In re: Improvements -  
Cedar Park Chateaux

Dear Mr. Feaster:

This will confirm our telecon with you this morning regarding scheduling of street excavation in Cedar Park Chateaux and wasting material in the proper areas to facilitate completion of the water distribution system in the subject development.

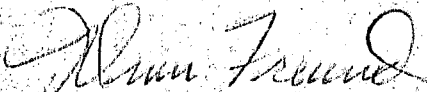
Martin Dondlinger with Mid-States Construction has called me regarding this matter. We understand he will be talking to you about this forthwith.

As we understand the problem, Mid-States cannot complete the water distribution system because of the amount of fill needed around the west part of Cedar Park Chateaux. It is suggested that perhaps Ritchie can do the street excavation and waste the material where required, then Mid-States can complete the water distribution system after which Ritchie could move back in and do the street paving.

This would greatly expedite the total project, and would be appreciated by us if such arrangements can be made. Should you need to discuss this jointly with Mid States and city personnel, please feel free to call upon us; we would attend such a meeting on behalf of the owners.

Very truly yours,

BOOKER/FREUND

  
Wilmer Freund, P.E.

cc: Mr. Martin Dondlinger  
Mid-States Construction

Mr. Ray Bruggeman  
Director of Engineering

249-T  
K-1018

WF:cat

*Handwritten initials and signatures at the bottom of the page, including 'WF' and 'RWB'.*

*file*

July 30, 1981

Mr. Gary Calvert  
Cedar Park Properties  
794 North West Street  
Wichita, KS 67203

RE: KG&E Pole Removal

Dear Mr. Calvert:

This letter confirms our conversation of this morning about the power pole removal necessary in conjunction with the Cedar Park Chateaux plat.

KG&E and the City of Wichita will enter into an agreement to have the power pole removed and the costs of such work will be part of the paving assessments.

This is all in accordance with conversations previously with Wilmer Freund of Delamater, Freund, & Associates, P.A., and G. R. Monroe of Reserve Savings and Loan Association. If you have any further questions, please call.

Sincerely,

Steve Lackey, P.E.  
Pavement Design Engineer

SL:ms  
cc: Tim Richards, KG&E



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

RECEIVED  
MAR 13 1981  
Dept. Of Engineering

March 11, 1981

Mr. Bill Otten, Chief Engineer  
Wichita Water Department  
8th. Floor - City Hall  
455 North Main  
Wichita, Kansas 67202

In re: Water Distribution System - Cedar Park Chateaux  
448-80-925-80923-000-000-001

Dear Mr. Otten:

This date, under separate cover, we have transmitted to you one set of prints of the preliminary plans for the water distribution lines to serve the above referenced development. These are for your review and approval.

We will appreciate any comments you may have, at an early date, in order that we can submit the final reproducible drawings to you for project completion.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

Wilmer Freund, P.E.

cc: Mr. Mike Lindbak  
City Engineering Department

Mr. Bob Monroe  
Reserve Savings and Loan

89-K-WD

WF:ct

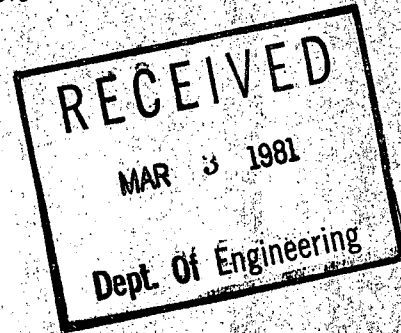


DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

March 2, 1981

Mr. Chris Breitenstein  
Drainage Engineer  
Engineering Department  
7th. Floor - City Hall  
455 North Main  
Wichita, KS 67202



In re: Drainage Improvements - Cedar Park Chateaux

Dear Mr. Breitenstein:

We are submitting to you the reproducibles for the drainage improvements in connection with development of Cedar Park Chateaux. These tracings have been revised to reflect your comments and suggestions.

The plans are now complete with the exception of securing the special easements required in connection with this project. If the plans are satisfactory to you, please advise at your earliest opportunity. We will then proceed with the owners in executing the easements by separate instrument.

It has been a pleasure to work with you on this project.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

*Wilmer Freund*  
Wilmer Freund, P.E. *ct*

cc: Mr. Mike Lindebak

Mr. Bob Monroe

89-K-D

WF:ct

*file*

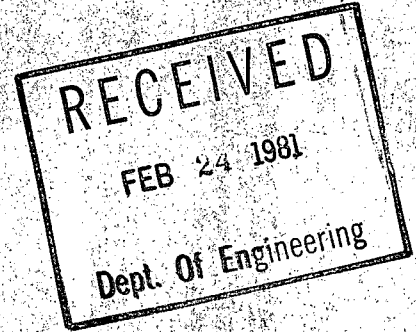
*WF*



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# DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS



February 23, 1981

Mr. Chris Breitenstein  
Drainage Engineer  
7th. Floor - Engineering Dept.  
City Hall - 455 N. Main  
Wichita, Kansas 67202

In Re: Drainage Improvements - Cedar Park Chateaux

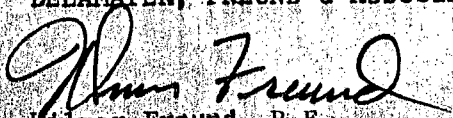
Dear Mr. Breitenstein:

Enclosed is one set of prints of the plans for the drainage improvements in connection with the paving for Cedar Park Chateaux. These are as have been discussed with you by Mr. John Greeley last week. Please note that the plans do not reflect the retaining wall along the south side of Old Wick Road which we do not consider a part of drainage improvements.

Should you have any questions or wish to discuss these with us we will be happy to do so at your convenience. We will appreciate your comments in order that we can make whatever corrections are necessary and have the final plans submitted prior to March 2, 1981.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

  
Wilmer Freund, P.E.

cc: Mr. Bob Monroe  
Reserve Savings and Loan

89-K-D

WF:ct

cc: Mr. Mike Lindebak

mlf

February 18, 1981

Reserve Savings and Loan Association  
255 North Main  
Wichita, Kansas 67202

Re: Irrevocable Letters of Credit  
Cedar Park Chateaux

Dear Mr. Monroe

Enclosed are letters of credit forms for sanitary sewer, storm water sewer, and paving projects in Cedar Park Chateaux. Development guarantees are required prior to advertising for bids for the above projects. It is my understanding that sanitary sewer plans are essentially complete. Upon receipt of the development guarantees, we will advertise for bids for the sanitary sewer project.

If you have any questions, please feel free to contact me.

Sincerely,

Mike Lindebak  
Program Development Engineer

ML:ck

Enclosures

cc: Mr. Wilmer Freund, P.E.  
Delamater, Freund & Associates, P.A.  
412 Century Plaza  
111 West Douglas  
Wichita, Kansas 67202



DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

February 11, 1981

Mr. Mike Lindebak  
Program Development Engineer  
Engineering Department  
7th. Floor - City Hall  
455 North Main  
Wichita, Kansas 67202

In Re: Plans for sanitary sewer - Cedar Park Chateaux

Dear Mr. Lindebak:

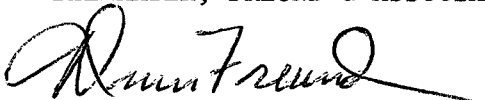
This date we have transmitted to Mr. Don Schneider tracings and supplemental specifications along with summary of quantities for the sanitary sewer, Cedar Park Chateaux.

The tracings and specifications are revised as suggested at office check. The plans are now complete and are transmitted to your department for final processing.

We know that the developer is anxious to proceed with development. Therefore we would appreciate your scheduling this project for letting as soon as possible. If you have any further questions, please do not hesitate to call regarding same.

Very truly yours,

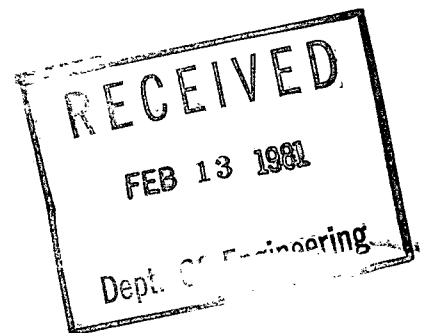
DELAMATER, FREUND & ASSOCIATES, P.A.

  
Wilmer Freund, P.E.

cc: Mr. Bob Monroe  
Mr. Don Schneider

89-K-S

WF:ct



December 17, 1980

Mr. Wilmer J. Freund, P.E.  
c/o Delamater, Freund, and Associates  
412 Century Plaza  
Wichita, Kansas 67202

Dear Mr. Freund:

Enclosed are copies of four (4) invoices recently submitted by your firm for work in connection with Cedar Park Chateaux Addition. I regret to inform you that, as per the terms of our agreement dated November 18, 1980, the City of Wichita is not authorized to make partial payments for work covered by the agreement. The City is obligated only to pay "upon completion of the work" in an amount not to exceed either the dollar estimates or percentages specified by the agreement.

Cordially,

Mike Lindebak  
Program Development Engineer

ML:JV:ck

Enclosure: (4)

**DELAMATER, FREUND & ASSOCIATES, P.A.**

**ENGINEERS AND ARCHITECTS**

316-263-6121

412 CENTURY PLAZA

WICHITA, KANSAS 67202

**STATEMENT**

TO: City of Wichita  
Department of Public Works  
8th. Floor - City Hall  
455 North Main  
Wichita, Kansas 67202

December 10, 1980

PROJ. NO.

89-KP

**FOR PROFESSIONAL SERVICES**

Cedar Park Chateaux

Paving improvements - Old Wick Road, Hunters View and Hunters View Court,  
14th. Street, Nantucket, Coachhouse Road, Chateaux, Cedar Park and Cedar  
Park Circle:

Professional Services: (Progress on plans to date) \$ 4,460.30

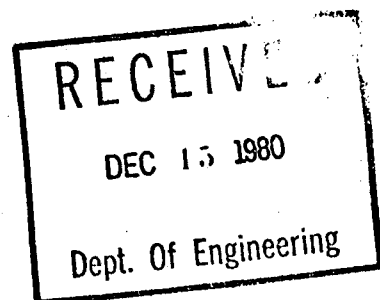
Direct Expenses:

Computer, Mileage etc. \$ 89.10

Total

\$ 4,549.40

THANK YOU



**THE CITY OF WICHITA**

**OFFICE OF** Department of Engineering

**DATE** November 12, 1980


**TO** Donald Gisick, City Clerk

**FROM** Mike Lindebak, Program Development Engineer

**SUBJECT** Engineering Services -  
Cedar Park Chateaux Addition

Attached are four (4) copies of a three-party agreement between Delameter, Freund, and Associates, Resla, Inc. and the City of Wichita for engineering services in connection with Cedar Park Chateaux Addition. Please place the review of this agreement on your agenda for Tuesday, November 18, 1980. Recommended action is to approve the agreement and authorize the Mayor to sign.

Thank you.



Mike Lindebak  
Program Development Engineer

ML:JV:ck

Attachments: (4)

CONTRACT  
for  
ENGINEERING SERVICES

between

THE CITY OF WICHITA, KANSAS,  
DELAMATER, FREUND & ASSOCIATES, P.A.

and

RESLA, INC.

THIS CONTRACT made this 18th day of November,

1980, by and between

THE CITY OF WICHITA, KANSAS

Party of the First Part, hereinafter

called the

"CITY"

and

DELAMATER, FREUND & ASSOCIATES, P.A.

Party of the Second Part, hereinafter

called the

"CONSULTANT"

and

RESLA, INC.

Party of the Third Part, hereinafter

called the

"DEVELOPER"

WITNESSETH:

WHEREAS, the DEVELOPER has filed a preliminary plat of CEDAR PARK CHATEAUX with the CITY and the same has been approved; and

WHEREAS, the DEVELOPER is desirous of expediting the completion of the development of CEDAR PARK CHATEAUX; and

WHEREAS, the CITY, in the event the final plat of CEDAR PARK CHATEAUX is approved by the governing body of the City of Wichita, Kansas, intends to construct certain sanitary sewer, streets and drainage improvements, and municipal water distribution system within CEDAR PARK CHATEAUX, more fully described as follows:

- (a) Sanitary Sewer including lift station and force main to serve all of Blocks A through E;
- (b) Paving and drainage improvements on Old Wick Road, Hunters View and Hunters View Court, 14th. Street, Nantucket, Coachhouse Road, Chateau, Cedar Park and Cedar Park Circle;
- (c) Municipal water distribution system including fire hydrants to serve all of Blocks A through E;
- (d) Approximately 6,850 L.F. of 12" main water supply line to the PROJECT, on 13th. Street from Shefford west to Cedar Park, and on 119th. Street West from Ponderosa north to Bella Vista.

The total of all improvements designated above to be referred to hereinafter as the "PROJECT"; and

WHEREAS, the CONSULTANT is desirous of performing the work and furnishing the services necessary to develop the plans, specifications and cost estimates for the PROJECT; and

WHEREAS, the CITY is authorized by law to employ consulting engineers to assist in the preparation of plans, specifications and estimates of cost for the PROJECT.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

The CONSULTANT shall furnish engineering and technical services as required to develop the plans, supplemental specifications and cost estimates for the PROJECT in the format and detail required by the Department of Engineering, City of Wichita.

Specific tasks to be performed by the CONSULTANT shall include the following:

A. PHASE I - PRELIMINARY PLAN DEVELOPMENT

When authorized by the CITY, proceed with development of Preliminary Plans for the PROPOSED PROJECT based on the preliminary concepts approved by the CITY during the Platting Phase.

1. Field Surveys. Provide engineering and technical personnel and survey equipment to obtain field survey data as required for engineering design to supplement field surveys obtained from the CITY for the PROJECT.

2. Soils and Foundation Investigations. When authorized by the CITY direct an approved Testing Laboratory to perform sub-surface borings and soils investigations for the PROJECT. The Testing Laboratory shall be responsible for the accuracy and competence of their work. The CONSULTANT'S contract with the Testing Laboratory shall provide that the Testing Laboratory is responsible to the CITY for the accuracy and competence of their work.

3. Preliminary Street Profiles. Prepare preliminary street grades for the PROJECT to conform to drainage patterns developed during the platting phase.

Preliminary street grades are to be reviewed with the CITY by the CONSULTANT for approval prior to proceeding.

4. Preliminary Sanitary Sewer Profiles. Prepare preliminary sanitary sewer grades for the PROJECT to provide basement level service where possible.

Preliminary sewer grades are to be reviewed with the CITY by the CONSULTANT for approval prior to development of preliminary plans for the PROJECT.

#### B. PHASE II - FINAL PLAN DEVELOPMENT

When authorized by the City proceed with development of Final Plans for the PROJECT in accordance with the Preliminary Plans as agreed upon at office review.

1. Prepare final engineering plans, supplemental specifications and cost estimates.
  - a. Technical specifications shall in general follow the CITY'S Standard Specifications supplemented as necessary to suit PROJECT requirements.
2. Prepare right-of-way tract maps and descriptions as required in clearly drawn detail and with sufficient reference to certificate of title legal descriptions.

#### II. THE CONSULTANT AGREES:

- A. To provide the various technical and professional services, equipment, material and transportation to perform the tasks as outlined in "SCOPE OF SERVICES".
- B. To attend meetings with the CITY and other state and federal agencies as necessitated by the PROJECT.
- C. To make available during regular office hours at its Wichita office all calculations, sketches and drawings such as the CITY may wish to examine periodically during performance of this agreement.
- D. To notify the CITY when work on the PROJECT is completed to the point that an Office Check can be made; to furnish two (2) sets of plans for the CITY to use for Office Check; and upon receipt, to expeditiously complete all changes, modifications and corrections resulting from the Office Check.

- E. To deliver to the CITY the original tracings of the completed plans for the PROJECT; such tracings to become the property of the CITY.
- F. To submit to the CITY an Engineer's unit price cost estimate for the PROJECT incorporating all items of work included in the plans; said cost estimate to be based on unit cost data provided by the CITY for like work in this area.
- G. To save and hold harmless the CITY against all suits, claims, damages and all losses for injuries to persons or property arising from or caused by errors, omissions or negligent acts of CONSULTANT, its agents, servants and employees or subcontractors occurring in the performance of its service under this contract.
- H. To maintain books, documents, papers, accounting records and other evidence pertaining to costs incurred by CONSULTANT that were relevant to method of payment, and to make such material available at its office at reasonable times during the contract period, and for three (3) years from the date of final payment under the contract for inspection by the CITY or its authorized representatives.
- I. To comply with all federal, state and local laws, ordinances and regulations applicable to the work including Title VI of the Civil Rights Act of 1974, and to comply with the Affirmative Action Program of the City of Wichita, Kansas, as set forth in Exhibit "A" hereto which is hereby adopted by reference as though fully set forth herein.
- J. To accept compensation for the work described in such amounts and at such periods as hereinafter provided and that such compensation shall be satisfactory and sufficient payment for all work performed, equipment or materials used and services rendered in connection with such work.
- K. To complete and deliver preliminary plans, specifications and estimates to the CITY within the time allotted for each PROJECT or PROJECTS as stipulated below except that the CONSULTANT shall not be responsible or held liable for delays occasioned by the actions or inactions of the CITY or other agencies, or for other unavoidable delays beyond the control of the CONSULTANT:
  - 1. Project for Sanitary Sewer Improvements including lift station within Sixty (60) days after notice to proceed.
  - 2. Project for Street Improvements including drainage within ninety (90) days after notice to proceed, and paving within one hundred forty (140) days after notice to proceed.
  - 3. Project for Water Distribution System within one hundred twenty (120) days after notice to proceed.
  - 4. Project for Main Water Supply Line within one hundred twenty (120) days after notice to proceed.
- L. 1. Covenants and represents to be responsible for the professional and technical accuracies and the coordination of all designs, drawings, specifications, plans, and/or other work or material furnished by the Engineer under this agreement.

2. CONSULTANT further agrees, covenants and represents, that all designs, drawings, specifications, plans, cost estimates and other work or material prepared and furnished by CONSULTANT, its agents, employees and subcontractors, under this agreement, including any additions, alterations or amendments thereto, shall be free from errors, omissions or negligence.

M. CONSULTANT shall procure and maintain such insurance as will protect the OWNER from damages resulting from errors, omissions and negligent acts of the ENGINEER, its agents, officers, employees and subcontractors that may arise from performance of professional services rendered under this Agreement.

Such policy of insurance shall be in an amount not less than \$500,000.00, subject to deductible of \$15,000.00.

In addition, a Workman's Compensation and Employer's Liability Policy shall be procured and maintained. This policy shall include an "all states" endorsement. Said insurance policy shall also cover claims for injury, disease or death of employees which, for any reason, may not fall within the provisions of the Workman's Compensation Law. The liability limit shall be not less than:

Workman's Compensation - Statutory

Employer's Liability - \$500,000 each occurrence

Further, a comprehensive general liability policy shall be procured and maintained by the CONSULTANT that shall be written in a comprehensive form and shall protect CONSULTANT and CITY against all claims arising from injuries to persons (other than CONSULTANT'S employees) or damage to property of the CITY or others arising out of any act or omission of CONSULTANT, its agents, employees or subcontractors. The liability limit shall not be less than \$500,000 per occurrence for bodily injury, death and property damage. Satisfactory Certificates of Insurance shall be filed with the CITY prior to the time CONSULTANT starts any work under this Agreement.

The CONSULTANT shall furnish the CITY with copies of all insurance policies or certificates of insurance that relate to the insurance policies that must be maintained hereunder. In addition, insurance policies applicable hereto shall contain a provision that provides that the CITY shall be given thirty (30) days written notice by the insurance company before such policy is substantially changed or cancelled.

### III. THE CITY AGREES:

- A. To furnish all available data and field surveys pertaining to the PROJECT now in the City Engineer's Office.
- B. To provide standards as required for the PROJECT.
- C. To provide Soils Surveys and Tests as required.
- D. To pay the CONSULTANT, according to the provisions of Article V, such sums, if any, as are required to be paid by the CITY pursuant to said Article V, for work or services performed by CONSULTANT hereunder.

IV. THE DEVELOPER AGREES:

- A. To provide right of entry for CONSULTANT'S personnel in performing field surveys and inspections.
- B. To pay the CONSULTANT, according to the provisions of Article V, such sums, if any, required to be paid by the DEVELOPER pursuant to said Article V, for work or services performed by CONSULTANT hereunder.

V. PAYMENT PROVISIONS:

- A. The payment due the CONSULTANT upon completion of the work or services to be performed by CONSULTANT pursuant to this agreement shall be computed as follows:
  - 1. Sanitary Sewer including lift station for the PROJECT, 6.8% of contractor's total bid, not to exceed \$26,500.00.
  - 2. Paving and drainage improvements for the PROJECT, 6% of contractor's total bid, not to exceed \$46,800.00.
  - 3. Water Distribution System for the PROJECT, 4% of contractor's total bid, not to exceed \$5,400.00.
  - 4. Water Supply line to the PROJECT, 5% of contractor's total bid, not to exceed \$8,500.00.
- B. It shall be the obligation solely of the DEVELOPER to pay such sums as are due the CONSULTANT under paragraph A of this Article or under paragraph A of Article VI, and the CITY shall have no obligation to pay the CONSULTANT for work or services performed hereunder, except as provided in paragraph C hereinbelow.
- C. In the event of the happening of all of the following:
  - 1. Compliance by the DEVELOPER with the procedure for providing reasonable assurances as set forth in "Development Policy for Public Improvements," AR 31, Revised September 8, 1976, of the Administrative Regulations of the City of Wichita, Kansas; and
  - 2. Approval by the governing body of the City of Wichita, Kansas, of the final plat of CEDAR PARK CHATEAUX; and
  - 3. Adoption by the governing body of the City of Wichita, Kansas, pursuant to K.S.A. 12-6a04(2), of a resolution authorizing the improvements within CEDAR PARK CHATEAUX as set forth herein; and
  - 4. Completion by the CONSULTANT, in the manner set forth herein, of all the work or services to be performed by CONSULTANT under this agreement; and
  - 5. Compliance by CONSULTANT with paragraph M of Article II herein;

the CITY shall be responsible for and shall pay to the CONSULTANT those sums due the CONSULTANT under paragraph A of Article V, and the responsibility of the DEVELOPER for payment of such sums shall cease; PROVIDED, HOWEVER, that if the final plat of CEDAR PARK CHATEAUX as approved by the governing body of the City of Wichita, Kansas, differs in any material and substantial way from the preliminary plat of said CEDAR PARK CHATEAUX that has been submitted by the DEVELOPER and, by virtue of such difference or differences, CONSULTANT is required to change, revise, amend or supplement the work or services performed by it hereunder, the obligation of the CITY under this paragraph to pay the CONSULTANT for work or services performed shall not include the costs associated with such changes, revisions, amendments or supplements and the obligation to pay for such costs shall be solely the obligation of the DEVELOPER.

- D. In the event of a dispute between the parties as to whether any item or items of costs submitted by CONSULTANT pursuant to paragraph M of Article II relates to work or services performed by CONSULTANT pursuant to this contract and, thus, qualifies for inclusion as part of the contract price to be paid to CONSULTANT pursuant to Article V, the decision of the City Engineer of the City of Wichita shall be final and binding upon the parties. Similarly, any dispute as to whether an item or items of cost relates to work or services necessitated by a difference between the preliminary plat and the final plat of CEDAR PARK CHATEAUX shall be resolved by the City Engineer of the City of Wichita and his decision shall be final and binding upon the parties.

VI. THE PARTIES HERETO MUTUALLY AGREE:

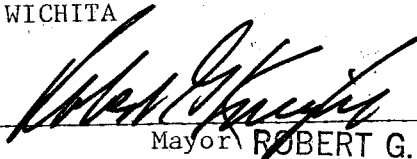
- A. That the right is reserved to the CITY to terminate this agreement at any time, upon written notice, in the event the PROJECT is to be abandoned or indefinitely postponed, or because of the CONSULTANT'S inability to proceed with the work, or because the services of the CONSULTANT are unsatisfactory, or at the option of the CITY at the completion of any of the phases of the PROJECT; PROVIDED, HOWEVER, that in any case the CONSULTANT shall be paid the reasonable value of the services rendered up to the time of termination; with such payment to be the responsibility of the DEVELOPER and not the CITY.
- B. That the original tracings for the final engineering plans and other pertinent drawings and documents pertaining to the PROJECT shall become the property of the CITY upon completion or termination of the CONSULTANT'S services in accordance with this agreement; and there shall be no restriction or limitation on their further use by the CITY.
- C. That the services to be performed by the CONSULTANT under the terms of this agreement are personal and cannot be assigned, sublet or transferred without the specific consent of the CITY.
- D. In the event of unavoidable delays in the progress of the work contemplated by this agreement, reasonable extensions in the time allotted for the work will be granted by the CITY, provided, however, that the CONSULTANT shall request such extensions in writing giving the reasons therefor.

- E. That during the performance by CONSULTANT of the work or services required under this agreement, CONSULTANT is likely to be performing work or services for the DEVELOPER in connection with the process of platting CEDAR PARK CHATEAUX, which work or services for DEVELOPER are not within the scope of work set out herein. It is the intention of the parties that the CITY, upon the maturing of its obligation to pay the CONSULTANT pursuant to paragraph C of Article V, shall pay only for the costs of work or services performed by CONSULTANT under this agreement and that those costs incurred by CONSULTANT in connection with work or services performed by the DEVELOPER in connection with the platting of CEDAR PARK CHATEAUX shall be the sole responsibility of the DEVELOPER and the payment therefor shall be provided for by the DEVELOPER and CONSULTANT outside this agreement.
- F. The rights and remedies of the OWNER provided for under this agreement are in addition to any other rights and remedies provided by law and the OWNER'S review, approval or acceptance of, or payment for, any work or services required to be performed by the Engineer under this contract shall not be construed to operate as a waiver of any right under this contract or any cause of action arising out of the performance of this agreement.
- G. Nothing contained herein shall be understood or construed to give the DEVELOPER any right, remedy or cause of action against the CITY arising out of a breach of any of the terms of this agreement by the CONSULTANT.
- H. Any written notice required to be given under the terms of this agreement shall be deemed sufficient if mailed, postage prepaid and certified, to the party entitled to receive such notice and addressed as follows:
- CITY: City of Wichita  
Department of Public Works  
8th. Floor - City Hall  
455 North Main  
Wichita, Kansas 67202
- CONSULTANT: Delamater, Freund & Associates, P.A.  
412 Century Plaza  
Wichita, Kansas 67202
- DEVELOPER: Resla, Inc.  
255 North Main  
Wichita, Kansas 67202
- I. This agreement shall be binding upon the parties hereto and their respective successors and assigns.

IN WITNESS WHEREOF, the parties have executed this agreement as of the date and year first above written.

CITY OF WICHITA

By



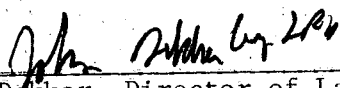
Mayor ROBERT G. KNIGHT

ATTEST:



Donald C. Gisick, City Clerk

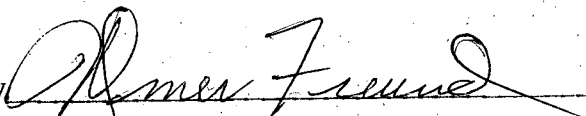
Approved as to Form:



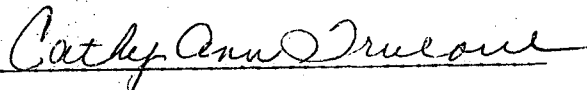
John Dekker, Director of Law

DELAMATER, FREUND & ASSOCIATES, P.A.

By




ATTEST:



RESLA, INC.

By

  
Pres.

ATTEST:

---



# DELAMATER, FREUND & ASSOCIATES, P.A.

ENGINEERS & ARCHITECTS

September 17, 1980

Mr. Mike Lindebak  
Program Development Engineer  
455 N. Main  
Wichita, Kansas 67202

In re: Cedar Park Chateaux

Dear Mr. Lindebak:

This will confirm our verbal request this date relative to preparation of petitions for the sanitary sewer, streets and drainage in connection with the above referenced subdivision.

The developer wishes that you begin preparation of these petitions for the entire project. The assessments are to be spread equally per lot throughout the entire subdivision.

We are preparing preliminary cost estimates for each of the above.

The developer has previously requested the design engineering services for these improvements, including municipal water, be furnished by Delamater, Freund & Associates. We are in the process of preparing a contract for review by Mr. Bruggeman in connection with these services.

Very truly yours,

DELAMATER, FREUND & ASSOCIATES, P.A.

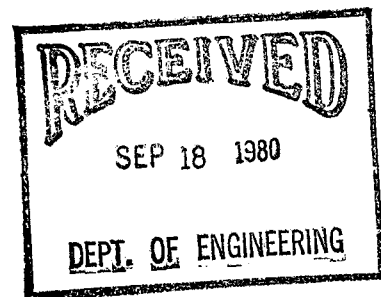
Wilmer Freund, P.E.

cc: Mr. Bob Monroe  
RESLA, Inc.

Mr. Bill Otten

249-T

WF:ct



September 8, 1980

Mr. G. R. Monroe, President  
Resla, Inc.  
Post Office Box 2606  
Wichita, Kansas 67201

Subject: Design Engineering Services -  
Cedar Park Chateaux

Dear Mr. Monroe:

As discussed with you last Friday, I am enclosing a copy of a standard contract for engineering services to be performed prior to the filing of a final plat. This contract, between the City of Wichita, Kansas, a consultant and the developer, outlines the requirements for providing engineering services after a preliminary plat has been filed and all requirements of the preliminary plat have been met.

This standard contract was prepared for a firm other than Delamater, Freund and Associates, P. A.; however, it can be amended by them to provide design engineering services for the Cedar Park Chateaux. It will be necessary for you to determine whether their design engineering services will be for all or only the first phase of development in the Cedar Park Chateaux Addition.

Please advise if you or your consultant wishes to discuss this matter further.

Yours truly,



R. W. Bruggeman  
Director of Engineering

RWB:gr

Enclosure

*Resla, INC.*

G. R. (Bob) MONROE  
President



255 NORTH MAIN • P. O. BOX 2606 • WICHITA, KANSAS 67201 • AC 316 265-5669

August 29, 1980

Mr. Ray Bruggeman  
Director of Engineering  
7th Floor - City Hall  
455 North Main  
Wichita, Ks. 67202

In Re: Design Engineering Services  
Cedar Park Chateaux


Dear Mr. Bruggeman:

The final plat of Cedar Park Chateaux was approved by the Subdivision Committee on ~~Subdivision Committee~~ on August 21, 1980, and is scheduled for Metropolitan Area Planning Commission approval on September 11, 1980. Delamater, Freund and Associates, P.A., is providing the platting services.

We request that design engineering services and plans for the streets, water, drainage and sanitary sewer be initiated during the platting process.

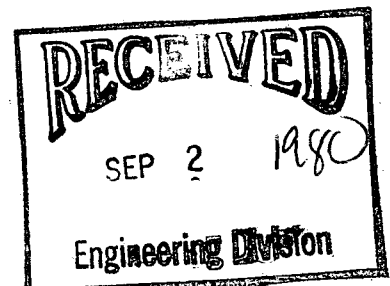
It is requested that Delamater, Freund and Associates, P.A., be selected to provide the design engineering services and prepare plans for the streets, drainage, water and sanitary sewer for Cedar Park Chateaux.

Very truly yours,

  
G.R. Monroe  
President

cc: Wilmer Freund  
Delamater, Freund and Assoc.

GRM/jh



Aut

263-6121

R. S. DELAMATER, CONSULTING ENGINEER

PROJ. NO. 249-T

CLIENT

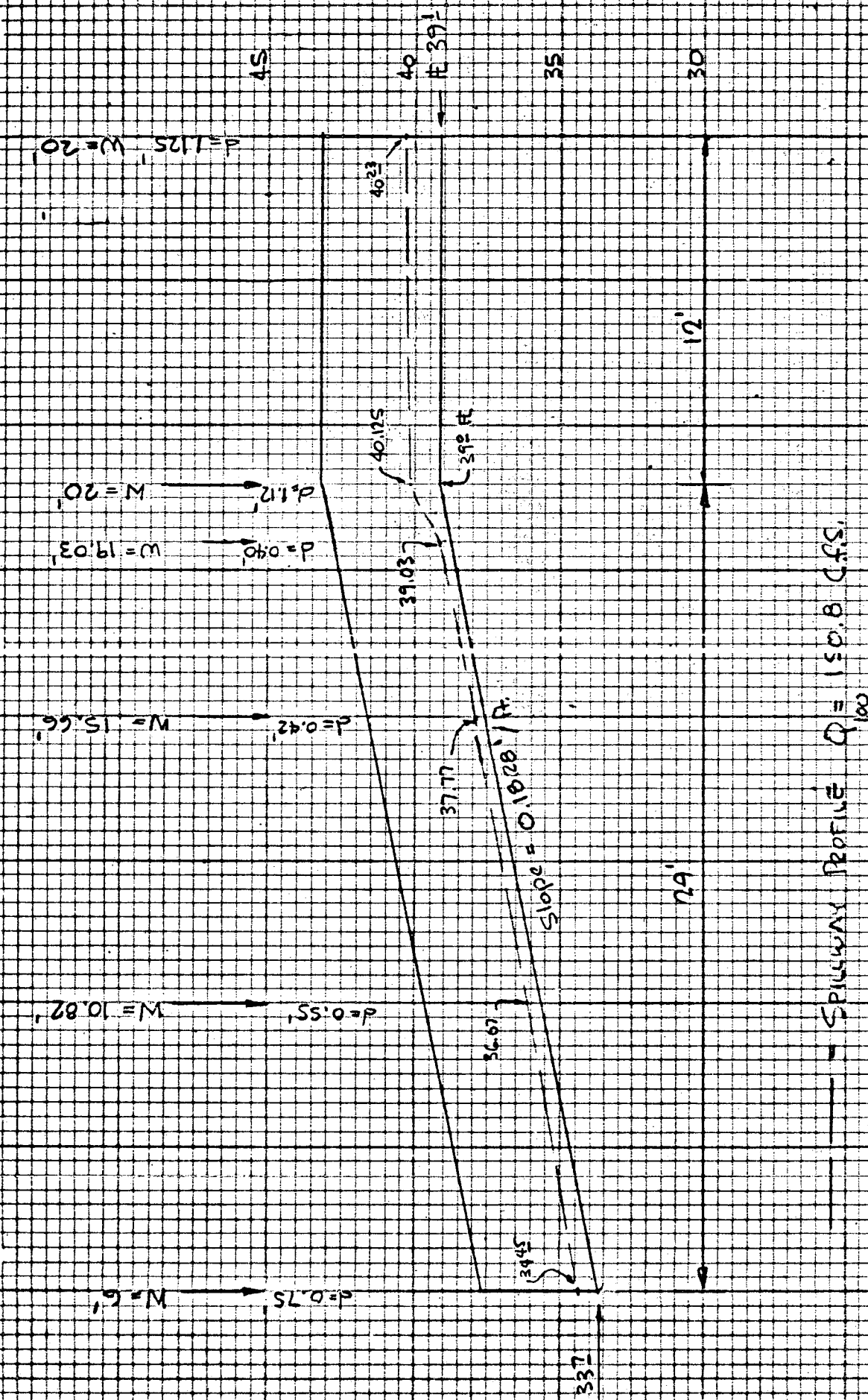
SHEET OF

PROJECT CEDAR PARK CREEK

DATE 8-27-80 BY JG

COMPUTATIONS FOR SPILLWAY FLOW PROFILE 100 YR STORM

CK'D BY



SPILLWAY PROFILE  $Q = 150.8 \text{ C.F.S.}$

GIVEN:

$DA = 39.85 \text{ ACRES} = 0.0623 \text{ Sq. mi.}$

$L = 2000' = 0.3788 \text{ mi.}$

$h = 13.90'$

$T_c = 0.307 \text{ hrs.}$

$D = 2.0 \text{ hrs}$

$T_c = \left( \frac{11.9 L^3}{h} \right)^{0.385}$

RAINFALL:

SMALL DAMS DESIGN

SG Co. 100 Yr. Ghr = 5.9" = Q

" " 50 " " = 5.2" = Q

" " 25 Yr. Ghr = 4.6" = Q

$T_p = \frac{D}{2} + 0.6 T_c = \frac{2}{2} + 0.6 (0.307) = 1.18 \text{ hrs}$

$q_p = \frac{484 A Q}{T_p} = \frac{(484)(0.0623) 5.9}{1.18} = 150.8 \text{ cfs}$

$q_p_{50} = \frac{(484)(0.0623) 5.2}{1.18} = 132.9 \text{ cfs}$

$q_p_{25} = \frac{(484)(0.0623) 4.6}{1.18} = 117.5 \text{ cfs}$

FLUME DEPTHS

Manning's n = 0.016 conc.  
Slope 0.0083' / ft

$Q = A \frac{1.486}{n} R^{2/3} S^{1/2}$

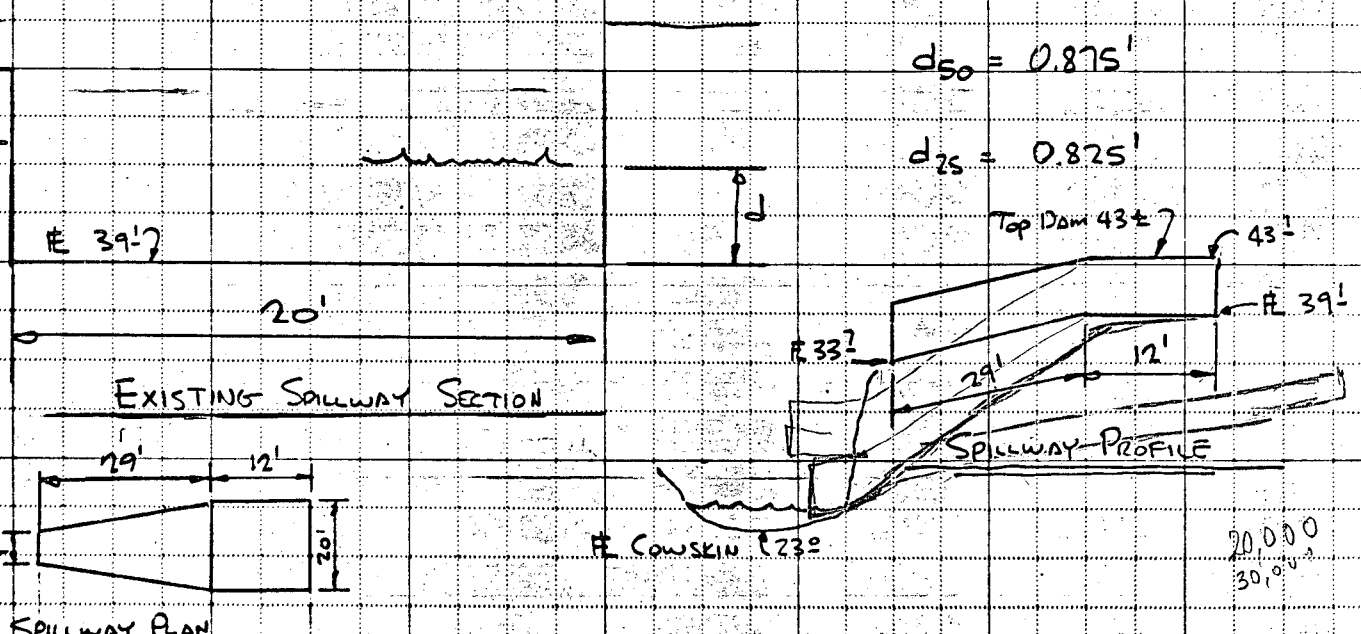
$d_{100} = 1.125'$

$d_{50} = 0.875'$

$d_{25} = 0.825'$

TOP DAM 43±

CONC. SPILLWAYS



20000  
30,000

CLIENT MONROE

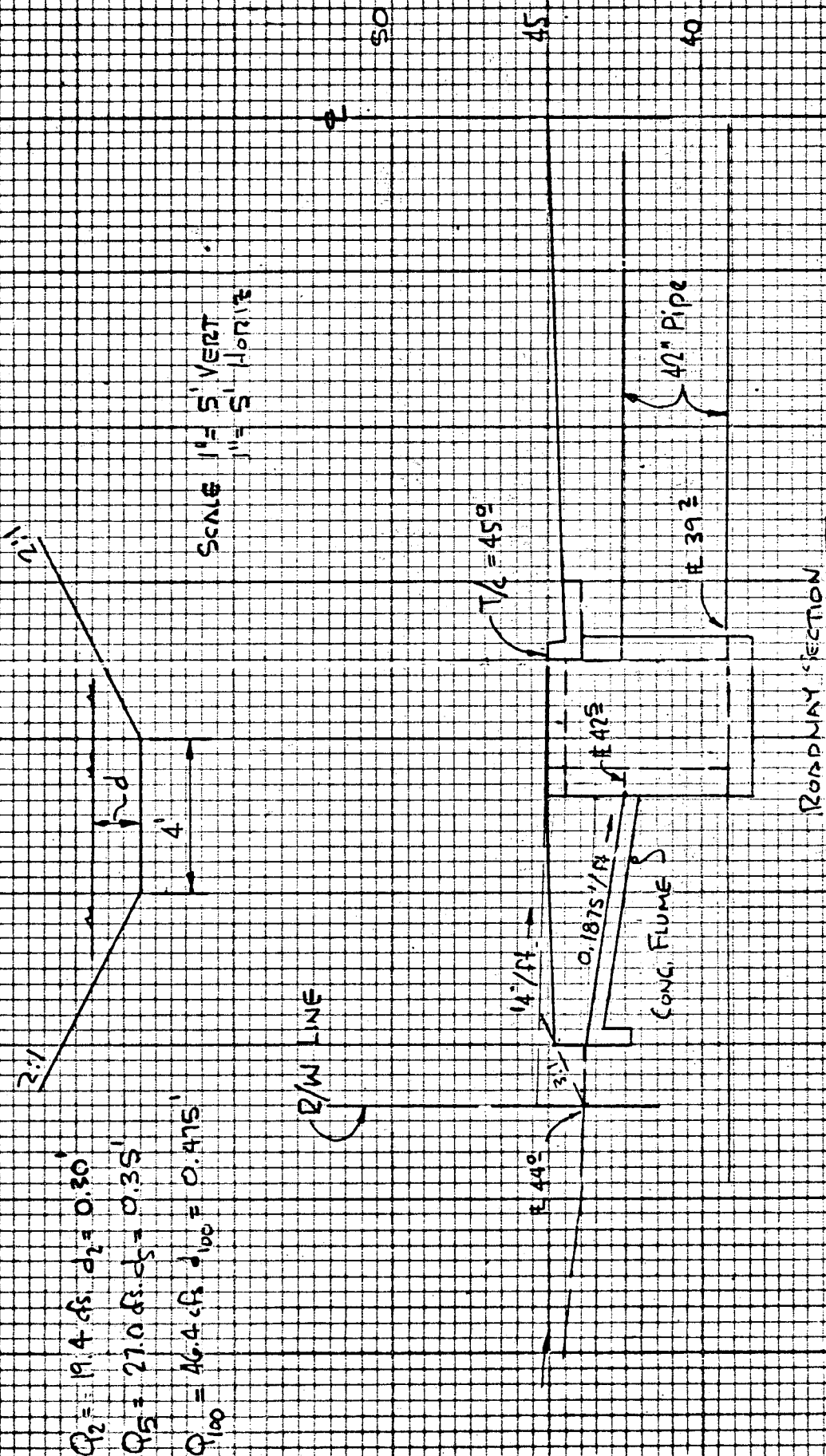
SHEET OF

PROJECT CEDAR PARK CREST

DATE 8-29-80 BY JLS

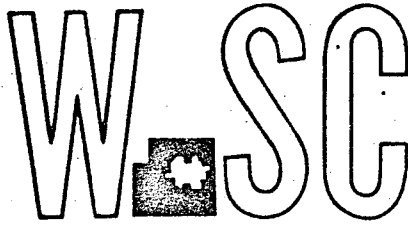
COMPUTATIONS FOR STORM DRAINAGE PROBLEM @ ENT. TO POND

CK'D \_\_\_\_\_ BY \_\_\_\_\_



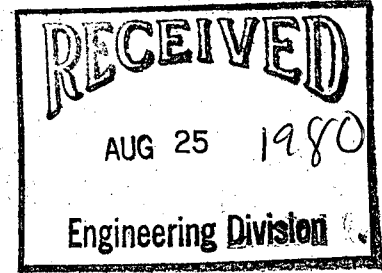
$Q_2 = 19.4 \text{ cfs } d_2 = 0.30'$   
 $Q_5 = 27.0 \text{ cfs } d_5 = 0.35'$   
 $Q_{100} = 46.4 \text{ cfs } d_{100} = 0.475'$

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561



August 22, 1980

Delamater, Freund and Associates, P.A.  
412 Century Plaza  
Wichita, Ks. 67202

Re: S/D 80-50 - Cedar Park Chateau

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 21, 1980, the above-captioned plat was considered. The action of the Committee was to tentatively approve the plat subject to the resolving of the drainage plan and sanitary sewer easement issues. In this regard, the Committee directed staff to withhold the plat from the August 28, 1980 M.A.P.C. agenda and to place the plat on the September 4, 1980 Subdivision Committee agenda if all issues have not been resolved by that date. The earliest the plat can be considered by the Metropolitan Area Planning Commission is September 11, 1980.

In addition to working out the drainage plan and utility easement issues, the plat was approved subject to the following conditions:

- A. The applicant shall submit a restrictive covenant providing for the maintenance of the existing pond and the proposed cul-de-sac landscaping reserve. Such covenant shall contain a provision authorizing the City to maintain the pond and reserve and bill such maintenance costs to the private parties responsible for their maintenance in the event such parties fail to maintain them.
- B. Approval of this final plat is subject to annexation of this property by the City of Wichita. Annexation needs to be completed prior to petitioning for improvements.
- C. The final plat tracing shall indicate the following street name changes:

Latern Lane to Nantucket  
Iron Mill Lane to 14th

Delamater, Freund & Associates, P.A.

Page 2

August 22, 1980

- D. The applicant shall make satisfactory arrangements with K.G. and E. for relocation of an existing utility line.
- E. The applicant shall guarantee the extension of City water to serve all lots being platted.
- F. The applicant shall guarantee the paving of all interior streets.
- G. The applicant shall guarantee all drainage improvements required by this plat.
- H. Due to the large lot frontages, no sidewalks are required in this addition.
- I. The final plat tracing shall indicate a full 25-foot building setback from Cedar Park Circle on Lots 11 and 15, Block D. All 15-foot side yard setbacks shall be labeled on the final plat tracing.
- J. The final plat tracing shall show the extent of the Cowskin Creek Floodplain (floodway) and required minimum building pads. Reference to the minimum building pads shall be made in the plat's text, as well as on the face of the plat.
- K. The final plat tracing shall indicate a 10-foot utility easement centered on common lot line between Lots 5 and 6, Block B.
- L. A 20-foot utility easement shall be indicated adjacent to the north and west lines of Nantucket and Hunters View.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Resla, Inc., Atten: G. R. Monroe, 255 N. Main, 67202  
Andy Harkness, Co. Dept. of Public Works  
✓Dean Sellers, Assistant City Engineer

# THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

August 25, 1980

Mr. John Greeley  
Delamater, Freund & Associates, P.A.  
Century Plaza Building  
111 West Douglas  
Wichita, Kansas 67202

Re: Cedar Park Chateaux  
Drainage Plan

Dear Mr. Greeley:

As discussed in our telephone conversation, the following is the information I would like to have:

1. Existing pond elevation
2. Design water surface from 100 year storm from drainage plan
3. Outfall structure information
4. Easements needed north of plat to insure flow into storm water sewer structure

I would also prefer a State ditch inlet be used rather than an end section.

Sincerely,

Chris J. Breitenstein, P.E.  
Acting Drainage Design Engineer

CJB:md

cc: Mike Lindebak  
Louise Olivarez

CHR

Flood Control and Landfill Div.

August 11, 1980

Louise Olivarez, Sr. Planner, MAPD

Paul Johnston, Acting Director

- Cedar Park Chateaux Addn.  
S/D 80-50

In reference to subject plat, the following information shall be placed on the final plat:

- 1) Required Minimum Pads - same to be shown on the plat:  
(Blocks as submitted on Drainage Map received 8/5/80)

<u>Block</u>	<u>Lot(s)</u>	<u>Min Pad (MSL)</u>
A	4-7	1342
D	1-14	1341
E	7-8	1341
F	9	1341

- 2) In addition to the minimum pad requirements the area on the west side of the plat, west of the 20 foot utility easement shall be labeled Floodway with the standard terminology addressing same shown in the text of the plat.

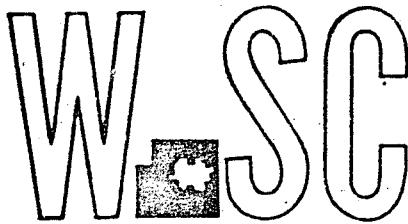
If there are any further questions, please advise.

Paul Johnston,  
Acting Director  
Flood Control and Landfill Division

PJ/gim

cc: Wilmer Freund/DFEASSOCS.  
Phil Dietrich/Sedgwick County Eng. Office  
Paul Graves-Chief Engineer/Design Div.  
Cedar Park Chateaux Addn. Plat File

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

July 25, 1980

Delamater, Freund and Assoc. P.A.  
412 Century Plaza Bldg.  
Wichita, Ks. 67202

Re: S/D 80-50 - Preliminary plat of Cedar Park Chateaux

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 24, 1980, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat subject to the following;

- A. The applicant shall request annexation of this property into the City of Wichita.
- B. Prior to filing a final plat, the applicant shall submit a final drainage plan to City Engineering and Flood Control. Such plan shall address the question of how much in-flowing water from the northeast is expected.
- C. Prior to filing a final plat, the applicant shall meet with Flood Control regarding required minimum pads and designation of both the floodway and floodplain.
- D. The applicant shall submit a restrictive covenant providing for the maintenance of the existing pond and the proposed cul-de-sac landscaping reserves. Such covenant shall contain a provision authorizing the City to maintain the pond and reserves and bill such maintenance to the private parties responsible for their maintenance in the event such parties fail to maintain them.
- E. Prior to filing a final plat, the applicant shall meet with City Public Works regarding street names to be indicated on the final plat.
- F. The applicant shall meet with County Public Works regarding the possible need for additional street right-of-way for the existing bridge on 13th Street.

Delamater, Freund and Assoc., P.A.

July 25, 1980

Page 2

- G. The applicant shall make satisfactory arrangements with K. G. and E. for relocation of an existing utility line.
- H. The final plat shall indicate the utility easements that were requested by K.G.&E. and are shown on the enclosed "marked copy" of the preliminary plat.
- I. The applicant shall guarantee extension of sanitary sewer to serve all lots being platted, including a temporary lift station.
- J. The applicant shall guarantee the extension of City water to serve all lots being platted.
- K. The applicant shall guarantee the paving of all interior streets.
- L. The applicant shall guarantee all drainage improvements required by this plat.
- M. The final plat shall clearly label the Cowskin Creek floodway.
- N. Due to large lot frontages, no sidewalks are required in this addition.
- O. The final plat shall indicate complete access control to 119th Street and 13th Street across the rear property lines of those lots platted adjacent to these streets.
- P. The final plat shall indicate a 25-foot front yard setback and a 15-foot side yard setback on all corner lots.
- Q. Prior to filing a final plat, the applicant shall contact City Engineering regarding an acceptable sanitary sewer easement network for this plat. Such network shall be shown on the final plat.
- R. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,



Delamater, Freund and Assoc., P.A.

July 25, 1980

Page 3

cc: Resla, Inc., G. R. Monroe, 255 N. Main, 67202

~~/~~ Dean Sellers, Acting City Engineer

Paul Johnston, Flood Control

Phil Dietrich, County Department of Public Works

THE CITY OF WICHITA

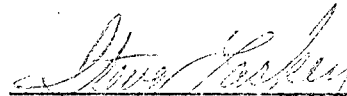
OFFICE OF PUBLIC WORKS ENGINEERING      DATE July 11, 1980

TO Jack Galbraith, Chief Planner

FROM Steve Lackey, Design Chief Engineer

SUBJECT Drainage concept for Cedar  
Park Chateaux

The drainage concept as submitted is satisfactory for the Cedar Park Chateaux plat. However, one question I would like the Engineer to answer at the time the drainage plan is submitted is how the in-flowing water from the northeast will be addressed.



Steve Lackey  
Design Chief Engineer

SL:md

cc: Wilmer Freund

## WICHITA-SEDGWICK COUNTY

DATE

April 10, 1980

## METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager

FROM Robert A. Lakin, Director of Planning

SUBJECT Development at the Northwest Corner of 119th Street West and 13th Street North - Reserve Savings and Loan Development.

We have submitted previous correspondence to you concerning the request of Mr. Monroe from Reserve Savings and Loan about receiving City services beyond the City's growth line. Subsequent to that time, your office received a memorandum from Dean Sellers concerning the intent of the original design of the sewer system in this area. I have met with Mr. Sellers and Mr. Wynkoop on this question, and it is my judgment that the three of us are in agreement in recommending to the City Commission that capacity as it exists be allocated on a first come, first serve basis.


It should be recognized that the capacity that exist in the line is the design capacity that was placed in the sewer system for the Echo Hills and other developments in a subbasin just to the east of Mr. Monroe's development. The subbasin to the east is a long narrow subbasin, and the sewer pipe in that area would actually provide development capacity for lands not only north of 21st, but extending slightly north of 29th Street. It should be recognized that our growth line was 21st Street in this area, therefore any excess capacity in that line would seem to me to be reasonably allocated to either the area north of 21st, if it came in first, or to Mr. Monroe's development. Mr. Monroe is in first, and as such, I think should be provided the rights for development.

The Commission should be made aware, however, that in doing so this is a tradeoff procedure, and that by allowing Mr. Monroe's development, such action will preclude and deny any development north of 21st Street to the extent that the capacity matches the capacity transferred to Monroe to the west. There are other alternates that exist, and that would be to increase the size of the main sewer being built for Echo Hills. This main is currently under contract and the increase in the main size would require an increase in City participation, since it is a 50-50 funded type sewer, and we would still have the question of how big shall we increase it since there are a infinite number of possibilities for future expansion of developable land in this area. The third alternative that exist for us, is to simply

E. H. Denton, City Manager  
April 10, 1980  
Page 2

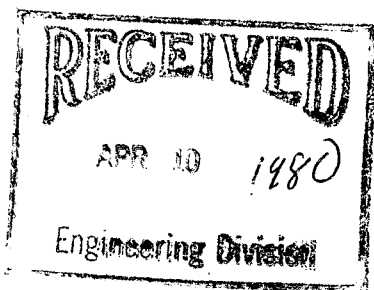
watch the input into the sewage system as development occurs, and under full development, determine whether or not the safety factors designed into the system are sufficient to allow additional development. We have done that in other areas, such as in the Dry Creek Basin.

In summary, it is my recommendation that we consider the matter as a process of tradeoff with capacity.

  
Robert A. Lakin  
Director of Planning

RAL:rme

cc: Ray Bruggeman, Director of Department of Public Works  
✓ Dean Sellers, Acting City Engineer  
John Wynkoop, Director, Water and Water Pollution Control



NOTICE . . . OFFICE . . . NOTICE  
 NON-DISCRIMINATION . . . EQUAL EMPLOYMENT OPPORTUNITY/  
 AFFIRMATIVE ACTION . . . PROGRAM REQUIREMENTS

1. It is the policy of the City of Wichita to require that all contracts of the City and its agencies include provisions to ensure that applicants for employment with its contractors, sub-contractors, vendors and suppliers are selected and employees are treated during employment without regard to race, color, sex, religion, national origin, ancestry, physical handicap, marital status or age except where age is a bona fide occupational qualification.

2. Section 2.12.900, et. seq., of the Code of the City of Wichita, Kansas, and the Kansas Act Against Discrimination (Kansas Statutes Annotated 44-1001 et. seq., as amended) require every person who enters into a contract with the City of Wichita for construction, alteration or repair of any public building or public work or for the acquisition of materials, equipment, supplies or services to:

- a. Observe the provisions of Section 2.12.900, et. seq., of the Code of the City of Wichita, Kansas, and the Kansas Act Against Discrimination and shall not discriminate against any person in the performance of work under the present contract because of race, religion, color, sex, marital status, physical handicap unrelated to such person's ability to engage in the particular work.
- b. In all solicitations or advertisements for employees, the contractor shall include the phrase "Equal Opportunity Employer" or a similar phrase to be approved by the Kansas Commission on Civil Rights.
- c. Upon request of the Commission to inform the Kansas Commission on Civil Rights and/or the Civil Rights/Equal Employment Opportunity Commission (CREEOC) in writing the manner in which such person will recruit and screen personnel to be used in performing the contract.
- d. Contractor shall include the provisions of paragraphs (a), (b), (c) and (d) inclusively of this paragraph 2 in every subcontract or purchase order so that such provisions will be binding upon such subcontractor or vendor.
- e. Exempted from these requirements are:
  - (1) Any contractor who has already complied with the provisions set forth in these Sections by reason of holding a contract with the Federal Government or a contract involving Federal funds.
  - (2) Contracts entered into by a contractor who employs fewer than four (4) employees during the term of such contract.
  - (3) Contracts with the City of Wichita with a cumulative total of five thousand dollars (\$5,000.00) or less during the City fiscal year.
- f. Reports requested by the Kansas Commission on Civil Rights shall be made on forms prepared by the Kansas Commission on Civil Rights, copies of which are available from the Commission on Civil Rights, Contract Compliance Representative, 535 Kansas Avenue, Fifth Floor, Topeka, Kansas 66603.
- g. Reports requested by the Civil Rights/Equal Employment Opportunity Commission of the City of Wichita shall be made on forms prepared by the Commission, copies of which are available from CREEOC, City Hall, 455 North Main, 10th Floor, Wichita, Kansas 67202.

3. During the performance of any City contract or agreement, the contractor, subcontractor, vendor or supplier of the City shall comply with all the provision of the Civil Rights Act of 1964, as amended; the Equal Employment Opportunity Act of 1972, Executive Orders 11247, 11375, 11141, Part 60 of Title 41 of the Code of Federal Regulations; the Age Discrimination in Employment Act of 1967, and/or any laws, regulations or amendments as may be promulgated thereunder.

4. Failure of any contractor, subcontractor, vendor or supplier to report to the Kansas Civil Rights Commission as required by K.S.A. 1976 Supp. 44-1031, as amended; or the Civil Rights/Equal Employment Opportunity Commission of the City of Wichita as required by Section 2.12.900, et. seq., of the Code of the City of Wichita, Kansas; or been found guilty of a violation of the City's Ordinances, State statutes or Federal statutes or regulations pertaining to unlawful discrimination, which finding or decision or order has become final, shall be deemed a breach of contract and any such contract may be cancelled, terminated or suspended in whole or in part by the City or its contracting agency.

5. Compliance with the Equal Employment Opportunity requirements of the City of Wichita does not relieve the contractor, subcontractor, vendor or supplier of the necessity of also complying with the Kansas Act Against Discrimination.

EXEMPTIONS CLAIMED:

\_\_\_\_\_ # of Employees

\_\_\_\_\_ Company Name

\_\_\_\_\_ Federal Contract

\_\_\_\_\_ Company Address & Telephone

Non-Discrimination--Equal Employment Opportunity/  
Affirmative Action Program Requirements  
Page Two

During the term of this contract, the contractor or subcontractor, vendor or supplier of the City, by whatever term identified herein, shall comply with the following Non-Discrimination--Equal Employment Opportunity/Affirmative Action Program Requirements:

- A. During the performance of this contract, the contractor, subcontractor, vendor or supplier of the City, or any of its agencies, shall comply with all the provisions of the Civil Rights Act of 1964, as amended; The Equal Employment Opportunity Act of 1972; Presidential Executive Orders 11246, 11375, 11411; Part 60 of Title 41 of the Code of Federal Regulations; The Age Discrimination in Employment Act of 1967; and laws, regulations or amendments as may be promulgated thereunder.
- B. Requirements of the State of Kansas:
  - 1. The contractor shall observe the provisions of the Kansas Act against Discrimination (Kansas Statutes Annotated 44-1001, et seq.) and shall not discriminate against any person in the performance of work under the present contract because of race, religion, color, sex, physical handicap unrelated to such person's ability to engage in the particular work, national origin or ancestry;
  - 2. In all solicitations or advertisements for employees, the contractor shall include the phrase, "Equal Opportunity Employer", or a similar phrase to be approved by the Kansas Commission on Civil Rights;
  - 3. If the contractor fails to comply with the manner in which the contractor reports to the Kansas Commission on Civil Rights, in accordance with the provisions of KSA 1976 Supp. 44-1031, as amended, the contractor shall be deemed to have breached this contract and it may be cancelled, terminated or suspended in whole or in part by the contracting agency;
  - 4. If the contractor is found guilty of a violation of the Kansas Act against Discrimination under a decision or order of the Kansas Commission on Civil Rights, which has become final, the contractor shall be deemed to have breached the present contract, and it may be cancelled, terminated or suspended in whole or in part by the contracting agency;
- 5. The contractor shall include the provisions of Paragraph 1 through 4, inclusively, of this subsection 8, in every subcontract or purchase order so that such provisions will be binding upon such subcontractor or vendor.

C. Exempted from these requirements are: (State of Kansas)

- 1. Any contractor, subcontractor, vendor or supplier who has already complied with the provisions set forth in sections pertaining to the State of Kansas by reason of holding a contract with the Federal Government, or a contract involving Federal funds.

- 2. Contracts entered into by a contractor, subcontractor, vendor or supplier who employs fewer than four (4) employees during the term of this contract.
- 3. Contracts with the City of Wichita with a cumulative total of five thousand dollars (\$5,000) or less during the fiscal year of the City.

D. Provisions of the City of Wichita, Kansas, relating to Non-Discrimination--Equal Employment Opportunity/Affirmative Action Program Requirements:

- 1. The vendor, supplier, contractor or subcontractor shall observe the provisions of the Code of the City of Wichita against discrimination (Section 2.12.500, et seq. of the Code of the City of Wichita, Kansas) and shall not discriminate against any employee or applicant for employment in the performance of work under the present contract. purchase order or agreement. The contractor or subcontractor shall observe the physical handicap, national origin, ancestry or marital status. The vendor, supplier, contractor or subcontractor shall practice Non-Discrimination and Equal Employment Opportunity in all employment relations, including but not limited to employment, upgrading, promotion or transfer, recruitment or recruitment advertising, layoffs or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. The vendor, supplier, contractor or subcontractor shall submit an Equal Employment Opportunity Report to the Affirmative Action Program when required to the City of Wichita, Kansas, in accordance with the guidelines established for review and evaluation;
- 2. The vendor, supplier, contractor or subcontractor will, in all solicitations or advertisements for employees issued by or in behalf of the vendor, supplier, contractor or subcontractor, state that all qualified applicants will receive consideration for employment without regard to race, religion, color, sex, physical handicap, national origin, ancestry or marital status. In all solicitations or advertisements for employees the vendor, supplier, contractor or subcontractor shall include the phrase, "Equal Opportunity Employer", or a similar phrase that is deemed acceptable by the Wichita Commission on Civil Rights and Equal Employment Opportunity;

- 3. The vendor, supplier, contractor or subcontractor will furnish all information and reports required by the rules, regulations and the orders issued by the Commission pursuant thereto, and will permit access to books, records and procedures concerning employment relations by the Civil Rights and Equal Employment Opportunity Commission of said City for the purpose of investigation to ascertain compliance with the Discrimination and Equal Employment Opportunity Requirements. If the vendor, supplier, contractor or subcontractor fails to comply with the manner in which he/she or it reports to the Commission in accordance with the provisions hereof, the vendor, supplier, contractor or subcontractor shall be deemed to have breached the present contract. purchase

Non-Discrimination--Equal Employment Opportunity/  
Affirmative Action Program Requirements  
Page Three

order or agreement and it may be cancelled, terminated or suspended in whole or in part by the City or its agency, and further Civil Rights complaints, or investigations may be initiated against such vendor, supplier, contractor or subcontractor;

4. If the vendor, supplier, contractor or subcontractor is found guilty of a violation of any provision of the Code of the City of Wichita pertaining to and regulating Non-Discrimination and Equal Employment Opportunity under a decision or order of the Civil Rights and Equal Employment Opportunity Commission of the City of Wichita, Kansas, which has become final, the vendor, supplier, contractor or subcontractor shall be deemed to have breached the present contract, purchase order or agreement, and it may be cancelled, terminated or suspended in whole or in part by the City of Wichita, and such other sanctions and remedies may be imposed as provided by law;

5. The vendor, supplier, contractor or subcontractor shall include the provisions of subsections 1 through 4, inclusively, of this present section in every subcontract, subpurchase order or subagreement so that such provisions will be binding upon each subcontractor, subvendor or subsupplier.

E. Exempted from these requirements are: (City of Wichita)

1. Any contractor or subcontractor, vendor or supplier of the City of Wichita, or any of its agencies, who wishes to enter into a contract, purchase order or agreement which is covered by the provisions of Section 2.12.908 of the Code of the City of Wichita, Kansas, shall, prior to entering into such contract, purchase order or agreement, submit to the Civil Rights and Equal Employment Opportunity Commission of the City of Wichita, Kansas, a preliminary report on forms provided by the Commission concerning Non-Discrimination and Equal Employment/Affirmative Action for review and evaluation. Upon review of the preliminary form submitted:

4. Those contractors, subcontractors, vendors or suppliers who have less than four (4) employees, whose contracts, purchase orders or agreements cumulatively total less than five thousand dollars (\$5,000) during the fiscal year of said City are exempt from any further Equal Employment Opportunity or Affirmative Action Program submittal.

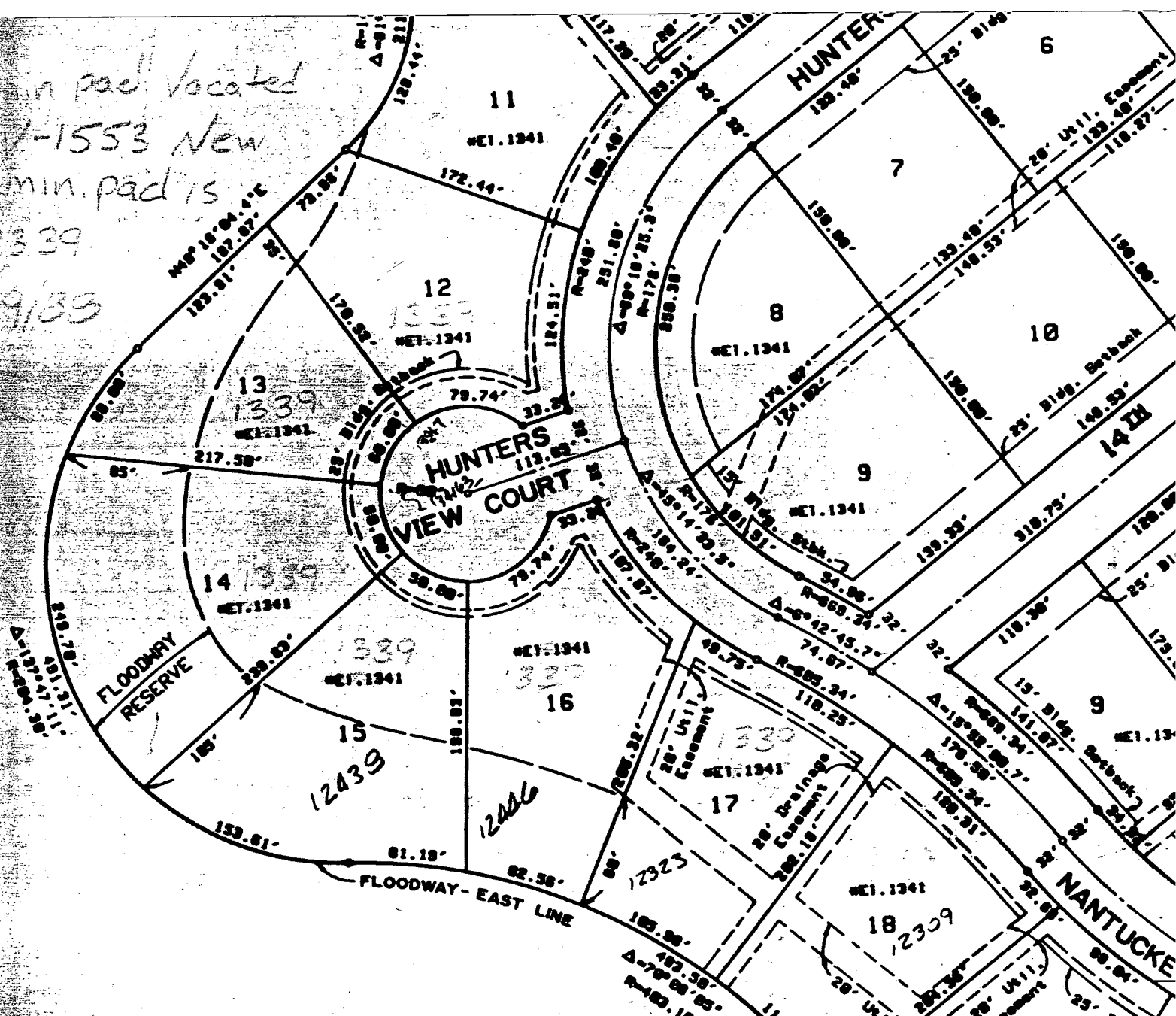
b. The provisions of Section 2.12.908 shall not apply to vendors, suppliers, contractors or subcontractors who have already complied with the provisions set forth in this section by reasons of holding a contract with the Federal government or contract involving Federal funds; provided that such contractor, subcontractor, vendor or supplier provides written notification of a compliance review and determination of an acceptable compliance posture within a preceding forty-five (45) day period from the Federal agency involved.

Non-Discrimination--Equal Employment Opportunity/  
Affirmative Action Program Requirements  
Page Four

c. Those contractors, subcontractors, vendors or suppliers not exempted herein whose preliminary report reveals deficiencies shall be required to submit goals and timetables for correction of such deficiencies in accordance with instructions included with the preliminary report. Review, evaluation and acceptance prior to a contract, purchase order or agreement award.

F. Failure of any contractor, subcontractor, vendor or supplier to report to the Kansas Civil Rights Commission as required by KSA 1976 Subch. 14-1021, as amended, or to the Civil Rights and Equal Employment Opportunity Commission of the City of Wichita as required by 2.12.908, of the Code of the City of Wichita, Kansas; or has been found guilty of a violation of the City's ordinances, state statutes, or Federal statutes, or regulations pertaining to unlawful discrimination, which finding, decision or order has become final, shall be deemed a breach of this contract and said contract may be cancelled, terminated or suspended in whole or in part by the City or its contracting agency.

min. pad located  
 7-1553 New  
 min. pad is  
 1339  
 9/89



Eight and Sixteen Hundredths (208.16) feet and a delta angle of  $48^{\circ}36'17''$  a distance of One Hundred Seventy-six and Fifty-nine Hundredths (176.59) feet to a thirteenth point, said point being a point of tangency; thence Easterly on said line of tangency a distance of Eighty and Five Hundredths (80.05) feet to a fourteenth point; thence on a curve to the left having a radius of One Hundred and Ninety-eight Hundredths (100.98) feet and a delta angle of  $88^{\circ}16'58''$  a distance of One Hundred Fifty-five and Sixty Hundredths (155.60) feet to a fifteenth point, said point being a point of tangency, thence Northerly on said line of tangency a distance of Fifty-nine and Eighty-three Hundredths (59.83) feet to a sixteenth point, said point being on the North line of the South half of the Northwest Quarter of said Southeast Quarter and Three Hundred Sixteen and Eight Hundredths (316.08) feet West of the East line of the West half of said Southeast One Quarter, Sedgwick County, Kansas.



Sept. 25, 1980

*Wilmer Freund*  
 Wilmer Freund, P.E.

13TH

## ANNEXATION

A tract of land in the Southwest Quarter of Section 7, Township 27 South, Range 1 West of the 6th P.M., and in the Southeast Quarter of Section 12, Township 27 South, Range 2 West of the 6th P.M., more fully described as follows:

Beginning at a point thirty (30) feet East of the East Line of the Southeast Quarter of said Section 12, said point being on the South Line extended Eastward of the North 31 acres of said Southeast Quarter; thence West along the extended South Line of said North 31 acres to the East Line of the Northwest Quarter of the Southeast Quarter of said Section 12; thence North along said East Line to the North Line of the South Half of the Northwest Quarter of said Southeast Quarter; thence West along said North Line for a distance of three hundred sixteen and eight hundredths (316.08) feet; thence with a deflection to the left of eighty-five degrees forty minutes twenty-four seconds ( $85^{\circ} 40' 24''$ ) for a distance of fifty-nine and eighty-three hundredths (59.83) feet to the P.C. of a curve to the right, said curve having a radius of one hundred and ninety-eight hundredths (100.98) feet and a central angle of eighty-eight degrees sixteen minutes fifty-eight seconds ( $88^{\circ} 16' 58''$ ); thence Southwesterly along said curve for a distance of one hundred fifty-five and sixty hundredths (155.60) feet to the P.T. of said curve; thence Easterly along the tangent to said curve for a distance of eighty and five hundredths (80.05) feet to the P.C. of a curve to the left, said curve having a radius of two hundred eight and sixteen hundredths (208.16) feet and a central angle of forty-eight degrees thirty-six minutes seventeen seconds ( $48^{\circ} 36' 17''$ ); thence Southwesterly along said curve for a distance of one hundred seventy-six and fifty-nine hundredths (176.59) feet to the P.T. of said curve; thence Southwesterly along the tangent to said curve for a distance of two hundred twenty and eight hundredths (220.08) feet to the P.C. of a curve to the left, said curve having a radius of ninety and eighty-four hundredths (90.84) feet and a central angle of eighty-four degrees fifty minutes nine seconds ( $84^{\circ} 50' 09''$ ); thence Southerly and Southeasterly along said curve for a distance of one hundred thirty-four and fifty hundredths (134.50) feet to the P.T. of said curve; thence Southeasterly along the tangent to said curve for a distance of one hundred seventy-nine and thirty-three hundredths (179.33) feet to the P.C. of a curve to the left, said curve having a radius of one hundred thirteen and eighty-six hundredths (113.86) feet and a central angle of eighty-eight degrees one minute thirty-five seconds ( $88^{\circ} 01' 35''$ ); thence Easterly and Northeasterly along said curve for a distance of one hundred seventy-four and ninety-two hundredths (174.92) feet to the P.T. of said curve; thence Northeasterly along the tangent to said curve for a distance of forty-five and thirty-one hundredths (45.31) feet to the P.C. of a curve to the right, said curve having a radius of ninety-four and fifty-one hundredths (94.51) feet and a central angle of ninety-eight degrees thirty-nine minutes forty-one seconds ( $98^{\circ} 39' 41''$ ); thence Easterly along said curve for a distance of one hundred sixty-two and seventy-five hundredths (162.75) feet to the P.T. of said curve; thence Southeasterly along the tangent to said curve for a distance of ninety-eight and thirty-four hundredths (98.34) feet to the P.C. of a curve to the right, said curve having a radius of one hundred forty-nine and eighty-one hundredths (149.81) feet and a central angle of eighty-one degrees one minute fourteen seconds ( $81^{\circ} 01' 14''$ ); thence Southerly along said curve for a distance of two hundred eleven and eighty-five hundredths (211.85) feet to the P.T. of said curve; thence Southwesterly along the tangent to said curve for a distance of one hundred ninety-seven and eighty-seven hundredths

(197.87) feet to the P.C. of a curve to the left, said curve having a radius of two hundred four and thirty hundredths (204.30) feet and a central angle of one hundred thirty-seven degrees forty-seven minutes eleven seconds ( $137^{\circ} 47' 11''$ ); thence Southerly and Southeasterly along said curve for a distance of four hundred ninety-one and thirty-one hundredths (491.31) feet to the P. T. of said curve, said point also being the P.C. of a curve to the right having a radius of four hundred three and sixteen hundredths (403.16) feet and a central angle of seventy degrees eight minutes five seconds ( $70^{\circ} 08' 05''$ ); thence Southeasterly along said curve for a distance of four hundred ninety-three and fifty hundredths (493.50) feet to the P.T. of said curve; thence Southeasterly along the tangent to said curve to the North Line of Thirteenth Street; thence Easterly along said North Line to a point thirty (30) feet East of the East Line of the Southeast Quarter of Section 12, Township 27 South, Range 2 West of the 6th P.M.; thence North parallel to the East Line of said Southeast Quarter to the point of beginning.

RECOMMENDED  
STREET NAME CHANGES FOR  
CEDAR PARK CHATEAUX

<u>PROPOSED NAME</u>		<u>RECOMMENDED NAME</u>
Old Wick Road	-	Thurman Court
Hunters View	-	Thurman
Hunters View Ct.	-	Nantucket Ct.
Lantern Lane	-	Nantucket
Cedar Park	-	Rogers
Cedar Park Circle	-	Rogers Circle
Coach House Road	-	Wheatridge
Chateaux	-	Alamo
Iron Mill Lane	-	14th

SUBDIVISION REPORT

S/D NO. 80-50 Name Cedar Park Chateaux  
Date Application Rec'd. 7-10-80 Preliminary Approval 7-24-80  
Scheduled S/D Meeting 8-21-80

DESCRIPTION

General Location Northwest corner of 13th St. North and 119th St. West

Owner Resla, Inc. (G. R. Monroe)  
Surveyor/Engineer Delamater, Freund & Assoc., P.A.  
Address 412 Century Plaza, 67202 Phone 263-6121

- 1. Gross Acreage of Plat 53
- 2. Number of Lots:
  - Residential 68
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
  - Total Number of Lots 68
- 3. Minimum Lot Frontage 50 ft.
- 4. Minimum Lot Area 15,960
- 5. Existing Zoning R-1
- 6. Proposed Zoning AA
- 7. Lineal Feet of New Streets:
  - a. 50' (1/2) R/W 2,340 ft.
  - b. 64' R/W 5,340+ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
- 8. Sidewalk adjacent to all streets? yes  no
- 9. Public Water Supply No (Yes-No), Name \_\_\_\_\_
- 10. Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_
- 11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
- 12. City of Wichita \_\_\_\_\_ : Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall submit a restrictive covenant providing for the maintenance of the existing pond and the proposed cul-de-sac landscaping reserve. Such covenant shall contain a provision authorizing the City to maintain the pond and reserve and bill such maintenance costs to the private parties responsible for their maintenance in the event such parties fail to maintain them.
- C. Approval of this final plat is subject to annexation of this property by the City of Wichita. Annexation needs to be completed prior to petitioning for improvements.
- D. The following street name changes are recommended by City Public Works:

<u>Proposed Name</u>		<u>Recommended Name</u>
Old Wick Road	-	Thurman Court
Hunters View	-	Thurman
Hunters View Ct.	-	Nantucket Ct.
Lantern Lane	-	Nantucket
Cedar Park	-	Rogers
Cedar Park Circle	-	Rogers Circle
Coach House Road	-	Wheatridge
Chateau	-	Alamo
Iron Mill Lane	-	14th

- E. The applicant shall make satisfactory arrangements with K. G. and E. for relocation of an existing utility line.

- G. The applicant shall guarantee the extension of City water to serve all lots being platted.
- H. The applicant shall guarantee the paving of all interior streets.
- I. The applicant shall guarantee all drainage improvements required by this plat.
- J. Due to the large lot frontages, no sidewalks are required in this addition.
- K. The final plat tracing shall indicate a full 25-foot building setback from Cedar Park Circle on Lots 11 and 15, Block D. All 15-foot side yard setbacks shall be labeled on the final plat tracing.
- L. The final plat was to have shown the Cowskin Creek Floodplain and required minimum building pads. The applicant's engineer should come prepared to provide the Committee with this information. Both shall be shown on the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 80-50 Name Cedar Park Chateaux  
Date Application Rec'd. 7-10-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-24-80

DESCRIPTION

General Location Northwest corner of 13th Street North & 119th St. West

Owner Resla, Inc. (G.R. Monroe)  
Surveyor/Engineer Delamater, Freund & Associates, P.A.  
Address 412 Century Plaza 67202 Phone 263-6121

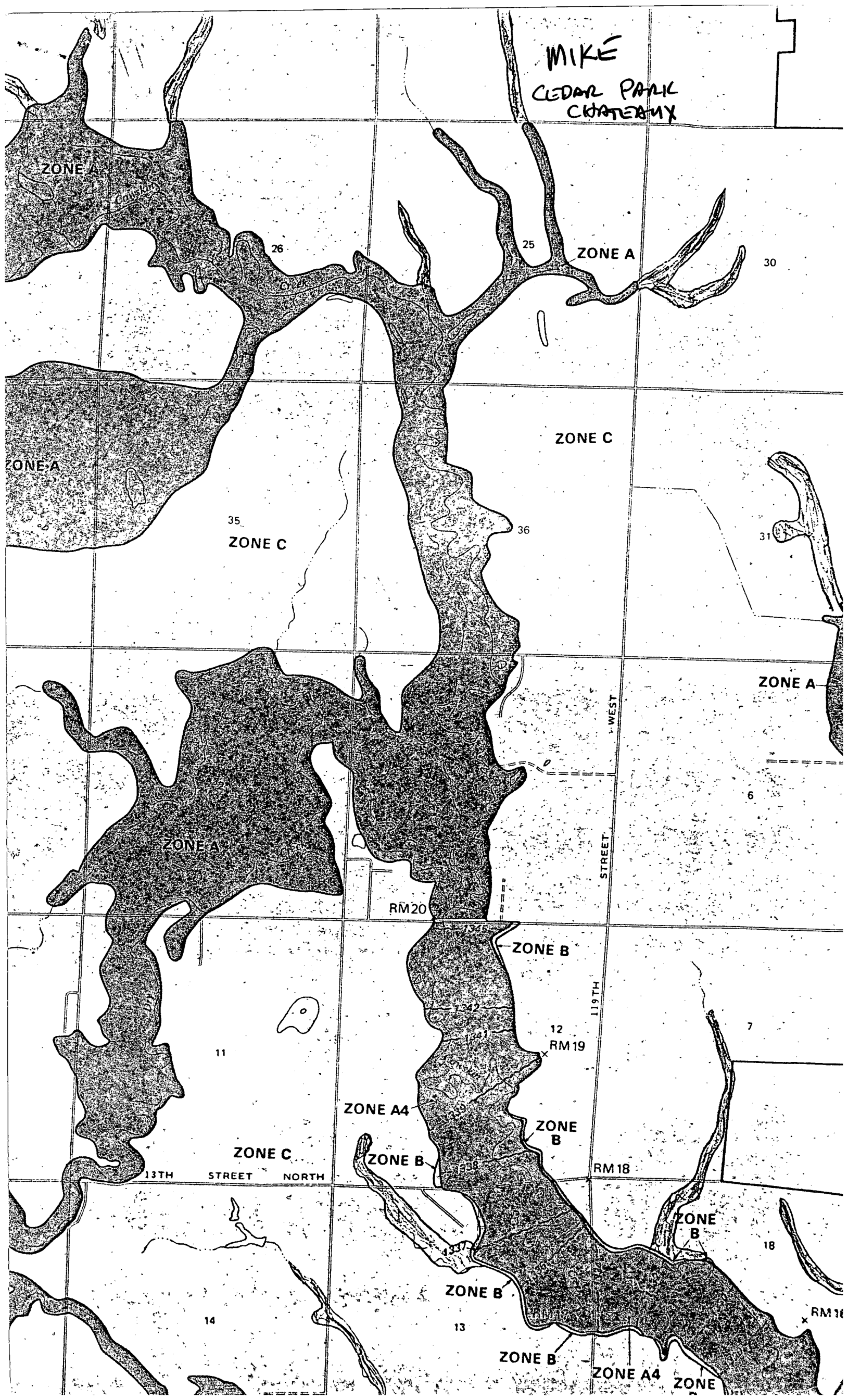
- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>53</u>                               | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. <u>50' (1/2)</u> R/W <u>2,340</u> ft.  |
| Residential <u>68</u>  | b. <u>64'</u> R/W <u>5,340+</u> ft.   |
| Commercial _____   | c. _____ R/W _____ ft.  |
| Industrial _____   | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>68</u>                                   | TOTAL _____ ft.   |
| 3. Minimum Lot Frontage <u>50</u> ft.                            | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>15,960</u>                                |   |
| 5. Existing Zoning <u>R-1</u>                                    |   |
| 6. Proposed Zoning <u>AA</u>                                     |   |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____            |   |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____        |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No) |   |
| 12. City of Wichita _____: Three-Mile Area _____                 |   |

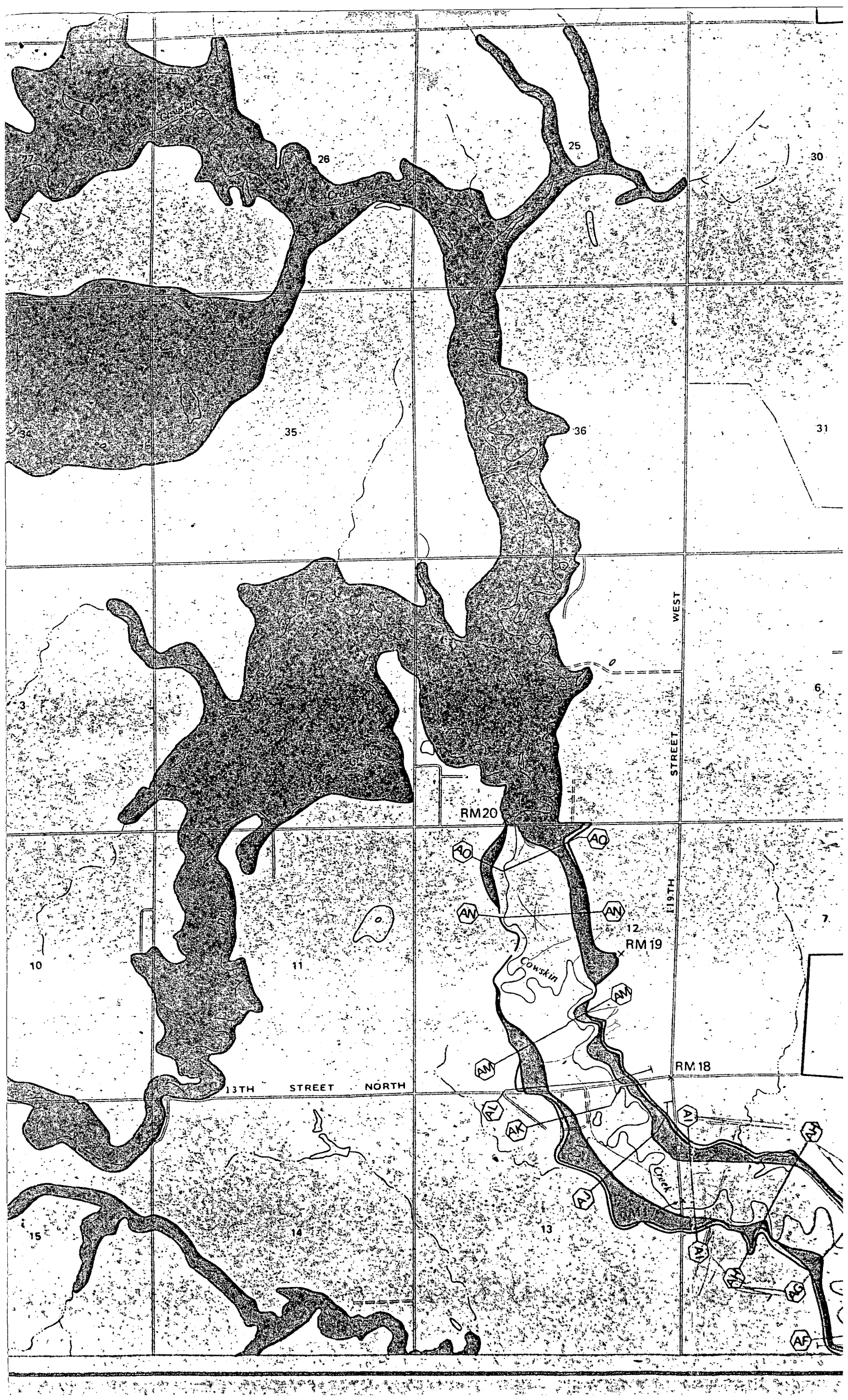
STAFF COMMENTS:

- A. The applicant shall request annexation of this property into the City of Wichita.
- B. The representatives of both Flood Control and City Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.
- D. The applicant shall guarantee the extension of City water to serve all lots being platted.
- E. The applicant shall guarantee the paving of all interior streets.
- F. The applicant shall guarantee all drainage improvements required by this plat.
- G. The final plat shall clearly label the Cowskin Creek floodway.
- H. The representatives from Traffic Engineering and City Public Works should come prepared to discuss the large cul-de-sac rights-of-way that are proposed and the acceptability of the proposed street names. (Street names will be shown at the meeting).
- I. Due to the large lot frontages, no sidewalks are required in this addition.
- J. The final plat shall indicate complete access control to 119th Street and 13th Street across the rear property lines of those lots platted adjacent to these streets.

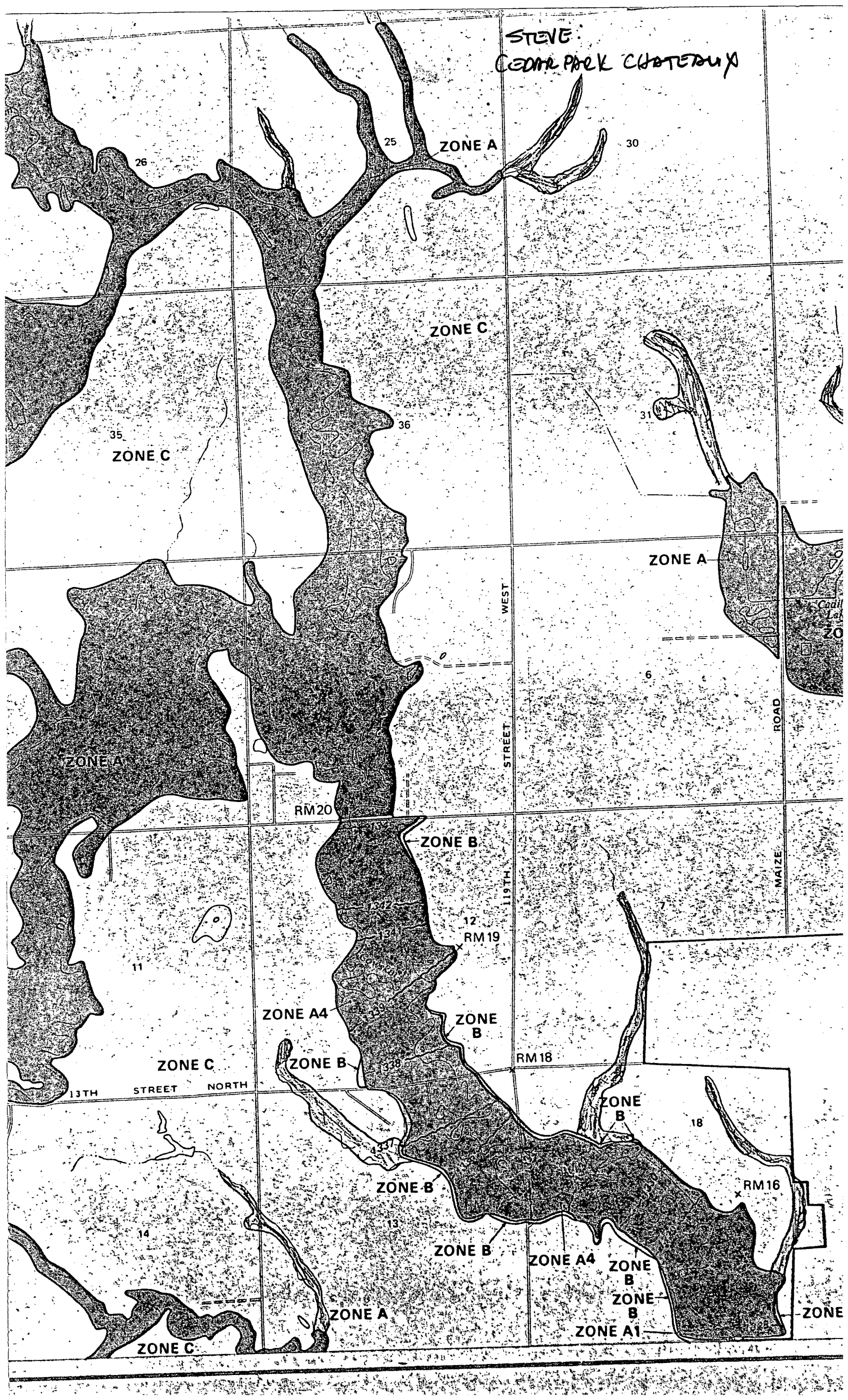
- K. The final plat shall indicate a 25-foot front yard setback and a 15-foot side yard setback on all corner lots.
- L. The preliminary plat indicates a proposed network of utility easements. City Public Works and the representatives of the various utility companies should come prepared to discuss its feasibility.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

MIKE  
CEDAR PARK  
CHATEAUX





STEVE  
CEDAR PARK CHATEAUX



ZONE A

ZONE C

ZONE C

ZONE A

ZONE A

RM20

ZONE B

12  
RM19

ZONE A4

ZONE B

RM18

ZONE C

ZONE B

ZONE B

18

ZONE B

RM16

14

ZONE B

ZONE A4

ZONE B

ZONE B

ZONE A

ZONE A1

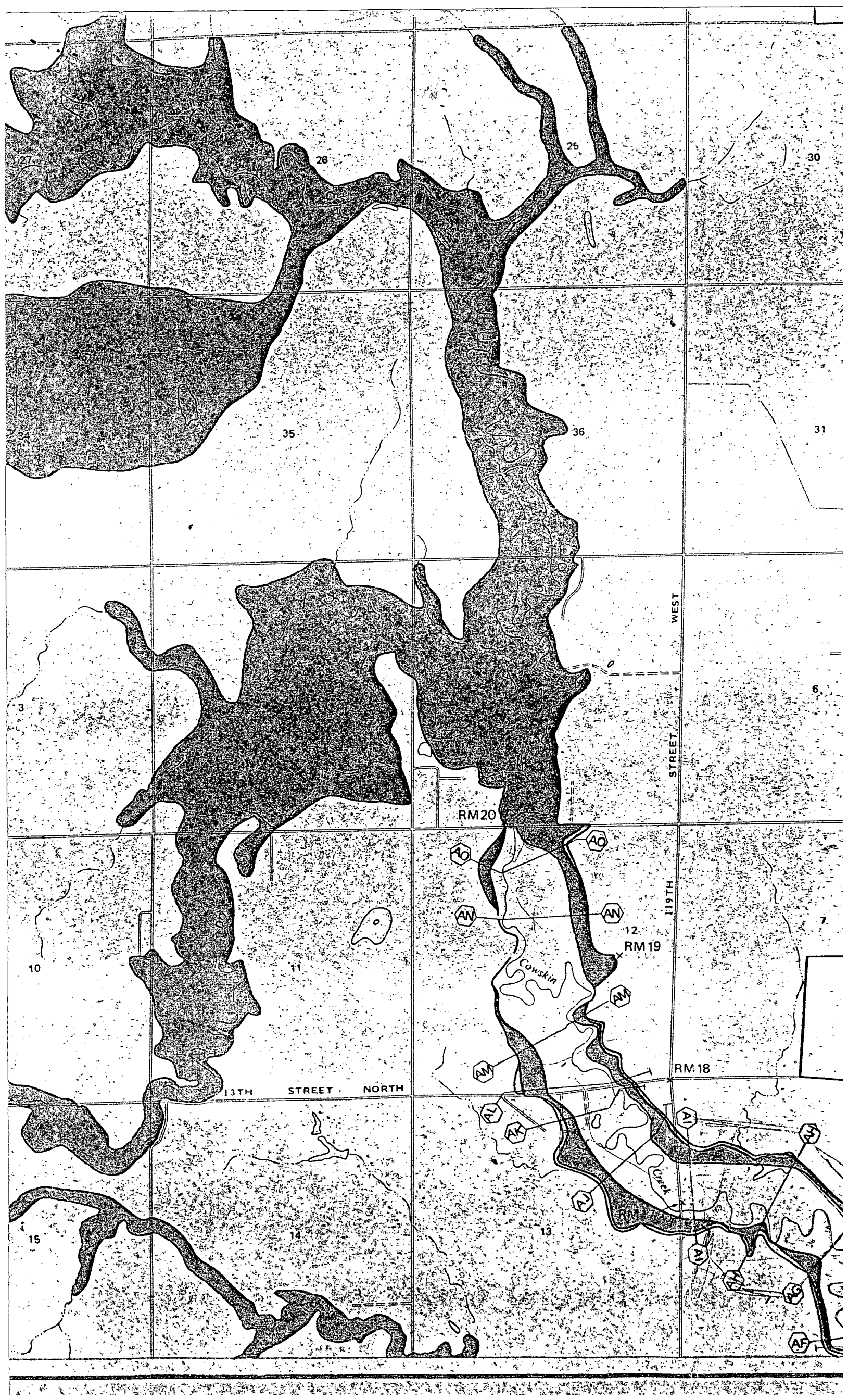
ZONE

ZONE C

WEST STREET

MAIZE ROAD

13TH STREET NORTH



27

26

25

30

35

36

31

3

6

RM20

STREET WEST

10

11

12  
RM19

7

13TH STREET NORTH

RM18

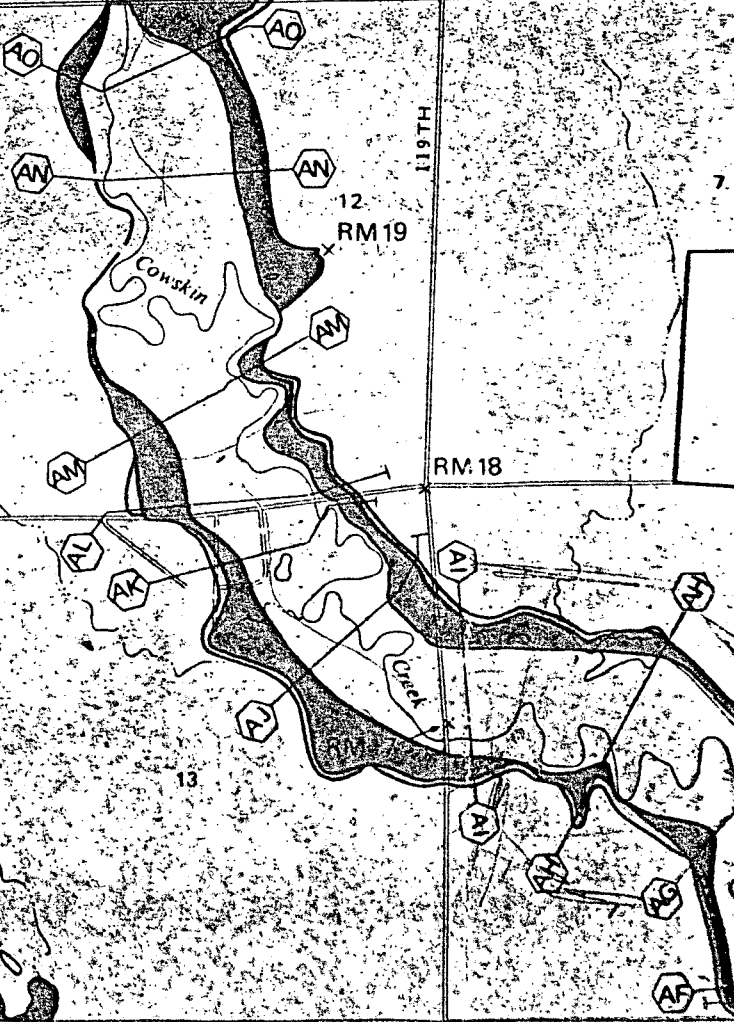
Cowskin

Creek

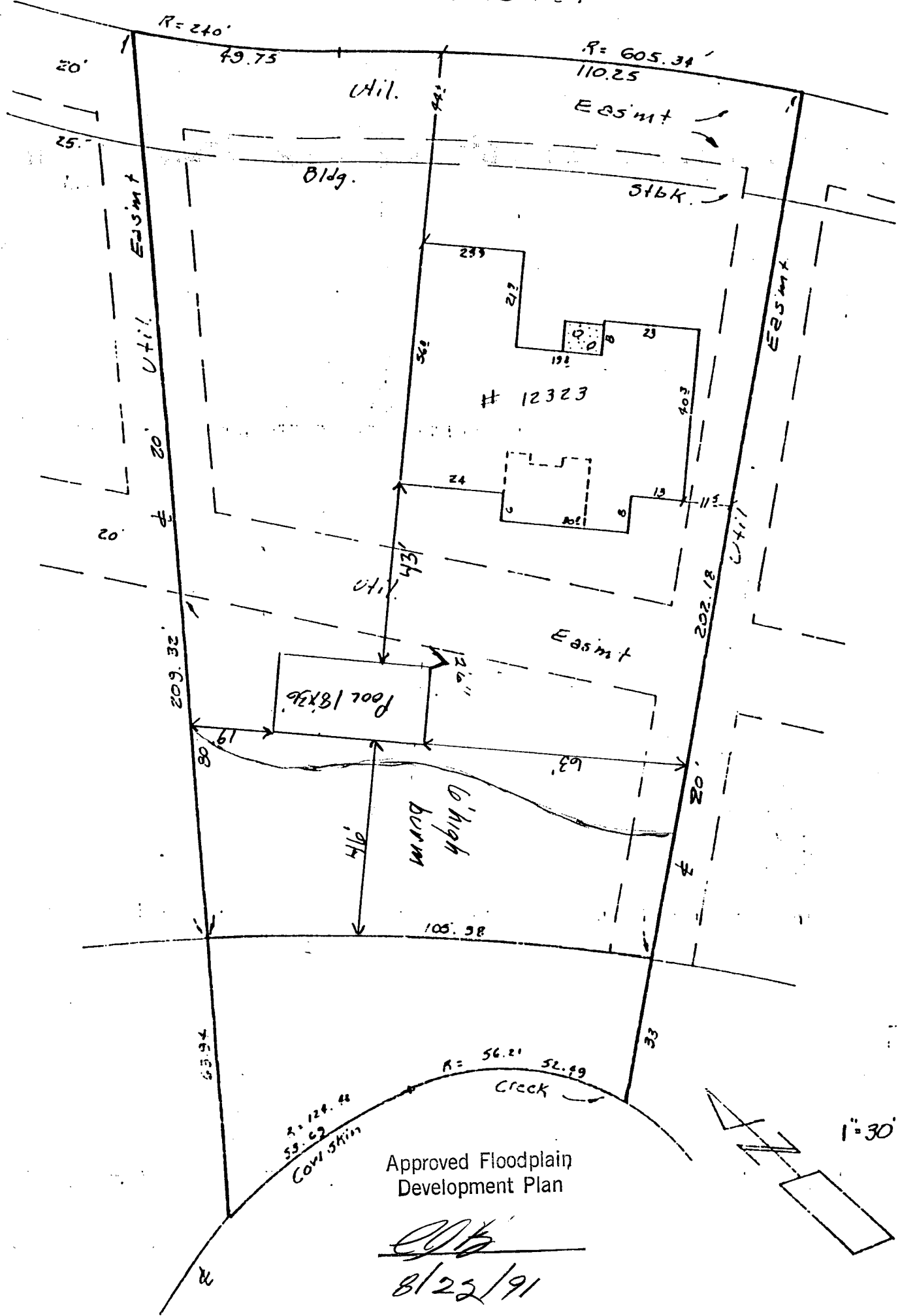
15

14

13



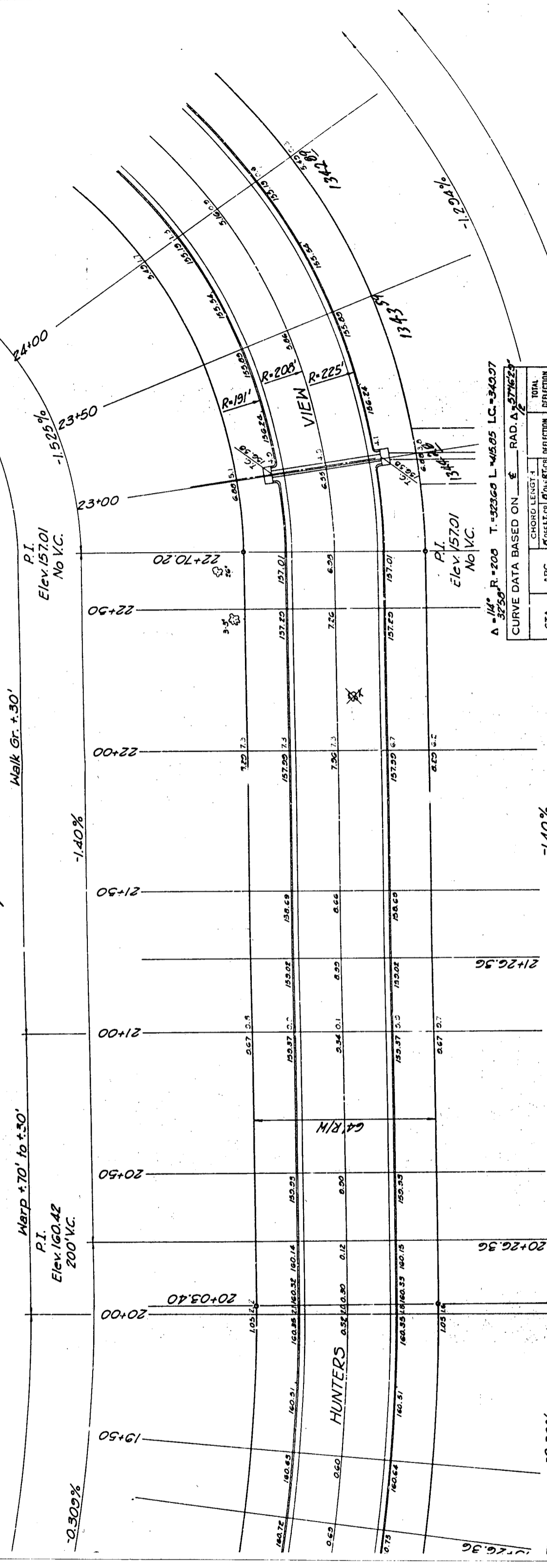
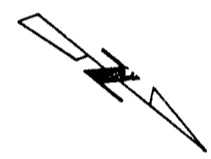
Nantucket



Approved Floodplain Development Plan

8/23/91

1"=30'



$\Delta = 144^\circ$  R=208 T=523.68 L=445.85 LC=340.97  
 $\Delta = 325.9^\circ$  R=208 T=523.68 L=445.85 LC=340.97

CURVE DATA BASED ON  $\Delta$  RAD.  $\Delta = 5774623$

STA	ARC	CHORD LENGTH		TOTAL DEFLECTION
		OFF-FT. CB	FT. CB	
22+70.20	4.00	4.22	5.30	0.0000
22+75	25.00	21.98	27.99	0.0000
23+00	25.00	21.98	27.99	5.72636
23+25	25.00	21.98	27.99	11.45272
23+50	25.00	21.98	27.99	17.17908
23+75	25.00	21.98	27.99	22.90544
24+00	25.00	21.98	27.99	28.63180
24+25	25.00	21.98	27.99	34.35816
24+50	25.00	21.98	27.99	40.08452
24+75	25.00	21.98	27.99	45.81088
25+00	25.00	21.98	27.99	51.53724
25+25	25.00	21.98	27.99	57.26360
25+50	25.00	21.98	27.99	62.98996
25+75	25.00	21.98	27.99	68.71632
26+00	25.00	21.98	27.99	74.44268
26+25	25.00	21.98	27.99	80.16904
26+50	25.00	21.98	27.99	85.89540
26+75	25.00	21.98	27.99	91.62176
27+00	25.00	21.98	27.99	97.34812
27+25	25.00	21.98	27.99	103.07448
27+50	25.00	21.98	27.99	108.80084
27+75	25.00	21.98	27.99	114.52720
28+00	25.00	21.98	27.99	120.25356
28+25	25.00	21.98	27.99	125.97992
28+50	25.00	21.98	27.99	131.70628
28+75	25.00	21.98	27.99	137.43264
29+00	25.00	21.98	27.99	143.15900
29+25	25.00	21.98	27.99	148.88536
29+50	25.00	21.98	27.99	154.61172
29+75	25.00	21.98	27.99	160.33808
30+00	25.00	21.98	27.99	166.06444
30+25	25.00	21.98	27.99	171.79080
30+50	25.00	21.98	27.99	177.51716
30+75	25.00	21.98	27.99	183.24352
31+00	25.00	21.98	27.99	188.96988
31+25	25.00	21.98	27.99	194.69624
31+50	25.00	21.98	27.99	200.42260
31+75	25.00	21.98	27.99	206.14896
32+00	25.00	21.98	27.99	211.87532
32+25	25.00	21.98	27.99	217.60168
32+50	25.00	21.98	27.99	223.32804
32+75	25.00	21.98	27.99	229.05440
33+00	25.00	21.98	27.99	234.78076
33+25	25.00	21.98	27.99	240.50712
33+50	25.00	21.98	27.99	246.23348
33+75	25.00	21.98	27.99	251.95984
34+00	25.00	21.98	27.99	257.68620
34+25	25.00	21.98	27.99	263.41256
34+50	25.00	21.98	27.99	269.13892
34+75	25.00	21.98	27.99	274.86528
35+00	25.00	21.98	27.99	280.59164
35+25	25.00	21.98	27.99	286.31800
35+50	25.00	21.98	27.99	292.04436
35+75	25.00	21.98	27.99	297.77072
36+00	25.00	21.98	27.99	303.49708
36+25	25.00	21.98	27.99	309.22344
36+50	25.00	21.98	27.99	314.94980
36+75	25.00	21.98	27.99	320.67616
37+00	25.00	21.98	27.99	326.40252
37+25	25.00	21.98	27.99	332.12888
37+50	25.00	21.98	27.99	337.85524
37+75	25.00	21.98	27.99	343.58160
38+00	25.00	21.98	27.99	349.30796
38+25	25.00	21.98	27.99	355.03432
38+50	25.00	21.98	27.99	360.76068
38+75	25.00	21.98	27.99	366.48704
39+00	25.00	21.98	27.99	372.21340
39+25	25.00	21.98	27.99	377.93976
39+50	25.00	21.98	27.99	383.66612
39+75	25.00	21.98	27.99	389.39248
40+00	25.00	21.98	27.99	395.11884
40+25	25.00	21.98	27.99	400.84520
40+50	25.00	21.98	27.99	406.57156
40+75	25.00	21.98	27.99	412.29792
41+00	25.00	21.98	27.99	418.02428
41+25	25.00	21.98	27.99	423.75064
41+50	25.00	21.98	27.99	429.47700
41+75	25.00	21.98	27.99	435.20336
42+00	25.00	21.98	27.99	440.92972
42+25	25.00	21.98	27.99	446.65608
42+50	25.00	21.98	27.99	452.38244
42+75	25.00	21.98	27.99	458.10880
43+00	25.00	21.98	27.99	463.83516
43+25	25.00	21.98	27.99	469.56152
43+50	25.00	21.98	27.99	475.28788
43+75	25.00	21.98	27.99	481.01424
44+00	25.00	21.98	27.99	486.74060
44+25	25.00	21.98	27.99	492.46696
44+50	25.00	21.98	27.99	498.19332
44+75	25.00	21.98	27.99	503.91968
45+00	25.00	21.98	27.99	509.64604
45+25	25.00	21.98	27.99	515.37240
45+50	25.00	21.98	27.99	521.09876
45+75	25.00	21.98	27.99	526.82512
46+00	25.00	21.98	27.99	532.55148
46+25	25.00	21.98	27.99	538.27784
46+50	25.00	21.98	27.99	544.00420
46+75	25.00	21.98	27.99	549.73056
47+00	25.00	21.98	27.99	555.45692
47+25	25.00	21.98	27.99	561.18328
47+50	25.00	21.98	27.99	566.90964
47+75	25.00	21.98	27.99	572.63600
48+00	25.00	21.98	27.99	578.36236
48+25	25.00	21.98	27.99	584.08872
48+50	25.00	21.98	27.99	589.81508
48+75	25.00	21.98	27.99	595.54144
49+00	25.00	21.98	27.99	601.26780
49+25	25.00	21.98	27.99	606.99416
49+50	25.00	21.98	27.99	612.72052
49+75	25.00	21.98	27.99	618.44688
50+00	25.00	21.98	27.99	624.17324
50+25	25.00	21.98	27.99	629.89960
50+50	25.00	21.98	27.99	635.62596
50+75	25.00	21.98	27.99	641.35232
51+00	25.00	21.98	27.99	647.07868
51+25	25.00	21.98	27.99	652.80504
51+50	25.00	21.98	27.99	658.53140
51+75	25.00	21.98	27.99	664.25776
52+00	25.00	21.98	27.99	670.00000

DEPARTMENT OF ENGINEERING  
 R.W. BRUGGEMAN, DIR. OF ENGINEERING-CITY ENGINEER

CEDAR PARK CHATEAUX  
**HUNTERS VIEW**  
 34' FACE TO FACE WITH  
 COMBINED CURB & GUTTER

CITY OF WICHITA PROJ. NO. 472-76-245-8022-000-000-001

DELAMATER, FREUND & ASSOCIATES, P.A.  
 ENGINEERS & ARCHITECTS  
 WICHITA, KANSAS

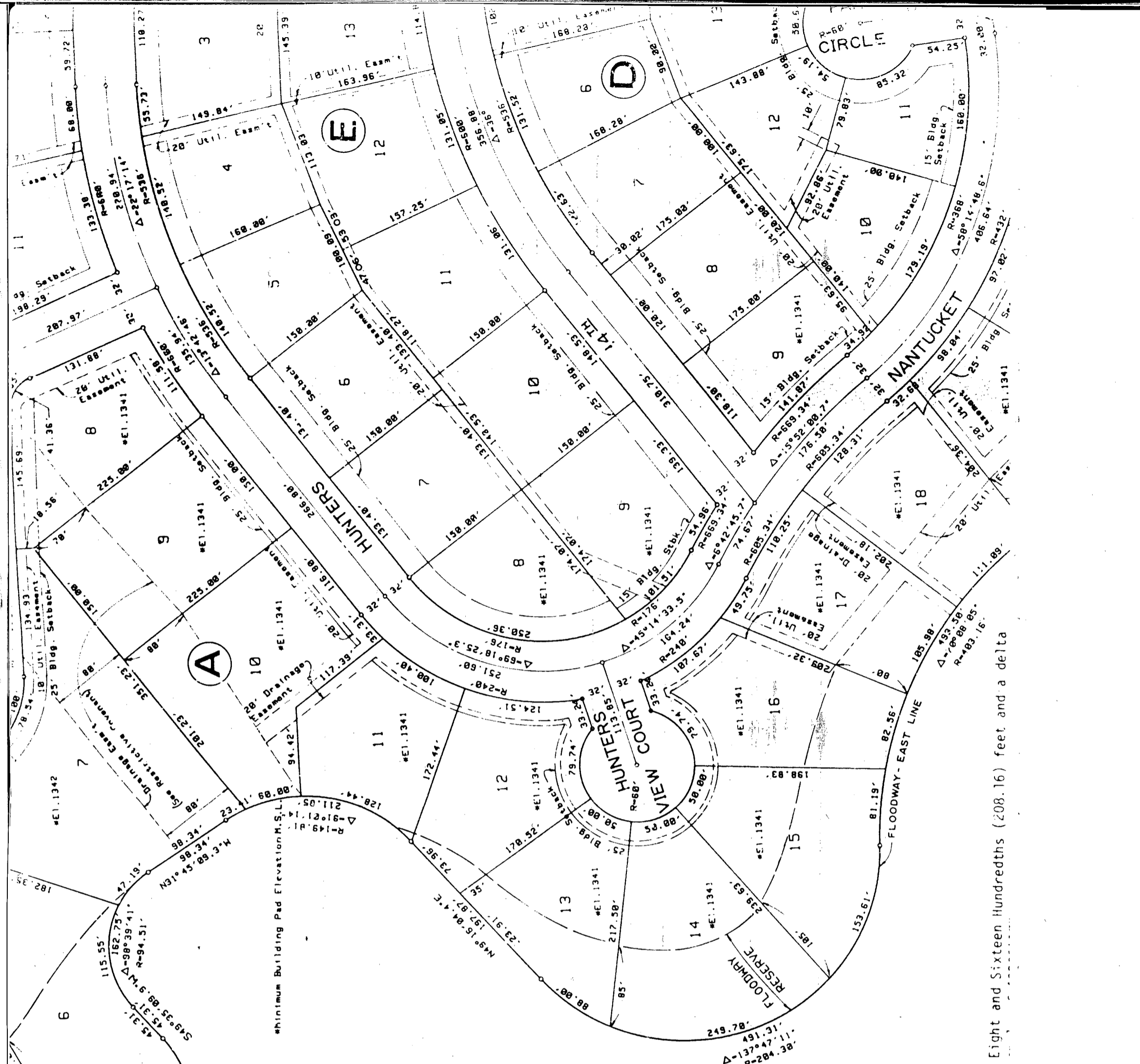
**D7A**

SCALE 1"=20' DATE \_\_\_\_\_  
 NO. 89-KP-7

LOT	AREA (SF)
01	22104
02	22300
03	23934
04	19948
05	18851
06	20010
07	20009
08	19769
09	24644
10	22279
11	22852
12	23613
13	20054
14	22500
15	21043

State of Kansas }  
 County of Sedgwick } s.s. I, Wilmer Freund, licensed professional engineer in the aforesaid county and state, do hereby certify that I have surveyed and platted CEDAR PARK CHATEAUX, Wichita, Sedgwick County, Kansas, into blocks, lots, streets and reserves, and that the accompanying plat is a true and correct exhibit of the property surveyed, described as:

The Southeast Quarter of Section 12, Township 27 South, Range 2 West of the 6th. P.M., except the North half of the Northwest Quarter of said Southeast Quarter, and except the North Thirty-one (31) acres of the East half of said Southeast Quarter, and except all that part of the above tracts lying westerly of a line described as beginning at a point on the South line of said Southeast Quarter at a distance of Ten Hundred Sixty-three and Fifty-five Hundredths (1063.55) feet West of the Southeast Corner of said Southeast Quarter, thence North-Northwest at a deflection angle to the right of 77°54'15" a distance of One Hundred Seventy Four and Forty-four Hundredths (174.44) feet to a first point; thence on a curve to the left with radius of Four Hundred Three and Sixteen Hundredths (403.16) feet and delta angle of 70°08'05" a distance of Four Hundred Ninety-three and Fifty Hundredths (493.50) feet to a second point; thence on a curve to the right having a radius of Two Hundred Four and Thirty Hundredths (204.30) feet and a delta-angle of 137°47'11" a distance of Four Hundred Ninety-one and Thirty-one Hundredths (491.31) feet to a third point, said point being point of tangency; thence Northwesterly on said line of tangency a distance of One Hundred Ninety-seven and Eighty-seven Hundredths (197.87) feet to a fourth point; thence on a curve to the left having radius of One Hundred Forty-nine and Eighty-one Hundredths (149.81) feet and a delta angle of 81°01'14" a distance of Two Hundred Eleven and Eighty-five Hundredths (211.85) feet to a fifth point, said point being point of tangency; thence Northwesterly along said line of tangency a distance of Ninety-eight and Thirty-four Hundredths (98.34) feet to a sixth point; thence on a curve to the left having radius of Fifty-four and Fifty-one Hundredths (54.51) feet and a delta angle of 98°00'11" a distance



Eight and Sixteen Hundredths (208.16) feet and a delta