

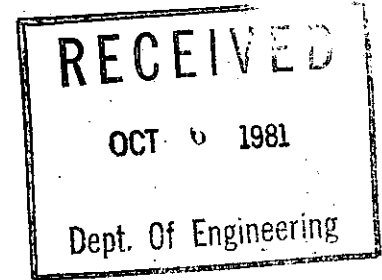
# THE CITY OF WICHITA

1-71  
Breitenstein *file*



DEPARTMENT OF  
OPERATIONS AND MAINTENANCE  
FLOOD CONTROL & LANDFILL DIVISION  
CITY HALL - EIGHTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4591

October 6, 1981



Professional Engineering Consultants  
1440 East English Street  
Wichita, KS 67211

Attention: Mr. Dick Linn, P.E.

Subject: Applewood Farms

Dear Dick:

Upon reinspecting subject site for compliance with the requirements mentioned in the August 17 and September 18, 1981, letters regarding the constructed drainage ditch within Flood Control right-of-way, all requirements have been met with the exception of Item 4. In reference to this item the following is reiterated:

4. To protect the existing toe drain system adjacent to levee D at subject site, the drainage ditch was moved away from the levee towards the right-of-way line. At time of completion it was requested that two (2) sets of as-built drawings be submitted to this office - one to be forwarded to the Corps of Engineers for their records and one for our files. These plans are to show the ditch location by dimensions along with the plan, profile and typical cross section used.

To date, these plans have not been submitted; however, the requirement remains. Final approval is subject to the submittal of said plans.

Should questions exist, please so advise.

Respectfully,

Paul Johnston  
Flood Control & Landfill Director

PJ:lw

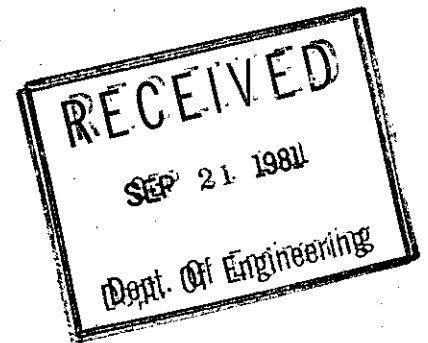
cc: ✓ David Stowe, Director of Operations & Maintenance  
Chris Breitenstein, Drainage & Flood Control Engineer  
Bob Jennings, Stream Maintenance Supervisor  
Louise Olivarez, Senior Planner  
Phil Dietrich, Senior Engineer, County Public Works

# THE CITY OF WICHITA



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(316) 268-4591

September 18, 1981



Professional Engineering Consultants  
1440 East English Street  
Wichita, KS 67211

Attention: Dick Linn

Subject: Applewood Farms

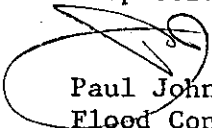
Dear Dick:

Upon reinspecting subject site for compliance with the requirements called out in the August 17, 1981, letter concerning the constructed drainage ditch within Flood Control right-of-way, the following is offered:

1. Riprap has been replaced around the catch basin inlet and same is found to be acceptable.
2. Riprap has been placed on the outside turns of the ditch as required and is acceptable.
3. No seeding or mulching of the drainage ditch was noted. Being within the time for this to occur, it should as soon as possible. Approval for that portion will be given following same.
4. With moving of the drainage ditch closer to the right-of-way line, a request was made for two (2) sets of as-built drawings to be submitted to this office - one for our file and one to be forwarded to the Corps of Engineers for their records. The requested plans should show actual location of same with dimensions along with plan and profile. This requirement is still in effect.

Upon completion of items 3 and 4, this office will be able to submit the requested letter.

Respectfully,

  
Paul Johnston  
Flood Control & Landfill Director

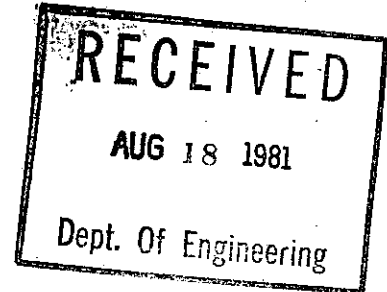
cc: ~~David Stowe~~, Director of Operations & Maintenance  
Chris Breitenstein, Drainage & Flood Control Engineer  
Bob Jennings, Stream Maintenance Supervisor  
Louise Olivarez, Senior Planner

Breitenstein

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WICHITA, KANSAS 67202  
(316) 268-4591



August 17, 1981

Professional Engineering Consultants  
1440 E. English Street  
Wichita, KS 67211

Attention: Dick Linn

Subject: Applewood Farms Addition

Dear Dick:

This letter is in response to your request for a letter of acceptance concerning the drainage ditch constructed within Flood Control right-of-way for subject development.

Upon field inspecting that portion of the project, the following areas requiring corrective measures were noted:

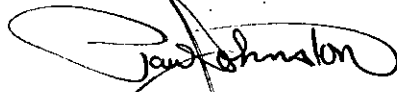
1. Riprap previously in place at the catch basin inlet to the structure at the levee has been relocated to offer protection to the site from the newly constructed ditch. Additional riprap material is required to be placed at the catch inlet to offer protection from erosion as intended.
2. Due to the fine granular material involved in the recently constructed drainage ditch and the type of drainage arriving from both the development and road, riprap is required to be placed at the outside turns on the ditch. The sideslope material should be removed as to permit placement of the riprap to match the sideslope without causing undue obstructions to flow.
3. Reestablishment of vegetation is required. Areas disturbed should be returned to their original condition, seeded and mulched accordingly.

Dick Linn, P.E.C.  
Applewood Farms Addition  
August 17, 1981 - Page 2

4. Due to realignment of the drainage ditch, two sets of as-built drawings are required to be submitted to this office, one for file, one to be forwarded to the Corps of Engineers. The plans should show plan and profile. Location should be dimensioned with respect to the right-of-way fence.

At time of completion, please so advise this office so that reinspection may occur. At such time, a letter of acceptance and approval will be provided.

Respectfully,



Paul Johnston  
Flood Control & Landfill Director

PJ:lw

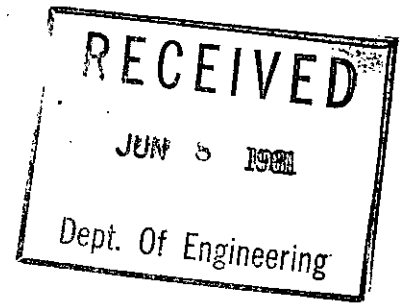
cc: David Stowe, Director of Operations & Maintenance  
Chris Breitenstein, Drainage & Flood Control Engineer  
Bob Jennings, Stream Maintenance Supervisor  
Louise Olivarez, Senior Planner

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455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4591

June 4, 1981



Professional Engineering Consultants  
1440 E. English Street  
Wichita, KS 67211

Attention: Dick Linn

Subject: Applewood Farms Addition

Dear Dick:

The plans for the proposed drainage channel adjacent to Levee D on the Big Slough-Cowskin Floodway have been reviewed and are approved subject to the comments stated in this letter.

1. Written notification is to be provided to the Flood Control Office, Department of Operations and Maintenance, three (3) normal working days prior to commencing any work within the Flood Control right-of-way.
2. At time of notification, the names and telephone numbers of the contractor and the individual responsible for overseeing the project will be provided.
3. Concern exists regarding the possibility of underseepage bypassing the existing toe drain system and erupting into the new channel. To help prevent this, the location of the proposed channel is to be moved further from the levee system towards the right-of-way fence. Centerline of same should be approximately 50 feet from the right-of-way fence line.
4. Considering the width of the proposed channel, prior to the replacement of the right-of-way fence, Bob Jennings, Stream Maintenance Supervisor, is to be contacted either at 268-4591 or 268-4295. Some modifications will be necessary to prevent posts being reset within the ditch.
5. With the moving of the drainage channel, rip-rap protection is required on the outside of all bends.

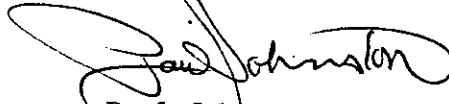
THE CITY OF WICHITA 2

Dick Linn, P.E.C.  
Applewood Farms Addition  
June 4, 1981

6. All disturbed areas are to be reestablished to a condition equivalent to or better than the original by the contractor; this includes seeding and mulching.
7. Material removed during the construction of the proposed drainage ditch shall be removed from within the Flood Control right-of-way.
8. A copy of the requirements is to be provided to the contractor ensuring that he is aware of same.
9. For record purposes of this office and the Corps of Engineers, two (2) sets of as-built drawings of the drainage ditch within Flood Control right-of-way are to be provided to the Flood Control Office.

Should questions or problems exist, please so advise.

Respectfully,



Paul Johnston  
Flood Control & Landfill Director

PJ:lw

Attachment (1 set of marked approved plans - subject to these requirements)

cc: David Stowe, Director of Operations & Maintenance  
Bob Jennings, Stream Maintenance Supervisor  
Louise Olivarez, Senior Planner, MAPD  
✓ Chris Breitenstein, Drainage & Flood Control Engineer  
Bob Hope, Corps of Engineers

Preliminary  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-6 Name Applewood Farms  
Date Application Rec'd. 1-13-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location Both sides of 71st Street South between Grove and Hillside

Owner Blood Orchards, Inc., Gerald Blood, President  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 355 Ellis, 67211 Phone 263-1107

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>102.3+</u>                              | 7. Lineal Feet of New Streets:                              |
| 2. Number of Lots:  | a. <u>70</u> R/W <u>5560</u> ft.                            |
| Residential <u>88</u>   | b. <u>50</u> R/W <u>3000</u> ft.                            |
| Commercial _____  | c. <u>100</u> R/W <u>1800</u> ft.                           |
| Industrial _____  | d. _____ R/W _____ ft.                                      |
| Other _____   | e. _____ R/W _____ ft.                                      |
| Total Number of Lots <u>88</u>                                      | TOTAL <u>10,360</u> ft.                                     |
| 3. Minimum Lot Frontage <u>105</u> ft.                              | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>40,000 sq. ft.</u>                           |   |
| 5. Existing Zoning <u>R</u>   |   |
| 6. Proposed Zoning <u>R-1 (SCZ-0469)</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) <u>X</u> (Yes-No) |   |
| 12. City of Wichita _____: Three-Mile Area <u>X</u>                 |   |

STAFF COMMENTS:

- A. "R-1" zoning has been approved for this property subject to platting. A suburban subdivision is proposed with sand streets, septic tanks and water wells. The applicant has indicated that he will request overhead electric service. The Subdivision and Utility Advisory Committee members shall be prepared to respond to this request.
- B. Complete access control is being granted on corner lots adjacent to Grove, Cider and 71st in order to keep the number of driveway culverts on these streets to a minimum. Due to the flat terrain, large roadside ditches will be necessary to handle the drainage waters. The carrying capacity of the ditches is greater if few obstructions, such as culverts, exist.
- C. The subdivision application indicates that Health Department approval for septic tanks and water wells has already been granted. A copy of the approval letter shall be submitted to the Planning Department.
- D. Since Hillside will not be continued south across the floodway, it should be terminated with some kind of turn-around. However, due to the large roadside ditch which will be required on the west side of Hillside, a turn-around may not be practical. The County Engineer's representative shall be prepared to comment on this matter.
- E. The east portion of this property (Blocks 4, 5, 6 and Lots 4-14 in Block 7) is within the flight zone of McConnell Air Force Base. An avigational easement covering this portion of the subdivision and a restrictive noise covenant assuring that adequate construction methods will be used to minimise noise pollution within any habitable building constructed on these lots shall be submitted to the Planning Department for recording.
- F. The applicant shall guarantee improvement of the streets to suburban standards, including the temporary cul-de-sacs.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the of the MAPC Subdivision Regulations).

S/D NO. 81-6 Name Applewood Farms  
 Date Application Rec'd. 1-13-81 Preliminary Approval 3-5-81  
 Scheduled S/D Meeting 4-16-81

DESCRIPTION

General Location Both sides of 71st Street South between Grove & Hillside

Owner Blood Orchards, Inc., Gerald Blood, President  
 Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
 Address 355 Ellis, 67211 Phone 263-1107

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>102.3±</u>                                | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>70</u> R/W <u>5560</u> ft.  |
| Residential <u>88</u>   | b. <u>50</u> R/W <u>3000</u> ft.  |
| Commercial _____  | c. <u>100</u> R/W <u>1800</u> ft.   |
| Industrial _____  | d. _____ R/W _____ ft.  |
| Other _____   | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>88</u>  | TOTAL <u>10,360</u> ft.   |
| 3. Minimum Lot Frontage <u>105</u> ft.                                | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>40,000</u> sq. ft.                             |   |
| 5. Existing Zoning <u>R</u>   |   |
| 6. Proposed Zoning <u>R-1 (SCZ-0469)</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) <u>Yes</u> (Yes-No) |   |
| 12. City of Wichita _____: Three-Mile Area <u>X</u>                   |   |

STAFF COMMENTS:

- A. Both the Health Department and the Environmental Resources Department have advised that salt water intrusion into the area may become a problem in the near future.
- B. The east portion of this property is within the flight zone of McConnell Air Force Base. An avigational easement and restrictive noise covenant for Lots 11-20, Block 4; Block 5; Block 6; and Lots 8-14, Block 7 shall be submitted to the Planning Department for recording with the plat.
- C. The applicant shall guarantee improvement of the streets to suburban standards, including the temporary cul-de-sacs.
- D. The Flood Control Office has requested that additional drainage information be provided them for submission to the Corps of Engineers. Approval from the Corps should be obtained prior to the plat being scheduled for governing body review.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.