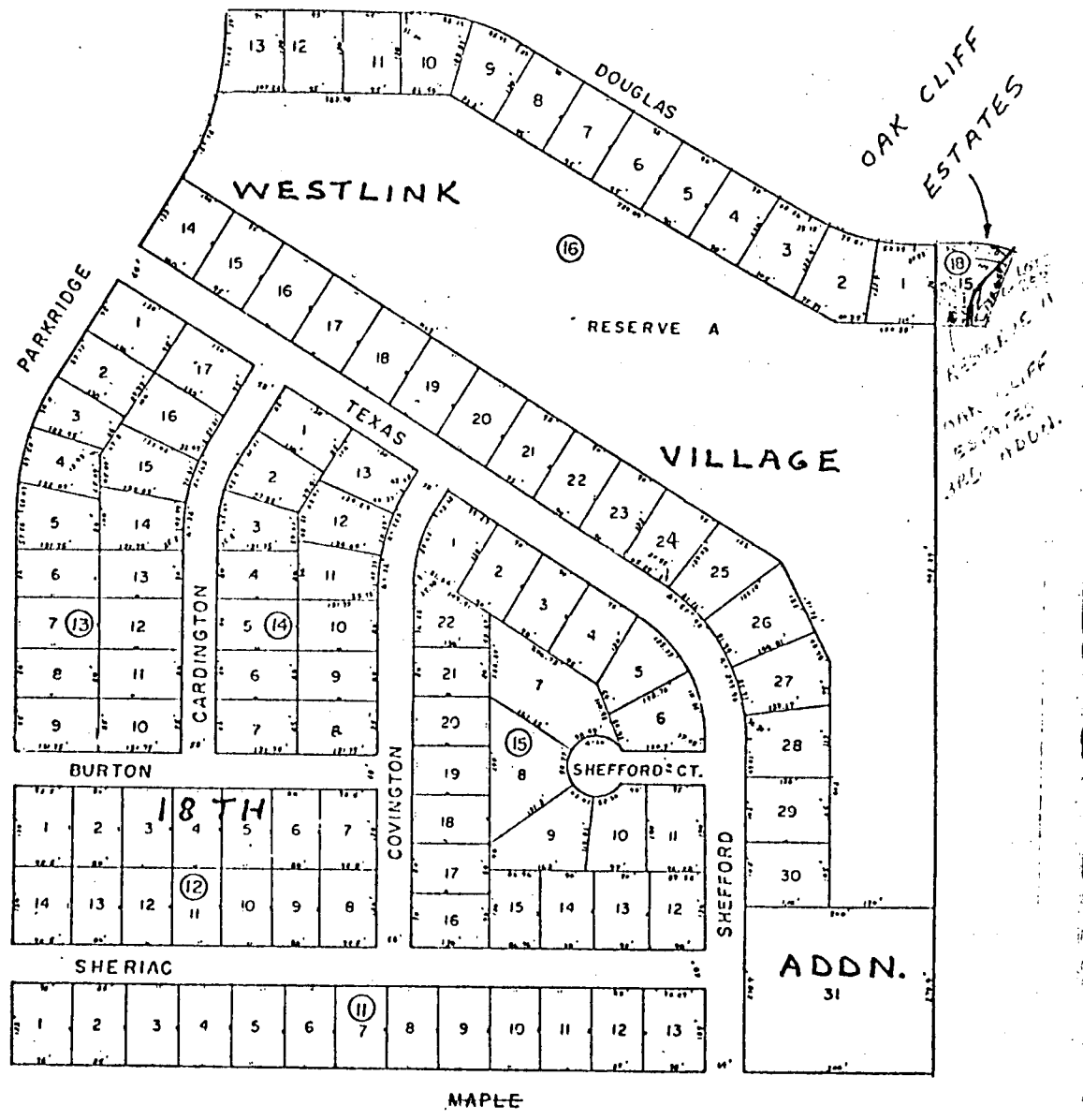
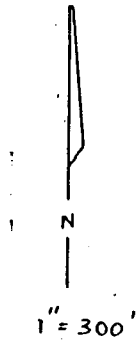


82-283 ✓

Benefit District
for

LATERAL 2, MAIN 9
SOUTHWEST INTERCEPTOR SEWER

PROJ. # 468-76-245-80640-000-000-001



OAK CLIFF
ESTATES

RESERVE A
OAK CLIFF
ESTATES
APR. 1980

L.A.E.
FRACTIONAL)
2-5-82

18 TH

ADDN.
31

MAPLE

MEMO



TO: Mr. Mike Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 N. Main
Wichita, KS 67202

PROJECT NO. 36-83348-1120

PROJECT: Oak Cliff Est. 3rd

COPIES TO:

ATTN: Chris Breitenstein, P.E. ✓

DATE: June 11, 1984

Forrest Nagley, MAPD

FROM: Charles Brown, P.E.

REFERENCE: Drainage Concept for proposed replat

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Attached is a copy of the Drainage Concept for the proposed Oak Cliff Estates 3rd Addition. The preliminary plat is scheduled on the June 21, 1984, Agenda of the Subdivision Committee.

Please contact me if you have any questions.

Need final Drainage Calculation including detention Pond design to determine Min. Pad requirement in Block 9.

TEENTH

NICHITA, KS. 67209

AA

N.E. COR. S.E. 1/4
SEC. 19, T27S, R1E
OF THE 6TH P.M.

M.H. 20

S. 89° 45' 19" E

M.H. 19

M.H. 18

M.H. 25

M.H. 26

O'NEIL

10' UTIL. ESM'T.

RESERVE I

MARS

15' ST., DRNG. & UTIL. ESM'T.

20' UTIL.

ISM'T.

RESERVE G

7

15' ST. DRNG. & UTIL. ESM'T.

ESM'T.

15' ST., DRNG. & UTIL. ESM'T.

20' UTIL.

ESM'T.

LARK

15' ST., DRNG. & UTIL. ESM'T.

20' UTIL.

ESM'T.

RESERVE H

8

15' ST. DRNG. & UTIL. ESM'T.

ESM'T.

15' ST., DRNG. & UTIL. ESM'T.

20' UTIL.

ESM'T.

MESA

20' UTIL. ESM'T.

10' P.V.C. SEWER

MARIBEAU

EXCEPTION

DUGAN, PAUL V. ENVY
2707 W. DOUGLAS
NICHITA, KS. 67213

S. 109° 44' 17" E

M.H. 18

RESERVE C

11

20' UTIL. ESM'T.

ESM'T.

ESM'T.

MARIBEAU

RESERVE E

20' ENERGY ACCESS ESM'T.

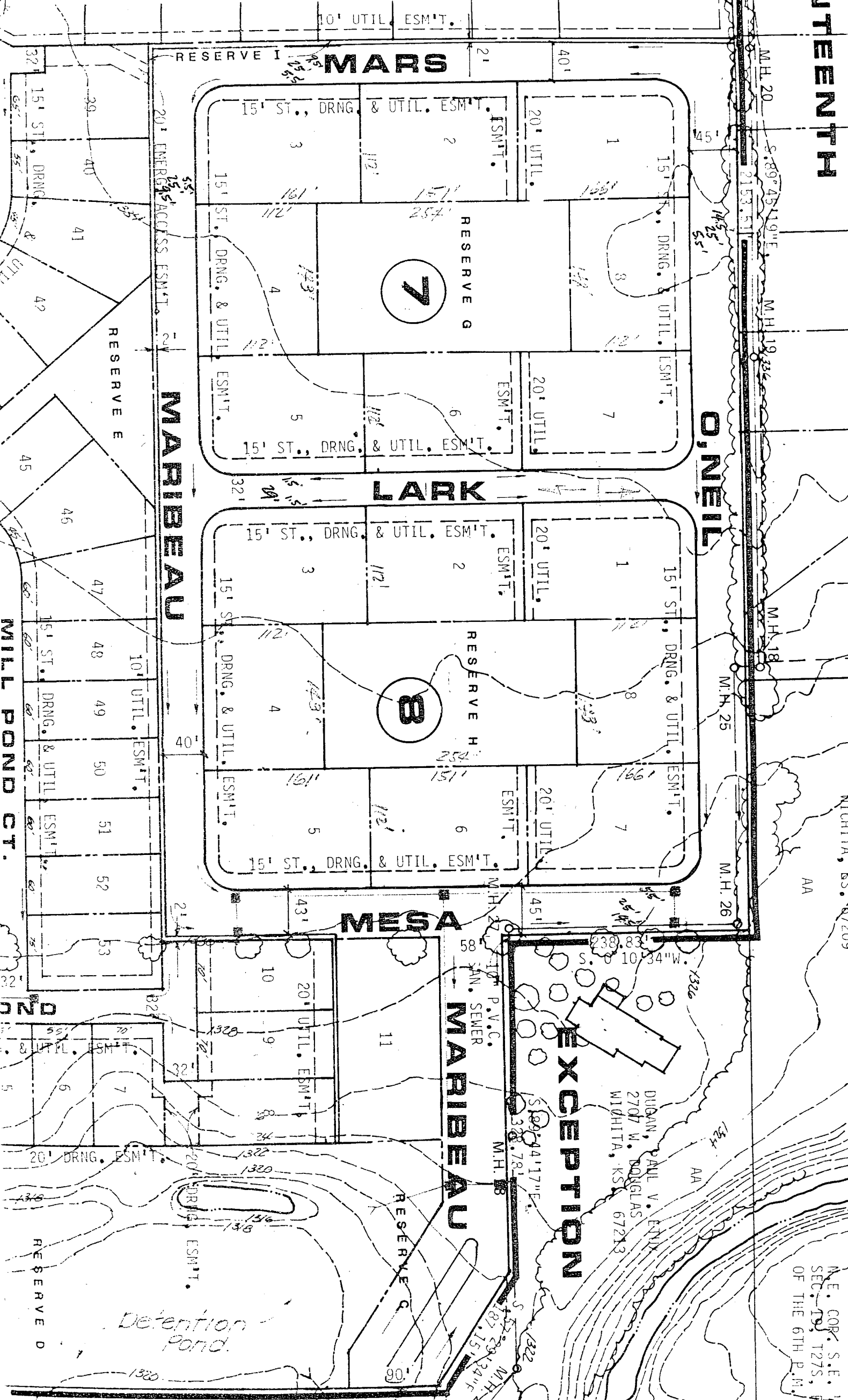
WILL POND CT.

WILL POND

RESERVE D

Detention Pond

ACCESS - PAVEMENT



Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-72

Name: Oak Cliff Estates 3rd Addition

Preliminary Approved: 7-19-84

Scheduled S/D Meeting: 8-30-84

DESCRIPTION

General Location: Maple and Maize Road.

Owner: Inland Investment Company

Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 74.2
 2. Number of Lots:
 - Residential: 212
 - Office:
 - Commercial:
 - Industrial:
 - Total: 212
 3. Minimum Lot Area: 8,400 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA - Partial CUP
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- B. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets, including necessary storm sewers.
- D. The applicant shall guarantee the construction of sidewalks on both sides of Douglas, Karren, 1st Street and Parkdale (collector street system). It is recommended that the petition for the paving of Prescott provide for a sidewalk on the west side of that street. This would connect the collector sidewalk with the future arterial sidewalk.
- E. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street, or street pavement width of 29 feet or less.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot-owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. The guarantee for the paving of Mars, O'Neil, Mesa and Maribeau shall provide for a pavement width of 25 feet (back of curb to back of curb).
- H. The guarantee for the paving of Lark and the narrow streets adjacent to Block 9 through 12 shall provide for a pavement width of 29 feet (back of curb to back of curb).
- I. Regarding those streets which are being platted with the adjacent "15-foot street, drainage and utility easement", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting within this easement shall be reviewed by the City Forestry Division prior to installation.
- J. The minimum building pads required with the platting of this property shall be specified on the face of the plat as well as in the platting's text.

(Over)

- K. Unless the purposes of Reserves F, G, H, and J are amended for "street" in addition to "drainage and utilities", the final plat tracing shall indicate the platting of the 15-foot street, drainage and utility easement within these Reserves.
- L. On the final plat tracing, the 15-foot street, drainage and utility easement adjacent to Mesa shall be labeled on Lots 1 and 18, Block 10 and Lot 15, Block 12.
- M. The final plat tracing shall specify the purpose of Reserve C. Since this Reserve is for purposes of a wall, it shall not be referenced as being for drainage and utilities.
- N. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- O. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage plan and state if any drainage improvements need to be guaranteed with this plat.
- P. The applicant shall guarantee any drainage improvements required by the platting of this property.
- Q. Closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No.: 84-72

Name: Oak Cliff Estates 3rd Addition

Preliminary Approved:

Scheduled S/D Meeting: 7-19-84

DESCRIPTION

General Location: Maple and Maize Road.

Owner: Inland Investment Company

Surveyor/Engineer: Bill G. Yung Design

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 - Office:
 - Commercial:
 - Industrial:
 - Total: 212
 3. Minimum Lot Area: 8,400 sq. ft.
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- D. The applicant shall guarantee the construction of sidewalks on both sides of Douglas, Karren, 1st Street and Parkdale (collector street system). It is recommended that the petition for the paving of Prescott provide for a sidewalk on the west side of that street. This would connect the collector sidewalk with the future arterial sidewalk.
- E. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- F. On the final plat, the platator's text shall specify the purposes of the reserves and who is to own and maintain them.
- G. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot-owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. The guarantee for the paving of Mars, O'Neil, Mesa and Maribeu shall provide for a pavement width of 25 feet (back of curb to back of curb).
- I. The guarantee for the paving of Lark and the narrow streets adjacent to Blocks 9 through 12 shall provide for a pavement width of 29 feet (back of curb to back of curb).
- J. Regarding those streets which are being platted with the adjacent "15-foot street, drainage and utility easement", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any planting proposed within this easement shall be reviewed by the City Forestry Division prior to installation.

(Over)

- K. Since this plat is vacating the lots, blocks, streets, and easements platted in Oak Cliff Estates, the engineer's text shall make appropriate reference to K.S.A. 12-512(b).
- L. On the final plat, an appropriate radius shall be provided at the corners of the "15-foot street, drainage and utility easement" so as to provide a full 15 feet of easement from the adjacent street right-of-way line.
- M. On the final plat, the easement on Lot 8, Block 9 shall be more clearly labeled and dimensioned.
- N. On the final plat, the "15-foot street, drainage and utility easement" on Lots 1, 2 and 18, Block 10 and on Lot 15, Block 12 shall be labeled.
- O. The applicant or his agent and representatives of the Utility Advisory Committee should be prepared to discuss street names for the narrow streets adjacent to Blocks 9 through 12. Specifically, how will the associated lots be addressed and what is the name of the street paralleling Karren to the south?
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).