

Jan 11, 80

Subject: Oak Cliff Estates

Gen Comments for Sketch Plat

1. Requirement for the northeasterly section & southwesterly section to be designated as a Floodway Reserve with prov for adeq maint. Existing structure & tennis court shown in same
2. Min Pad elev for SW & NE areas
3. Improper wording shown for plat w of same - should be Westlark Village 18th

Spoke with Phil Dietrich requesting rate study maps for area in question. Was advised that extreme caution must be used in this area so as not to increase existing problems in Maple Garden, the Well, etc due to additional runoff.

Phil feels that existing ditch for Maple Gardens was sized only for existing structure and not designed for development. Based on existing structures and development detention may be required as drainage problems presently exist E & S of proposed plat.

Due to existing problems surrounding area detention may be necessary.

SEDGWICK COUNTY
DEPARTMENT OF
PUBLIC WORKS

MEMO

TO: PAUL JOHNSTON FROM: PHIL DIETRICH

PROJECT: OAK CLIFF ESTATES

ITEM: COPIES OF F.I.A. MAPS

DATE: 1-14-80

ENCLOSED PLEASE FIND COPIES OF THE FIA RATE MAP, ASSOCIATED PROFILES,
AND COMPUTER RUNS FOR BACK WATER FOR THE ABOVE REFERENCED ADDITION.
I HAVE ALSO INCLUDED A COPY OF THE ESTABLISHED BANK LINES FOR COWSKIN CREEK.
I CALLED LOUISE AND TOLD HER THAT WE WERE COORDINATING ON DRAINAGE PROBLEMS
IN PROPOSED ADDITION, AND THAT YOU WOULD BE FORWARDING HER COMMENTS.

Received

JAN 15 1980

Subject - Drainage from Oak Cliff Estates (proposed)
to Maple Gardens

Jan 17 80

On Maple Road (based upon info submitted by county 1-16-80)

Elevations: Roadway 1321.47
@ 7x3 box 1316.42
5.05' head at box

Based upon the contours provided for Oak Cliff Estates flow will occur over the roadway at the corner of Maple & Maple before topping the 7x3 structure in Maple.

Elevations: South of 7x3 structure 1320
~ 1317
3'

Head at structure before crossing roadway south 1320
1316.4
3.6'

Using Chart 1 - Hydr. Charts for the Selection of Highway Culverts

$$H_w/D = \frac{3.6}{3} = 1.2 \quad 30^\circ - 75^\circ \text{ wing walls}$$

$$Q/B = 19 \therefore Q = 19B = 19(7) = \underline{133 \text{ cfs}} \quad \text{before flowing over road}$$

Based upon calculation by Max 9-19-77

$$DA = 105 \text{ A. } t_c = 20 \text{ min } L_{100} = 6.2 \quad C = 0.5 \text{ developed}$$

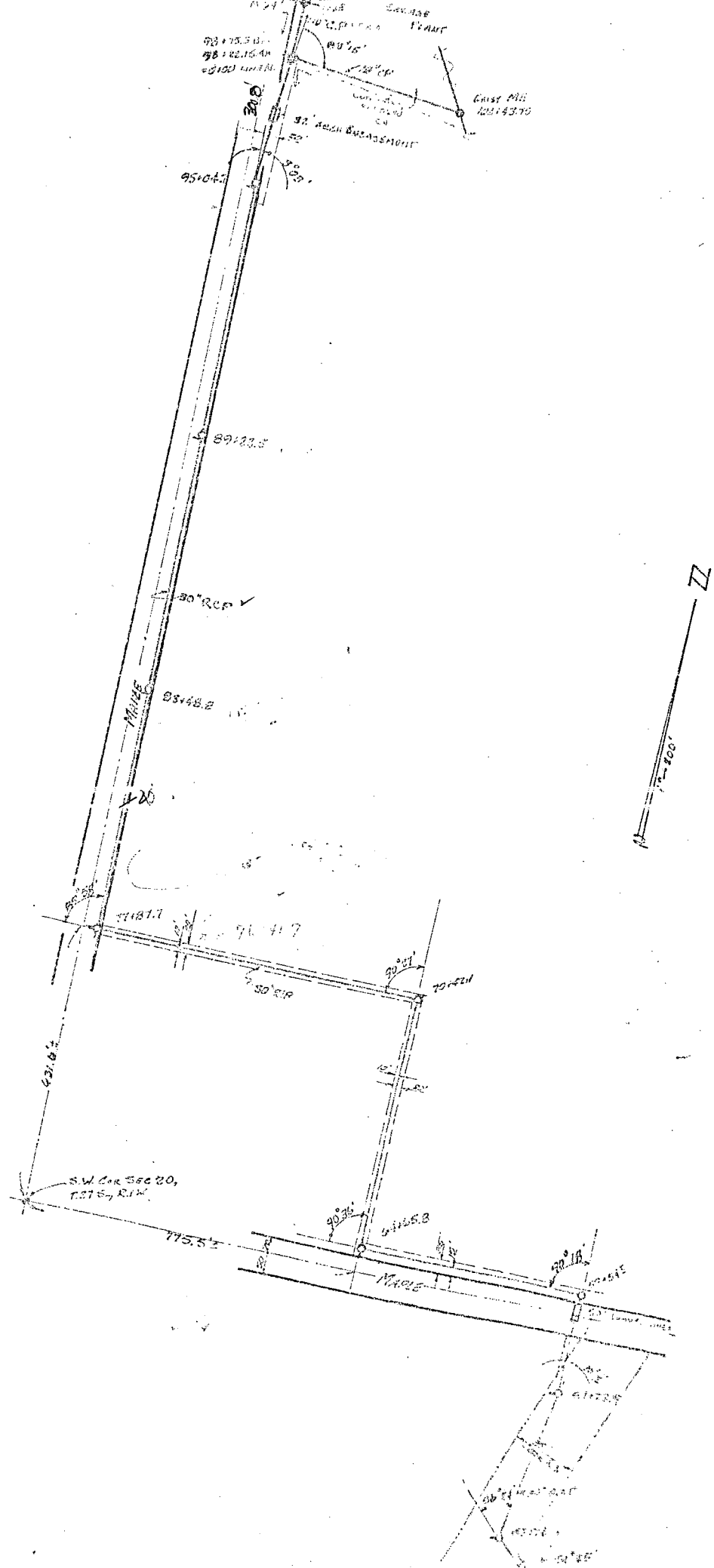
Rational Formula

$$Q = ciA = 0.5 (6.2) 105 = 325 \text{ cfs} \quad \text{developed}$$

$$0.2 (6.2) 105 = \underline{130 \text{ cfs}} \quad \text{undeveloped}$$

$$\text{if } 0.3 (6.2) 105 = 242 \text{ cfs}$$

Section 20



Flood Control and Landfill Div.

January 21, 1980

Louise Olivarez, Sr. Planner, MAPD

Paul Johnston

- Oak Cliff Estates - Sketch Plat

Reference is made to the Sketch Plat for subject Addition submitted to this office for review. Upon initial review and as discussed previously on 1/11/80, following are my comments:

- 1) A requirement will exist for the northeasterly section and southwesterly corner of the plat to be designated as a Floodway Reserve with provisions made for maintenance of same. Contact should be made with the Flood Control section to work this out.
- 2) Due to the Floodway areas mentioned in Item 1, some redesign appears necessary.
- 3) The ponding area in Westlink Village 18th Addition, located at the southwesterly edge of this plat, has a minimum pad elevation of 1335 established for all lots surrounding it with the exception of the most southerly. A similar requirement will exist for this plat.
- 4) Minimum pad elevations will be required for the northeasterly section and portions of the southeasterly section due to the Floodway and existing drainage structures and drainageways downstream.
- 5) To handle the generated runoff due to development, it appears that some detention may be necessary.
- 6) The nomenclature of the plat should be corrected from Westlink 18th Addn. to Westlink Village 18th Addition.
- 7) Approximately 1/5 of the proposed plat will be draining southwesterly toward the pond in Westlink Village 18th Addition. A method should be presented for handling same.
- 8) Any additional flow running south from the southwesterly edge of the plat must pass through Miles Hidden Lakes Estates. It may be necessary to show that the existing lakes, dams and drainage easements can convey and not unduly affect same.
- 9) If not detained, any additional flow generated going east must pass through Maple Gardens, the Dail and the townhouses at Rolling Hills Country Club Estates 4th Addition. Drainage problems already exist in these areas which would have to be addressed.

Louise Olivarez
Subject: Oak Cliff Estates - Sketch Plat
January 21, 1980
Pg. 2

- 10) The exception noted in the northeast corner of the plat contains a home and tennis court which will be within the Floodway. The owner should be made aware of this.

As indicated there are many drainage problems associated with subject plat which require attention. If further questions exist, please advise.

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Yash Desai
Phil Dietrich
Oak Cliff Estates Addn. Plat File
Miles Hidden Lakes Estates Addn. Plat File
Maple Gardens Addn. Plat File
Rolling Hills Country Club Estate 4th Addn. Plat File
The Dell Addn. Plat File

8

1-713

ROUTE SLIP

(PLEASE CIRCLE DESTINATION)

- Administration**
Budget
Contracts Admin.
Controller
Data Processing
Purchasing
Print Shop
Stationery Stores
Ret. & Insurance
Treasurer
- Airport Authority**
- Art Museum**
- City Manager**
C.P.O.
City Clerk
City Commission
Community Action
Community Services
Com/Status of Women
Personnel
Personnel Training
Public Affairs
- Civil Rights & E.E.O.**
- Community Facilities**
Building Services
Century II
Community Arts
Omnisphere
- Credit Union**
- Emergency**
- Communications**
- Fire Department**
- Grievance Office**
- Health Department**
- Housing & Economic Development**
Adm. & Finance
Central Inspection
Energy Resources
Industrial Development
Local Housing Authority
- Law Department**
- Library**
- M.T.A.**
- Municipal Court**
- Park Department**
Forestry
Recreation
- Planning Department**
Empl. &
Training Center
Graphics
Job Teams
- Police Department**
Motor Pool
- Public Works**
Administration
Engineering
Flood Control
Maintenance
Traffic Engineering
- Urban Renewal**
- Water Department**
Accounting
Engineering
Filter Plant
Gas Utility
Mains & Services
Water Pol. Control

For: Paul Johnston

___ For your information For your comments

MESSAGE: Sketch plat for your review & comments by 1-11-80. Annexation will be requested.

Signed Louise Date 1-4-80