

S/D NO. 80-1 Name Oak Cliff Estates
Date Application Rec'd. 1-4-80 Preliminary Approval _____
Scheduled S/D Meeting 3-6-80

DESCRIPTION

General Location Northwest corner of Maple and Maize Road

Owner Inland Investment Co., Inc.
Surveyor/Engineer Professional Engineering Consultants
Address 1440 E. English Phone 262-2691

- | | |
|--|--|
| <p>1. Gross Acreage of Plat <u>150+</u></p> <p>2. Number of Lots:
Residential <u>349</u>
Commercial <u>3</u>
Industrial _____
Other _____
Total Number of Lots <u>352</u></p> <p>3. Minimum Lot Frontage <u>65' at setback bk.</u></p> <p>4. Minimum Lot Area <u>9600+ square</u> ft.</p> <p>5. Existing Zoning <u>R-1 and LC</u></p> <p>6. Proposed Zoning <u>"AA", "LC", "R-6"</u></p> <p>9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)</p> <p>12. City of Wichita <u>X</u>: Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:</p> <p>a. <u>58'</u> R/W <u>8650</u> ft.</p> <p>b. <u>64'</u> R/W <u>7110</u> ft.</p> <p>c. <u>66'</u> R/W <u>4950</u> ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL <u>20710</u> ft.</p> <p>8. Sidewalk adjacent to all streets? _____ yes <u>X</u> no</p> |
|--|--|

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.
- B. A Community Unit Plan shall be submitted for the proposed commercial area. The applicant's engineer has advised that in addition to filing a C.U.P. for the proposed commercial area, present plans involve including the proposed multiple family area also in the required C.U.P. No final plat shall be submitted until the associated C.U.P. has been approved.
- C. A major concern of Planning Department staff is the amount and configuration of the proposed light commercial zoning. (Lots 1, 2, and 3, Block 20). Staff cannot support commercial zoning directly across the street from the Rolling Hills Country Club condominiums, nor can we support 15-plus acres of commercial zoning at this location.
- D. The applicant has filed an associated zone case requesting "AA" and "LC" to "RB", "R-6", "A" and "LC". Approval of this preliminary plat should be subject to the approval of the associated zone case.
- E. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structure constructed on subject property.
- G. The applicant shall guarantee the following roadway improvements:

T9-303¹. Paving of all interior streets.

(Over)

2. Construction of a decel lane for both Maple Street and Maize Road. If the associated C.U.P. requires a third continuous deceleration lane on these streets adjacent to the proposed commercial area, the applicant shall guarantee these improvements and they shall be indicated on the final plat.
 3. Construction of those major entrances to serve the proposed multiple family and commercial development as required by the approved C.U.P.
- H. For the proposed multiple family developments (Lots 4 and 5, Block 20), if it is proposed that each dwelling unit will be individually owned, a Homeowners Association Agreement shall be submitted which provides for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- I. In accordance with the City sidewalk ordinance, sidewalks shall be guaranteed at the following locations:
1. Both sides of Douglas/1st Street (collector).
 2. Both sides of Parkdale (collector).
 3. East side of Stony Point between Douglas and Maple (multiple family zoning).
- J. Building setbacks for Lots 1-5, Block 20 shall be per the building setback requirements of the associated Community Unit Plan.
- K. Access control from Lots 1-5, Block 20 to adjacent streets shall be per the access control requirements of the associated Community Unit Plan. However, in this regard, the following access controls are recommended:
1. "Access control except 1 opening" across the east line of Lot 3, Block 20 to Maize Road.
 2. For the north line of Lot 3, Block 20 to Douglas Avenue:
 - a. East 40 feet - "Complete Access Control."
 - b. West 100 feet of the east 140 feet - "Access control except for 1 opening."
 - c. Remaining frontage to Douglas - "Complete access control."
 3. "Access control except 1 opening" across the south line of Lot 5, Block 20 to Maple Street.
 4. "Access Control except 1 opening" across the south line of Lot 2, Block 20 to Maple Street.
 5. "Access control except 1 opening" across the east line of Lot 2, Block 20 to Maize Road.
 6. For the south line of Lot 1, Block 20 to Maple Street:
 - a. East 40 feet - "Complete access control."
 - b. Remaining frontage to Maple - "Access control except for 1 opening."
 7. For the east line of Lot 1, Block 20 to Maize Road:
 - a. South 40 feet - "Complete access control."
 - b. Remaining frontage to Maize - "Access control except for 1 opening."

(Continued)

- L. North of the northeast corner of this plat is an ownership which has its access to Maize Road interrupted by the Cowskin Creek. The Committee, Advisory Board members and the applicant's engineer should be prepared to discuss the feasibility of providing access for this ownership through either this plat or through Westlink 17 to the west.
- M. 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.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

S/D NO. 80-1 Name Oak Cliff Estates Preliminary Approval 3-6-80
Date Application Rec'd. 1-4-80 Scheduled S/D Meeting 6-26-80

DESCRIPTION

General Location Northwest corner of Maple and Maize Rd.

Owner Inland Investment Co., Inc.
Surveyor/Engineer Professional Engineering Consultants
Address 1440 E. English, 67211 Phone 262-2691

- 1. Gross Acreage of Plat 150+
- 2. Number of Lots:
 - Residential 354
 - Commercial 3
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 357
- 4. Minimum Lot Frontage 65' at setback
- 5. Minimum Lot Area 9600+ square feet
- 6. Existing Zoning R-1 and LC
- 7. Proposed Zoning AA, LC and R-6

- 7. Lineal Feet of New Streets:
 - a. 58' R/W 8650 ft.
 - b. 64' R/W 7110 ft.
 - c. 66' R/W 4950 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 20710 ft.
- 8. Sidewalk adjacent to all streets? yes no

- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) N/A (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The representatives from City Engineering and Flood Control should be prepared to comment on the status of the applicant's drainage plan. If the plan has not been approved, it is recommended that this plat be deferred two weeks.
- B. Approval of this final plat shall be subject to approval of the applicant's associated zone case (Z-2228) requesting "AA" and "LC" to "R-6", "A", and "LC".
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.
- D. The applicant shall submit an avigational easement covering all of Block 20 and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structure constructed on subject property.
- E. The applicant shall guarantee the following roadway improvements:
 - 1. Paving of all interior streets;
 - 2. Construction of a continuous deceleration lane adjacent to the proposed light commercial development on both Maize Road and Maple;
 - 3. Construction of four major entrances to serve the proposed multiple family and commercial development.
- F. For the proposed multiple family development on Lot 4, Block 20, if is proposed that each dwelling unit will be individually owned, a Homeowners Association Agreement shall be submitted which provides for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.

- G. In accordance with the City sidewalk ordinance, sidewalks shall be guaranteed at the following locations:
1. Both sides of Douglas/1st Street (collector);
 2. Both sides of Parkdale north of 1st Street (collector);
 3. East side of Lark between Douglas and Maple (multiple family zoning).
- H. The final plat tracing shall indicate a 35-foot building setback from Maple and Maize Rd on Lot 1, Block 20.
- I. The applicant shall guarantee all drainage improvements required by this plat.
- J. 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.
- K. The plattors' text shall be revised to state that maintenance of the floodway shall be the responsibility of the owners of the lots on which the floodway is located, not the responsibility of all lot owners in the subdivision.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

March 3, 1980

Jack Galbraith, Chief Planner, MAPD

Paul Johnston

- Oak Cliff Estates Commercial and Residential CUP.

Reference is made to your memo of February 27th regarding subject CUP requesting review and comments. I have reviewed the plan and data you submitted with the memo and have the following comments concerning drainage and access.

455
WICHITA
(316)

1980

Drainage:

Profess
Consul
1440 East
Wichita

Drainage problems presently exist just east and southeast of the designated plat through the area known as Maple Gardens and the Dell. It is anticipated that with the proposed development and the addition of light commercial zoning, additional problems might be experienced. This could occur unless a majority of the area was design to drain north to the Cowskin Creek or detention facilities provided.

Atten
Dear Ms

During construction of the Maple Gardens ditch an obstruction was encountered. This was in the form of a turn manhole for the 30" Southwest Interceptor sewer line constructed in the same area as the proposed ditch. This necessitated regrading the ditch so that it might flow south across Maple by way of an existing 48" pipe which had been placed to drain the opposite direction.

The drainage plan for Oak Cliff Estates proposes to use a combination of a channel and a 60" storm sewer pipe. Due to the difficulties experienced in the past, it might be expected that similar problems will present themselves in the construction necessary to convey the drainage to Cowskin Creek. If this is the case, some detention or redesign may be necessary.

The drainage plan for Oak Cliff Estates proposes to use a combination of a channel and a 60" storm sewer pipe. Due to the difficulties experienced in the past, it might be expected that similar problems will present themselves in the construction necessary to convey the drainage to Cowskin Creek. If this is the case, some detention or redesign may be necessary.

Access:

With an open channel system being proposed for drainage, any crossing of same will require an adequate structure. The proposed access for Parcel 1 indicates two openings both to Maple and to Maize. This will necessitate multiple structures crossing the drainage channel hence interfering with the efficiency of the drainage ditch and the maintenance of same. It is suggested that a single opening of sufficient size be provided to grant access to Maple and Maize versus the two being proposed.

2. Paul Johnston, Acting Director, Flood Control and Landfill Div.

Paul Johnston, Acting Director, Flood Control and Landfill Div.

PJ/glm
cc: Oak Cliff Estates Addn. Plat File
No Maple Gardens 1st Addn. Plat File

not CARIS
R/E/C

RECEIVED
MAR 5 1980
Engineering Division

KENKEX 268-4391

March 5, 1980

Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211

Attn: Chris Brennenstuhl

Subject: Oak Cliff Estates Addn. - Drainage Concept

Dear Mr Brennenstuhl:

Reference is made to the Drainage Concept plan for subject Addition submitted to this office February 20, 1980. I have reviewed the plan and due to existing drainage problems occurring just east and southeast of subject plat in areas known as Maple Gardens and The Dell, the following comments are submitted pertaining to the drainage of subject plat.

- 1) Due to existing elevations at the intersection of Maize Road and Maple, same would be topped prior to utilizing the available capacity of the 7'x3' RCBC in Maize just north of Maple. Based upon these elevations, it appears that the box structure could pass only 133 cfs versus the 210 cfs being proposed.
- 2) The construction of the Maple Gardens ditch was not completed as designed - to drain directly east to the Gowskin Creek. Obstructions by way of constructed manholes from the Southwest Interceptor sewer existed within the proposed drainageway. This necessitated the regrading of the channel to drain south across Maple by way of an existing 48" pipe which had been placed to drain the opposite direction.

Based upon the difficulties experienced in the past when an attempt was made to construct the channel north of Maple, it might be expected that similar problems will present themselves in any proposed construction. The situation merits close consideration.

- 3) Recent field shots provided by the County on the existing ditch east of Maize, north of Maple indicates a capacity of 178 cfs.
- 4) It appears that the 48" pipe crossing Maple east of Maize has a capacity of 115 cfs.

March 5, 1980

- 5) Drainage is presently hindered from flowing east to Cowskin on the north side of Maple by means of the constructed berms and weirs associated with an existing pond.
- 6) Considering the existing problems it is recommended that the majority of the drainage be directed north to Cowskin Creek and/or detention be provided.
- 7) Minimum pad elevation exists for Lots 1 - 13, Block 18.
- 8) The northeasterly section, Lots 22 - 24; Block 2; Lots 1 - 6; Block 10; Lots 13 - 14, Block 9 and other portions are located within the flood plain. Same should be classified as Floodway Reserve.
- 9) Minimum pad elevation will be required for lots adjacent to the flood plain.
- 10) An additional 40 acres is being drained into a proposed conveyance system or channel leaving Westlink Village 18th Addn. by way of a 4'x4' RCBC crossing Maple. Previously the flow leaving Westlink Village 18th Addn. was not addressed or designed to pick up this additional area. Need to analyze what affect this additional runoff may have on Hidden Lakes just south of same. Need information on conveyance and backwater calculations.
- 11) Need drawing or schematic showing boundary areas of sub-basins called out in page 7 of calculations submitted February 22nd for southeast area.
- 12) Information was not provided for the drainage system indicated on the westerly section and the flows involved with same. Request submittal of same.
- 13) Unable to follow drainage calculations due to several inlets being unmarked. Request marking of appropriate nodes.
- 14) Need information on length, slope and flow line of Q2 storm sewer going east. As mentioned previously, problems may be experienced.

The items most likely to affect the layout of the preliminary plat would be the northeastern section where a floodway reserve should be provided and any area which might be required for detention.

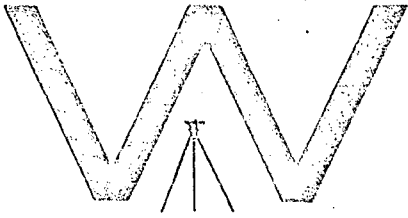
Yours truly,

Paul Johnston, Acting Director
Flood Control and Landfill Division

PJ/glm

cc: Yash Desai
Phil Dietrich
Louise Olivarez
Oak Cliff Estates Addn. Plat File

THE CITY OF WICHITA



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

March 5, 1980

Professional Engineering
Consultants
1440 East English
Wichita, KS 67211

Attention: Chris Brennenstuhl, P.E.

Re: Drainage Plan; Oak Cliff Estates

Dear Ms. Brennenstuhl:

Thank you for the copy of your drainage calculations and the drainage concept plan for the subject plat. We have completed the review of the material submitted and feel that additional information will favor immediate approval of the drainage concept plan - one of the important formalities of preliminary plat approval. We desire the following information:

1. The capacity of the 7' x 3' box under Maize Road approximately 450 feet north of Maple Avenue is uncertain. According to the Flood Control Division, the capacity of the structure is approximately 133 cfs. The capacity of the channel downstream from this box is approximately 178 cfs. However, the runoff from the southeast drainage basin of the plat should be restricted to 115 cfs during 100 year storm conditions, see Item 3 below. The two year frequency (residential) plus the five year frequency (commercial) flow into the ditch should be determined, the proposed storm sewer along the north line of Maple and east line of Maize should be appropriately designed so the downstream channel through The Dell and The Maple Gardens areas is not overloaded. A detention facility to store the additional runoff should be provided at a convenient location for this southeast drainage basin.
2. The storm water sewer in Maple Avenue should be located along the proposed future north curb of Maple Avenue with junction boxes of design similar to Type I-A curb inlets with closed tops which can be adjusted as inlets in the future.
3. No information about the structure under drive, approximately 100 feet north of Maple Avenue, has been submitted. We also need information about the structure under Maple Avenue with the ditch along north line of Maple Avenue with the ditch through The Dell area. We think that the capacity of this structure is approximately 115 cfs.

Professional Engineering Consultants

Attention: Chris Brennenstuhl

March 5, 1980

Page 2

4. The Northeast drainage area drains directly into the Cowskin Creek. A floodway of sufficient width should be designated. Please submit calculations to substantiate the width of the floodway. It may not be a bad idea to provide some kind of a detention facility for this Northeast drainage basin (like what was provided for the drainage of Westlink Village 17th Addition). As you are aware, Cowskin Creek presently floods The Dell area during even the minor storm conditions.
5. We would appreciate your providing outfall elevations of the three storm water sewer systems draining the three drainage basins. Also, please provide the proposed or existing flowline elevations of the creek, and channels where these storm water sewer systems discharge.
6. The 100 year frequency flow in the channel along the south line of the plat at the southwest corner should be maintained at approximately 120 cfs.
7. Sufficient improvement of this channel should be guaranteed to ensure adequate capacity and sufficient detention storage if necessary to provide safe passage of the probable maximum flood through the channel and over the Maple Avenue, assuring that the structure can flow only 120 cfs.
8. All lots along the right bank of this channel are to be filled to the minimum elevation of 1336.0 feet, U.S.G.S. Datum (148.6 feet City). The minimum top of curb elevation of the street in front of these lots should be at least 1336.0 feet U.S.G.S. Datum.
9. Please provide information about all existing and proposed, if applicable, utilities and drainage in the vicinity of the plat.

A detailed review of the storm sewer systems will be made prior to the time of final plat submission to the Subdivision Committee.

Please feel free to call me at (316) 268-4235 if you have any questions. Hoping to hear from you at your earliest convenience.

Very truly yours,

Yash D. Desai
Drainage Chief Engineer

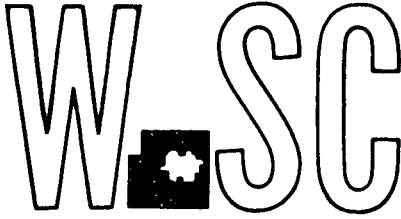
YDD:gf

cc: Jack Galbraith, Planning Department
Paul Johnston, Flood Control
Thrumman Smith, Developer

Oak Cliff Estates

1. Part of the plat is Western Sky Village addition. The old plat needs to be vacated as new plat going to be reworded
2. Computation of t_c is inconsistent. For most area $t_c = 15$ min but for area North of CRC, t_c of less than 15 min was used. This is conservative in calculating runoff quantities.
3. Drainage concept calls for a proposed SWS to drain 2 yr runoff directly to Cowskin and the difference between 2 yr and 100 yr runoff in ditch along Maple. However, Cowskin downstream does not have excess capacity to handle excess runoff due to the development of this plat. It is recommended that the total flow of 100 yr runoff be restricted to ~~200~~ 200 cfs for the ditch and excess runoff be stored on site. A detention system is also recommended for the NE area which drains to Cowskin Creek.
4. Top of Embankment of the pond to the west is 1336.0 (I could not reach K.O. Taylor to verify this Elev.)

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

March 11, 1980

Professional Engineering Consultants
1440 E. English
Wichita, Ks. 67211

Re: S/D 80-1 - Preliminary plat of Oak Cliff Estates

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 6, 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 submit a final drainage plan to City Engineering and the Flood Control office for review and approval prior to submitting a final plat.
- B. No final plat shall be submitted until the associated Community Unit Plan and zone case have been approved.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots being platted.
- D. The applicant shall submit an avigational easement and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structure constructed on subject property.
- E. The applicant shall guarantee the following roadway improvements:
 1. Paving of all interior streets.
 2. Construction of a decel lane for both Maple Street and Maize Road. If the associated C.U.P. requires a third continuous deceleration lane on these streets adjacent to the proposed commercial area, the applicant shall guarantee these improvements and they shall be indicated on the final plat.

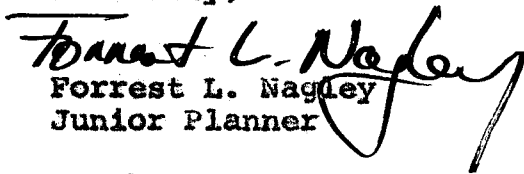
3. Construction of those major entrances to serve the proposed multiple family and commercial development as required by the approved C.U.P.
- F. For the proposed multiple family developments (Lots 4 and 5, Block 20), if it proposed that each dwelling unit will be individually owned, a Homeowners Association Agreement shall be submitted which provides for the maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- G. Prior to filing a final plat, the applicant shall contact City Public Works regarding appropriate street names.
- H. In accordance with the City sidewalk ordinance, sidewalks shall be guaranteed at the following locations:
 1. Both sides of Douglas/1st Street (collector).
 2. Both sides of Parkdale (collector).
 3. East side of Stony Point between Douglas and Maple (multiple family zoning).
- I. Building setbacks for Lots 1-5, Block 20 shall be per the building setback requirements of the associated Community Unit Plan.
- J. Access control from Lots 1-5, Block 20 to adjacent streets shall be per the access control requirements of the associated Community Unit Plan.
- K. 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.
- L. The applicant shall guarantee all drainage improvements required by this plat.
- M. The final plat shall indicate the easements requested by K.G. and E. and Cablevision. They are shown on the "marked" preliminary plat.
- N. 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.
- O. 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 should have any questions concerning this matter, please call.

P.E.C.
3-11-80
Page 3

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Inland Investment Co., Inc. 200 Douglas Bldg., 104 S. Broadway
67202
✓ Dean Sellers, Assistant City Engineer
Paul Johnston, Flood Control

Pat File

March 25, 20

Subject: Oak Cliff Est & Westlink Village 13th
Utilities (elec.) for same.

KG&E

Approached by Msix concerning utilities being proposed to run north-south between the mentioned plots just north of Maple.

A main concern of the electric company was the non availability of easements crossing the designated floodway, potential height of water in the reserve and discussion on purpose of draining placement of SW edge of plot pertaining to Oak Cliff Estates

End result was the relocation of a proposed main feeder that had been planned to run N-S on the half section line

P.J.