

WICHITA SEDGWICK COUNTY

DATE

January 18, 1980

METROPOLITAN AREA PLANNING DEPARTMENT

Robert B. Feldner, Superintendent of Central Inspection

✓ Dean Sellers, Acting City Engineer

Paul B. Graves, Traffic Engineer

TO Max Greene, Flood Control and Landfill Director

Tom Allen, Park Department Director

FROM

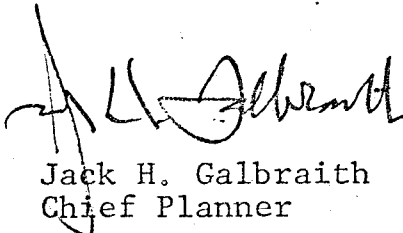
Jack H. Galbraith, Chief Planner

SUBJECT

DP-100 Meadowlark C.U.P. Generally located on the south side of Harry between Roosevelt and Oliver; and Z-2200 - Zone change from "AA" to "R-6"

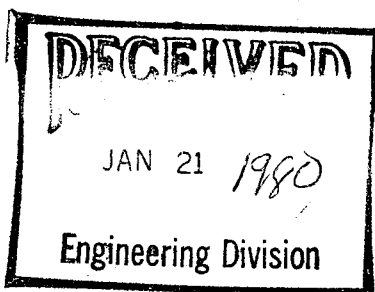
Attached is a copy of a proposed residential C.U.P. for the area comprising the existing Meadowlark Drive-in. The proposed C.U.P. would allow 29 dwelling units per acre, or a maximum of 571 garden apartments. At the time of platting, additional street r-o-w is to be dedicated and the construction of an accel/decel lane is to be guaranteed. The applicant is proposing to retain storm water runoff on the site in the areas marked on the attached plans.

We would appreciate any comments which you might have regarding curb cuts, drainage, sanitary sewer service, etc., by January 30, 1980.


Jack H. Galbraith
Chief Planner

JHG:ADC:el

Attachment

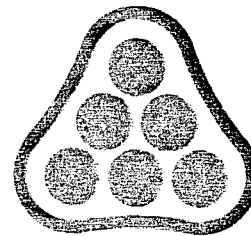


DIRECTORS

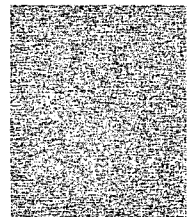
- C. O. KNOP, P.E.
- R. B. PEUGH, P.E.
- C. J. FREUND, P.E.
- W. H. KELTNER, P.E.
- R. D. PLETCHER, P.E.
- F. D. MIDDLETON, JR., P.E.
- D. E. MALTSIE, P.E.
- M. D. SCHOMAKER, P.E.

July 1, 1980

Steve Lackey, Design Chief Engineer
Engineering Division, Department of Public Works
7th Floor - City Hall
455 N. Main
Wichita, Kansas 67202



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



RE: Meadowlark Addition - Drainage Concept
PEC File No. 30-79151-1081

Dear Mr. Lackey:

The Meadowlark C.U.P. has been approved with the following General Provision #4:

Drainage: At the time of platting, the applicant shall submit a Drainage plan for the entire development and guarantee drainage improvements as may be required.
The difference between developed 100 year storm water runoff and undeveloped 100 year storm water runoff shall be detained on the property and released at a rate not to exceed the undeveloped 100 year storm water runoff.

The "undeveloped" runoff has been calculated based on the area soil type and as a pasture in good condition. This would be identical to the adjacent golf course condition. The runoff flow rate is 31 cfs.

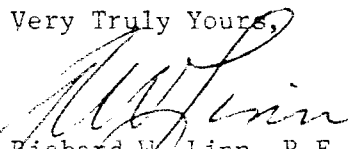
The proposed multi-family residential development is assumed to be 50% impervious and 50% open area. The flow rate is calculated to be 58 cfs for the design storm (100 year, 6 hour).

The detention volume required is 2.8 acre - feet. Attached are copies of the calculations. Also attached are calculations for the outlet pipe.

The attached Drainage Concept provides for a detention pond with a minimum capacity of 2.8 acre feet, and 1' freeboard. The entire site is to be graded to drain into the pond (except a 10' strip adjacent to the west and east property lines).

The Drainage Plan will be submitted for review and approval prior to submission of the Final Plat.

Very Truly Yours,


Richard W. Linn, P.E.
Manager, Land Development

cc: Mike Lindebak
Tom Allen
Louise Olivarez

METROPOLITAN AREA PLANNING DEPARTMENT

May 20, 1983

✓
TO Robert Feldner, Superintendent of Central Inspection
 Paul Graves, Chief Engineer
 Mike Lindebak, Program Development Engineer

FROM Arthur D. Chambers, Senior Planner, Current Plans Division

SUBJECT DP 130 Meadowlark Commercial and Residential CUP. Generally located on the south side of Harry in an area east of Terrace as extended from the north.

A copy of a proposed commercial and residential CUP at the above referenced location is attached for your review. The proposed CUP will supercede the existing residential CUP (DP 100 Meadowlark CUP) on the same site. A maximum of 138,070 square feet of office and commercial uses would be permitted in Parcels 1 and 2. Parcels 3 and 4 could have a maximum of 252 dwelling units.

We would appreciate receiving any comments you might have regarding traffic, access, drainage, sewer capacity, etc., by Friday, May 27, 1983. If you have any questions please call.

Arthur D. Chambers

 Arthur D. Chambers, AICP/Senior Planner

ADC:vn
 Attachment

Comments provide by Mikimely & Graves
MJG
6-6-83

