

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

May 16, 1980

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

Re: S/D 80-12 - Final plat of Oak Knoll 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 15, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of the necessary sanitary sewer mains and the construction of sanitary sewer laterals to serve each lot.
- B. The applicant shall guarantee the paving of all streets being platted including storm sewers.
- C. The applicant shall guarantee the construction of a sidewalk on the east side of Dalton.
- D. For all lots fronting on a 58-foot street, there shall be submitted a covenant which requires 4 off-street parking spaces per dwelling unit.
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- F. The applicant shall guarantee the extension of City water to serve all lots.
- G. The applicant shall indicate on the face of the plat and in the plattor's text a temporary cul-de-sac at the east end of Hurst Street. The text shall state that the cul-de-sac right-of-way will expire at such future time as the street is extended further east.

- H. The applicant shall continue to work with McConnell Air Force Base regarding a pedestrian easement from this plat through the McConnell Manor residential development in order to provide a reasonable means of access to Wineteer School. If the Air Base is agreeable to such an easement, then the final plat shall show a similar pedestrian easement in the vicinity of Lot 25, Block 1.
- I. Recording of the final plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on May 22, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: American Land Dev. Co., Inc., c/o Randall J. Voth, Vice-President,
Suite 1, 3202 W. 13th St., 67203
Dean Sellers, Acting City Engineer

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 4, 1980

Professional Engineering
Consultants
1440 East English
Wichita, KS 67211

Attention: Chris Brennenstuhl, P.E.

Re: Drainage Plan; Oak Knoll and Oak
Knoll 2nd Addition

-File

Dear Ms. Brennenstuhl:

Thank you for submitting the calculations and the Drainage Concept Plan of the subject plats. We have reviewed the plan and are glad to comment that the plan appears to be feasible. There is, however, some additional information that will help us to arrive at a speedy approval of the plan:

1. As you are aware, the storm water sewer plans for the Oak Knoll Addition (Storm Water Sewer No. 172) are currently in progress and are about 80 percent complete. The outfall of this storm sewer is at elevation 190.0 City Datum which is approximately eight feet below the existing ground surface (198.1 feet elevation City Datum). To this date, we have not received your proposed channel design and cross-sections showing the feasibility of accommodating an eight foot deep channel section in a 50 feet proposed drainage easement.

1376.5 As shown

inadequate
need 75'

2. We acknowledge that the water surface elevation in the pond downstream from the channel is 89.1 feet City Datum, however, we cannot determine whether this water level is the 100 year frequency storm level or normal water surface elevation? In order to determine the feasibility of this drainage concept plan, a backwater curve analysis from the spillway or outlet structure and/or structure under Rock Road (which is not shown on the plan) is requested. We appreciate your submitting, at your earliest convenience, such analysis to our office for review.

In order to help arrive at a speedy approval of this drainage concept plan, we are enclosing a copy of the final drainage plan for the subject Additions. We hope this will help you in your analysis. The size of pipe and location and number of inlets may vary from your preliminary design, however, this should not affect the design of the channel.

Received
RECEIVED MAR 5 1980 MAR 5 1980

39

Professional Engineer & Consultants
Attention: Chris Breitenstuhl
March 4, 1980
Page 2

Please feel free to call us at (316) 268-4235 if you need additional information or have any questions. Your early response will help speedy approval of the drainage concept plan, hence the plat.

Very truly yours,



Yash D. Desai
Drainage Chief Engineer

YDD:gf

Enclosure

cc: Jack Galbraith, Planning Department
Paul Johnston, Flood Control ×
Randall Voth, V.P. American Land Development

March 4, 1980

Professional Engineering
Consultants
1440 East English
Wichita, KS 67211

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2. We acknowledge that the water surface elevation in the pond downstream from the channel is 89.1 feet City Datum, however, we cannot determine whether this water level is the 100 year frequency storm level or normal water surface elevation? In order to determine the feasibility of this drainage concept plan, a backwater curve analysis from the spillway or outlet structure and/or structure under Rock Road (which is not shown on the plan) is requested. We appreciate your submitting, at your earliest convenience, such analysis to our office for review.

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Professional Engineering Consultants
Attention: Chris Brennenstuhl
March 4, 1980
Page 2

Please feel free to call us at (316) 268-4235 if you need additional information or have any questions. Your early response will help speed approval of the drainage concept plan, hence the plat.

Very truly yours,

Yash D. Desai
Drainage Chief Engineer

YDD:gf

Enclosure

cc: Jack Galbraith, Planning Department
Paul Johnston, Flood Control
Randall Voth, V.P. American Land Development

July 3, 1980

Louise Olivarez, Sr. Planner, MAPD

Paul Johnston, Acting Director

- Oak Knoll Industrial Park Addn.
Sketch Plat

Reference is made to your request for comments on subject Addition.
Upon initial review of subject sketch plat the following comments are offered.

- 1) The drainage easement shown to be abandoned was a requirement for the Oak Knoll and Oak Knoll 2nd Addition plats. This was to provide a means of directing the drainage from the mentioned plats across the property in question, same to be part of the drainage guarantees and recorded by separate instrument.

Any proposed change will require approval and appropriate easements to handle Q100. Same to be tied into the flowline of the proposed outfall leaving Oak Knoll 2nd Addn.

- 2) The area north of subject sketch plat drains southerly and provision for same should be made.
- 3) At the time Oak Knoll 2nd Addition was platted it was indicated that any future development would require resolving existing drainage problems. Presently no adequate means exist to convey the drainage from the site. Both the roadside ditch adjacent to Rock Road and the culverts crossing same and the northwest corner of McConnell Air Force Base housing are inadequate. The pond shown within the drainage and detention area does not have an approved outlet. In the past overflow has caused flooding to the structures just south requiring a levee to be built for protection.

Any proposed development will require addressing the previous comments.

Paul Johnston,
Acting Director
Flood Control and Landfill Division

cc: Phil Dietrich
Oak Knoll Addn. Plat File
Oak Knoll 2nd Addn. Plat File
Oak Knoll Industrial Park Addn. Plat File

November 14, 1980

Mr. Randy Voth
American Land Development
3202 W. 13th Street, Suite 1
Wichita, Kansas 67203

Dear Randy:

The following is the anticipated schedule for completing plans for
Oak Knoll 2nd Addition:

Sanitary Sewer Main and Lateral	January, 1981
Storm Water Sewer	February, 1981
Street Paving	February, 1981

You will be advised of any major deviation from this schedule.

Sincerely,

Mike Lindebak
Program Development Engineer

MEL:ck

January 15, 1981

Mr. Randy Voth
American Land Development
3202 W. 13th Street
Suite 1
Wichita, Kansas 67203

Dear Randy:

As per our telephone conversation January 12, 1981, every effort will be made to complete sanitary sewer plans for Oak Knoll 2nd Addition by mid February. However, as I indicated, a more realistic estimate for completion of sanitary sewer plans is March 1, 1981.

We will advise you of any changes in this schedule.

Sincerely,

Mike Lindebak
Program Development Engineer

ML:ck

cc: Paul Graves, Chief Engineer
Don Schneider, Sanitary Engineer

COMMISSIONERS PROCEEDINGS

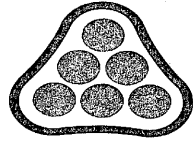
- Imp. Lockwood Plans and Specifications for improving Lockwood from the east line of Hydraulic to the west line of Spruce; Kansas from the south line of Lot 3, Block 3, River Oaks Addition to the south line of Lockwood; Minneapolis from the south line of Lot 26, Block 4, River Oaks Addition to the south line of Lockwood; Maywood from the east line of Minneapolis to the west line of Spruce; Spruce from the south line of Lot 33, Block 10 and the north line of Lot 34, Block 7, River Oaks Addition to the north line of River Oaks Addition; Ash from the north line of Lockwood to the south line of Lockwood, presented. Knight moved that the Plans and Specifications be approved and the City Clerk be instructed to advertise for bids to be submitted to the Board of Bids and Contracts by 10:00 a.m., April 24, 1981. Motion carried 4 to 0.
 - Imp. Pinecrest Plans and Specifications for improving Pinecrest from the north line of 21st Street to the north line of Lot 5, University Gardens 2nd Addition, presented. Knight moved that the Plans and Specifications be approved and the City Clerk be instructed to advertise for bids to be submitted to the Board of Bids and Contracts by 10:00 a.m., April 24, 1981. Motion carried 4 to 0.
 - W/M Shade Plans and Specifications for construction of 12-inch and 8-inch water mains and appurtenances in Shade from Lark to Parkdale, Mars from Shade to Par, Par from Mars to Lark, Lark from Par to Rolling Hills, and Rolling Hills from Lark to Rutgers, in Westlink Seventeen Addition, presented. Knight moved that the Plans and Specifications be approved and the City Clerk be instructed to advertise for bids to be submitted to the Board of Bids and Contracts by 10:00 a.m., April 24, 1981. Motion carried 4 to 0.
 - W/M Garland Circle Plans and Specifications for construction of 6-inch water mains and appurtenances in Garland Circle, in Sherwood Glen Fifth Addition, presented. Knight moved that the Plans and Specifications be approved and the City Clerk be instructed to advertise for bids to be submitted to the Board of Bids and Contracts by 10:00 a.m., April 24, 1981. Motion carried 4 to 0.
- PRELIMINARY ESTIMATES:
- Imp. Porter Avenue Preliminary Estimate of the cost of improving Porter Avenue from the north line of Friar Lane to the north line of Nottingham Lane; Nottingham Circle from the east line of Porter Avenue to and including cul-de-sac, in the amount of \$124,019.85, presented. Knight moved that the Preliminary Estimate be approved and filed. Motion carried 4 to 0.
 - Imp. Mansfield Preliminary Estimate of the cost of improving Mansfield Drive from the west line of Sunny-brook Addition to and including cul-de-sac, in the amount of \$23,658.44, presented. Knight moved that the Preliminary Estimate be approved and filed. Motion carried 4 to 0.
 - Imp. Third/Riverview Preliminary Estimate of the cost of improving intersection of Third and Riverview, Riverview from the north line of Lot 1, Block 2, Park Plaza 2nd Addition to the south line of Lot 44, on Riverview, Waterman's Addition to Waterman's Addition, in the amount of \$64,673.19, presented. Knight moved that the Preliminary Estimate be approved and filed. Motion carried 4 to 0.
 - Imp. Garland Preliminary Estimate of the cost of improving Garland Circle from the south line of Sherwood Glen Fifth Addition to and including cul-de-sac, in the amount of \$18,403.42, presented. Knight moved that the Preliminary Estimate be approved and filed. Motion carried 4 to 0.
 - SWS No. 202 Preliminary Estimate of the cost of construction Storm Water Sewer No. 202 south of Pawnee and east of Rock Road, in the amount of \$53,953.60, presented. Knight moved that the Preliminary Estimate be approved and filed. Motion carried 4 to 0.
 - Imp. 3rd Street Preliminary Estimate of the cost of improving 3rd Street from 256.44 feet west of the west line of Waco Street to the west line of 3rd Street, in the amount of \$37,142.02, presented. Knight moved that the Preliminary Estimate be approved and filed. Motion carried 4 to 0.
 - Imp. Farnview Ct. Preliminary Estimate of the cost of improving Farnview Court from the south line of Farnview Lane to and including cul-de-sac; Lawrence Lane from the south line of Rockhurst Sixth Addition to the south line of Farnview Lane; and reconstruction of the intersection of Gouverneur and Farnview, in the amount of \$78,332.09, presented. Knight moved that the Preliminary Estimate be approved and filed. Motion carried 4 to 0.
 - W/M Cty. Pl. Estate Preliminary Estimate of the cost of construction of 8-inch water mains and appurtenances in Phase II of Country Place Estates, Lot 49, in the amount of \$48,300.00, presented. Knight moved that the Preliminary Estimate be approved and filed. Motion carried 4 to 0.

Oak Knoll 2nd

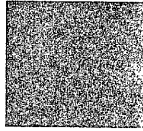
DIRECTORS

C. O. KNOR, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. N. KELTNER, P.E.
R. D. FLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
K. R. HORNER, P.E.
D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.

Paul



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



February 21, 1980

Mr. Dean Sellers, P.E.
Acting City Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

RE: Oak Knoll 2nd Addition - Drainage Plan
PEC File No. 30-78395-1047

Dear Mr. Sellers,

On Friday, February 22, 1980, Professional Engineering Consultants, P.A. will file with MAPD the Preliminary Plat of Oak Knoll 2nd Addition to be scheduled for hearing by the MAPC - Subdivision Committee at it's meeting on March 6, 1980. This plat lies immediately south of and adjacent to Oak Knoll Addition.

At the time that Oak Knoll Addition was platted, Professional Engineering Consultants, P.A. prepared a Final Drainage Plan which was approved subject to the following revisions (see PEC memo of April 26, 1979):

1. The Storm Sewer outfall on the west line of Oak Knoll 2nd is now located at a point immediately west of Mattson Street.
2. The Storm Sewer outfall on the west line of the plat will discharge into a temporary open channel; this is to allow greater flexibility in development of the property through which the channel passes.

Please note that the foregoing revisions have already been incorporated into the design plans for the Street and Storm Sewer system of Oak Knoll Addition.

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

Received

FEB 22 1980

*Oak Knoll
2nd Addn.*

COMMISSIONERS PROCEEDINGS

JOURNAL 127

APRIL 14, 1981

PAGE 10077

See Pg. 10079

Wichita, Kansas, April 14, 1981
Tuesday, 9:09 a.m.

MINUTES OF THE MEETING OF THE BOARD OF CITY COMMISSIONERS

The Commission met in regular session with Mayor Knight in the Chair. Commissioners Brown, Casado, Kennard, present. Commissioner Porter, absent.

E. H. Denton, City Manager; Bernard Borst, First Assistant City Attorney; Dale E. Rea, Deputy City Clerk; present.

The Invocation was given by Dr. Clarence Berger, Minister, Valley Center First United Methodist Church.

Minutes-- The minutes of the regular meeting of April 7, 1981, were approved
-- approved 3 to 0. Kennard abstained since she was not present during that meeting.

Motion -- Knight moved that the rules be suspended and the City Clerk's Agenda
-- carried be taken up out of order. Motion carried 4 to 0.

CITY CLERK'S AGENDA

CITY CLERK'S AGENDA

Mayor Knight announced that the City Clerk's Agenda would be considered as a consensus agenda and Item 1 was withheld.

Motion -- Knight moved that the City Clerk's Agenda, except Item 1, be approved
-- carried in accordance with the recommended action shown thereon. Motion carried 4 to 0.

Discussion of Item 1 - See Housing and Economic Development/Energy Resources.

BOARD OF BIDS
AND CONTRACTS
(ITEM 1)

The City Manager reported that at 10:00 a.m., Friday, April 10, 1981, pursuant to advertisements published, bids were received, publicly opened, read aloud and tabulated by the Board of Bids and Contracts:

ENGINEERING DIVISION - SEWERS & PAVING as per specifications

Storm Water Sewer No. 202 (South of Pawnee and East of Rock Road
(Ref: Bid analysis report attached to Bd of Bids Minutes 4/10/81)

Mid-States Construction Company, Inc. - \$35,610.00

The Board of Bids and Contracts recommended that the contract be awarded as outlined above, subject to check, same being the lowest and best bid and within the Engineer's construction estimate. Knight moved that the contract be awarded as outlined above, subject to check, same being the lowest and best bid within the Engineer's construction estimate, and the Mayor be authorized to sign the contract for the City of Wichita. Motion carried 4 to 0.

*Oak Knoll
2nd Addn*

COMMISSIONERS PROCEEDINGS

JOURNAL 11

MARCH 31, 1981

PAGE 10038

Motion -- carried Brown moved that the applications be approved and the License Collector be instructed to issue the proper licenses. Motion carried 3 to 0.

- NEW OPERATOR 1981** (Consumption on premises)
- Gloria J. Mitchell The Office Lounge 1652 G. Wash. Blvd.
 - *Sidney J. Brick Thunderbird Bowling 2440 S. Oliver
 - *Linda K. Powell The Marple Theatre 417 E. Douglas

*General Retailer--beer sales derive less than 50% of gross revenues. Approved as to form by the City Attorney.

Applications have been approved by the Police Department and their files reflect no record to disqualify the applicants.

Motion -- carried Brown moved that the applications be approved and the License Collector be instructed to issue the proper licenses. Motion carried 3 to 0.

- NEW ESTABLISHMENT 1981** (Consumption off premises)
- Charles E. Rhoades Derby Retail #9177 2012 E. Central
 - Charles E. Rhoades Derby Retail #9198 6485 E. 13th

Approved as to form by the City Attorney.

Applications have been approved by the Police Department and their files reflect no record to disqualify the applicants.

Motion -- carried Brown moved that the applications be approved and the License Collector be instructed to issue the proper licenses. Motion carried 3 to 0.

REQUEST FOR APPROVAL 1981 CIP PROJECTS

REQUEST FOR APPROVAL OF 1981 CIP PROJECTS, presented.

The Engineering Department requests approval of the following 1981 CIP projects:

Storm Sewer Reconstruction, 5th Street and St. Louis -- This project will provide for the repair of the collapsed pipe at the Santa Fe Railroad Crossing at 9th Street and St. Louis. (Est. cost - \$30,000, G.O.)

Storm Sewer Reconstruction, Lincoln at Clifton -- This project will provide for the reconstruction of the existing storm sewer system in order to eliminate the water ponding problem on Lincoln at Clifton. (Est. cost -- \$15,000 G.O.)

Maple and I-235 Floodway Pumping Station Revision -- This project will provide water overflow relief in case of pumping station failure. (Est. cost - \$35,000, G.O.)

Reconstruction of Box Culvert on 13th Street, 1/2 mile west of Maize Road -- This project will improve a currently deteriorated box culvert on the recently annexed part of 13th Street. (Est. cost - \$85,000, G.O.) (Ordinance shown later on agenda)

Rubberized Railroad Crossing -- This project is for installation of rubberized railroad crossing materials at Central and Mead, 21st Street east of Topeka, and 21st Street west of Mosley. (Est. cost - \$250,000, G.O.) (Ordinance shown later on agenda)

Motion -- carried Brown moved that the projects be approved and the City Attorney be instructed to prepare the necessary resolutions and ordinances. Motion carried 3 to 0.

PLANS AND SPECIFICATIONS:

SWS No. 202

Plans and Specifications for constructing Storm Water Sewer No. 22 (south of Pawnee and east of Rock Road), presented. Brown moved that the Plans and Specifications be approved and the City Clerk be instructed to advertise for bids to be submitted to the Board of Bids and Contracts by 10:00 a.m., April 10, 1981. Motion carried 3 to 0.

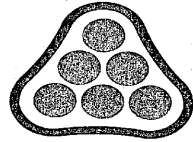
Big Slough
Crossing
Stream File
Ed Hills

Oak Knoll
2nd Adon

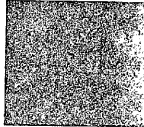
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D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.

Mike



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



February 21, 1980

Mr. Dean Sellers, P.E.
Acting City Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

RE: Oak Knoll 2nd Addition - Drainage Plan
PEC File No. 30-78395-1047

Dear Mr. Sellers,

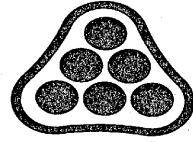
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At the time that Oak Knoll Addition was platted, Professional Engineering Consultants, P.A. prepared a Final Drainage Plan which was approved subject to the following revisions (see PEC memo of April 26, 1979):

1. The Storm Sewer outfall on the west line of Oak Knoll 2nd is now located at a point immediately west of Mattson Street.
2. The Storm Sewer outfall on the west line of the plat will discharge into a temporary open channel; this is to allow greater flexibility in development of the property through which the channel passes.

Please note that the foregoing revisions have already been incorporated into the design plans for the Street and Storm Sewer system of Oak Knoll Addition.

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

Page 2
2-21-80
Mr. Dean Sellers
PEC File No. 30-78395-1047

Enclosed is a copy of the Drainage Plan for Oak Knoll and Oak Knoll
2nd Addition which reflects these changes.

Cordially,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Chris Brennenstuhl, P.E.
Project Manager

Enclosure

cc: Yash Desai
Mike Lindebak
Paul Johnston
Louise Olivarez

1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2601

Flood Control and Landfill Div.

February 25, 1980.

Yash Desai, Chief Drainage Engineer, City Engineer Office

Paul Johnston, Flood Control Engineer

Oak Knoll 2nd Addn. -
Drainage Plan

Reference is made to a Drainage Plan for Oak Knoll Addition which includes subject Addition above which was submitted to this Office for review. Upon review of subject Drainage Plan, I submit the following comments:

- 1) By eliminating the proposed storm sewer, the 50 foot drainage easement is inadequate - free board and 30 feet of access and maintenance must be provided.
- 2) Information on the proposed channel is required, ie. the proposed flowline of the storm sewer outfall, grade of the channel, size of channel, etc.
- 3) With the relocation of the storm sewer outfall, a question exists concerning the designed sump condition of node 140.

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

cc: Oak Knoll 2nd Addition Plat File ✓
Phil Dietrich
Chris Brennenstuhl
Louise Olivarez
Oak Knoll Addn. Plat File

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
March 11, 1980
(316) 268-4561

Professional Engineering Consultants
Attention: Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 80-12 - Preliminary plat of Oak Knoll 2nd Addition

Dear Mr. Wiley:

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 has requested annexation of this property and final plat approval shall be subject to approval of this request.
- B. The applicant shall guarantee the extension of the necessary sanitary sewer mains and the construction of sanitary sewer laterals to serve each lot.
- C. The applicant shall guarantee the extension of City water to serve all lots.
- D. The applicant shall guarantee the paving of all streets being platted including storm sewers.
- E. The applicant shall guarantee the construction of a sidewalk on the east side of Dalton.
- F. For all lots fronting on a 58-foot street, there shall be submitted a covenant which requires 4 off-street parking spaces per dwelling unit.
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings on subject property. The Subdivision Committee recommends that no noise reduction standards be required in the covenant.

- H. The applicant's engineer shall contact Phil Dietrich in the County Engineer's office regarding the method of handling the drainage from this development once it gets to Rock Road.
- I. The applicant's engineer shall contact Paul Johnston in the Flood Control Office regarding the possible need for a wider easement for the storm water outfall west of this plat.
- J. The street name "Wassall" east of White Cliff shall be changed to "Hurst" and 27th St. Ct. shall be changed to Wassall Court.
- K. Since it cannot be determined at this time that the continuation of Wassall (Hurst) east of this plat will be limited to 3 blocks or less in length, consideration should be given to platting Wassall (Hurst) east of White Cliff in Oak Knoll 2nd Addition with 64 feet of right-of-way.
- L. The applicant or his engineer shall contact McConnell AFB regarding a pedestrian access easement from Oak Knoll 2nd through the McConnell Manor residential development in order to provide a reasonable means of access to Wine-ter School. If the Air Base is agreeable to such an easement, then the plat of Oak Knoll 2nd shall grant a similar pedestrian easement in the vicinity of Lot 25, Block 1.
- M. 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 Regulation.
- N. 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.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner

EBbh

American Land Development Co., Inc., Suite 1, 3202 W. 13th, 67203
Dean Sellers, Acting City Engineer

THE CITY OF WICHITA

OFFICE OF Department of Engineering

DATE February 10, 1981

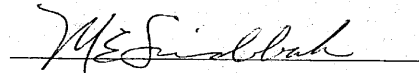
TO Thomas Powell, Senior Assistant City Attorney

FROM M. E. Lindebak, Program Development Engineer

SUBJECT Contract Review - Oak Knoll 2nd
Addition

Attached are five (5) copies of a proposed agreement between the City of Wichita and Professional Engineering Consultants, P.A. to design pavement improvements in Oak Knoll 2nd Addition. Please review as to legal form and return to me for placement on the City Clerk's agenda. When all copies have been signed, I will forward one copy to you for filing.

Thank you.



M. E. Lindebak, P.E.
Program Development Engineer

MEL:JV:ck

Attachments