

NODE = 140

Relocation of storm sewer outfall did not adjust for previous sump condition ie any runoff which is not picked up at node 240 or 241 will drain N then flow south via storm sewer pipe

Oak Knoll and

COMMISSIONERS PROCEEDINGS

CONSULTANT AGREEMENT BETWEEN CITY AND PRO. ENGIN. CONS.

CONSULTANT AGREEMENT BETWEEN THE CITY AND PROFESSIONAL ENGINEERING CONSULTANTS, presented.

The Department of Engineering requests approval of a proposed agreement between the City of Wichita and Professional Engineering Consultants, P.A. for engineering services in connection with the design of streets for Oak Knoll 2nd Addition.

Motion --  
-- carried

Knight moved that the contract be approved and the Mayor be authorized to sign. Motion carried 4 to 0.

GRANT AGREEMENT CITY & CPA

GRANT AGREEMENT BETWEEN THE CITY AND EPA FOR THE VOLUNTARY VEHICLE INSPECTION AND MAINTENANCE PROGRAM, presented.

The Department of Administration reports that the Environmental Protection Agency has approved the City's grant application for Continuation of the Voluntary Vehicle Inspection and Maintenance Program. Funds in the amount of \$102,700 are awarded to continue the program during the period April 1, 1981, through March 31, 1982.

The grant agreement is in accordance with the application originally submitted.

Motion --  
-- carried

Knight moved that the grant agreement be approved and the Director of Environmental Health be authorized to sign. Motion carried 4 to 0.

SPECIAL ALCOHOL PROGRAMS FUND CON.

SPECIAL ALCOHOL PROGRAMS FUND CONTRACT, presented.

The Department of Administration reports that on December 16, 1980, the City Commission allocated \$11,161 in 1981 Special Alcohol Programs monies to Unified School District No. 259 to partially fund the Substance Abuse Education and Prevention Curriculum Unit.

A contract has been negotiated with the Delegate Agency and has been approved as to form by the Law Department.

It was recommended that the contract be approved.

Motion --  
-- carried

Knight moved that the contract be approved and the Mayor be authorized to sign. Motion carried 4 to 0.

RESOLUTION PROVIDING FOR SALE OF PROPERTY

RESOLUTION PROVIDING FOR SALE OF CITY PROPERTY - 719 NORTH BROADWAY, presented.

A Resolution providing for the sale of a tract of land described as Lots 65, 67, 69, 71 and the south half of Lot 73, on Broadway Avenue, formerly Texas Avenue and Lawrence Avenue, in Munger's Original Town now City of Wichita, Sedgwick County, Kansas; and setting forth the conditions of such sale.

(In accordance with Administrative Policy No. 6, other City departments and local taxing agencies have been solicited to determine their interest in this property. The property has been appraised at \$52,500.)

Motion --

Knight moved that the resolution be adopted. Motion carried 4 to 0.

RESOLUTION

A Resolution providing for the sale of a tract of land described as Lots 65, 67, 69, 71 and the south half of Lot 73, on Broadway Avenue, formerly Texas Avenue and Lawrence Avenue, in Munger's Original Town now City of Wichita, Sedgwick County, Kansas; and setting forth the conditions of such sale. Knight moved that the resolution be adopted. Motion carried 4 to 0. Yeas: Casado, Kennard, Porter, Knight.

RESOLUTIONS:

RESOLUTION

Lat. 68, Main 17

Resolution of findings of advisability and resolution authorizing construction of Lateral 68, Main 17, Sanitary Sewer No. 22 (south of 31st Street North between Carlock and Charles), presented. Knight moved that the resolution be adopted. Motion carried 4 to 0. Yeas: Casado, Kennard, Porter, Knight.

# COMMISSIONERS PROCEEDINGS

8674

March 25, 1980

A79-19--REQUEST FOR  
ANNEXATION

A79-19--REQUEST FOR THE ANNEXATION OF PROPERTY ADJOINING THE CITY ONE-QUARTER MILE SOUTH OF PAWNEE AVENUE AND ONE-QUARTER MILE EAST OF ROCK ROAD, PRESENTED.

Presented for consideration is a request from Mr. Randall J. Voth for the annexation of property located south of Pawnee Avenue and east of Rock Road. The property is approximately 44 acres in size and is bounded on the north by the current City boundary line.

The property is being platted into single-family residential lots as Oak Knoll 2nd Addition and is zoned the "R-1" Suburban Residential District under the Sedgwick County Zoning Resolution. Upon annexation to the property would become zoned "AA" Single-Family under the City zoning code.

The property owner has indicated an intent to develop the property over the next three years with 161 single-family homes.

A report outlining the availability of City services for the area has been provided.

The property requested for annexation is located within areas designated as "Compatible Use District" in the Air Installation Compatible Use Zone report prepared by McConnell Air Force Base. This factor will be taken into consideration during the review of the property plat by MAPC and requirements will be made for the standard avigational easement and covenant encouraging the use of appropriate construction techniques to minimize noise pollution.

It is recommended that the Commission approve the annexation request and place the annexation ordinance on first reading.

Casado moved that the annexation ordinance be placed on first reading.  
Motion carried 4 to 0.

Motion --  
-- carried

## ORDINANCE

An Ordinance including and incorporating certain blocks, parcels, pieces and tracts of land within the limits and boundaries of the City of Wichita, Kansas, and relating thereto, introduced and under the rules laid over. (A79-19)

## SUBDIVISION REPORT

S/D NO. 80-12 Name Oak Knoll 2nd Addition  
 Date Application Rec'd. 2-22-80 Preliminary Approval 3-6-80  
 Scheduled S/D Meeting 5-15-80

## DESCRIPTION

General Location 1/4 mile east of Rock Road and 1/4 mile south of Pawnee

Owner American Land Development Co., Inc.  
 Surveyor/Engineer Professional Engineering Consultants, Gary Wiley  
 Address 1440 E. English, 67211 Phone 262-2691

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>44.4 ac. +</u>                                  | 7. Lineal Feet of New Streets:                       |
| 2. Number of Lots:  | a. <u>58'</u> R/W <u>2180</u> ft.                    |
| Residential <u>160</u>  | b. <u>64'</u> R/W <u>5160</u> ft.                    |
| Commercial _____  | c. _____ R/W _____ ft.                               |
| Industrial _____  | d. _____ R/W _____ ft.                               |
| Other _____   | e. _____ R/W _____ ft.                               |
| Total Number of Lots <u>160</u>   | TOTAL <u>7340</u> ft.                                |
| 3. Minimum Lot Frontage <u>60' at setback</u>                               | 8. Sidewalk adjacent to all streets? <u>yes X no</u> |
| 4. Minimum Lot Area <u>7500 square feet</u>                                 |  |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |  |

## STAFF COMMENTS:

- OK
- 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 representatives from City Engineering and County Engineering should be prepared to comment on the status of the applicant's final drainage plan (including the method of handling the drainage from this plat once it gets to Rock Road), and state if any additional drainage guarantees will be required. With the platting of the First Addition, a \$13,000 letter of credit was submitted guaranteeing the storm water outfall sewer.
- C. The applicant shall guarantee the paving of all streets being platted including storm sewers.
- D. The applicant shall guarantee the construction of a sidewalk on the east side of Dalton.
- E. 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.
- F. 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.
- G. The applicant shall guarantee the extension of City water to serve all lots.
- H. Since it cannot be determined at this time that the continuation of Hurst east of this plat will be limited to 3 blocks or less in length, the final plat tracing shall indicate 64 feet of right-of-way for this street.

(Over)

- I. The applicant shall by separate instrument grant a temporary turnaround at the east end of Hurst Street. Said turnaround shall remain until the street is extended further east and shall be indicated on the final plat tracing.
- J. A condition of preliminary plat approval was the requirement that the applicant or his engineer contact McConnell Air Force Base regarding a pedestrian access 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 was agreeable to such an easement, then the final plat was to have shown a similar pedestrian easement in the vicinity of Lot 25, Block 1. The applicant or his engineer should be prepared to discuss with the Committee their work in this regard.
- K. Recording of the final plat within 30 days after approval by the Board of City Commissioners.

Oak Knoll 2nd  
Addn.

TEMPORARY DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, AMERICAN LAND CO., INC.

being the owner(s) of the following described real estate in Sedgwick County, Kansas, to wit:

THE FOLLOWING DESCRIPTION IS OF THE CENTERLINE OF A TEMPORARY 70 FOOT, 35 FEET ON EACH SIDE, STORM SEWER AND DRAINAGE EASEMENT, LOCATED IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 5, TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 12, BLOCK 1 OF OAK KNOLL ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS, ALSO BEING A POINT ON THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 5; THENCE ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 5, BEARING SOUTH 00°03' 49" WEST, 989.44 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE BEARING SOUTH 90°00' WEST A DISTANCE OF 330 FEET TO THE POINT OF TERMINATION; EXCEPT FOR EASEMENTS PREVIOUSLY GRANTED.

do hereby dedicate the above described real estate to the public for drainage purposes. Said temporary drainage easement shall expire at the time subject area is platted and permanent drainage easements or floodways are dedicated.

Executed this 4 day of Apr., 19 80.

Randall J. Voth, Vice President  
*Randall J. Voth*

STATE OF KANSAS)  
SS  
SEDGWICK COUNTY)

BE IT REMEMBERED, that on this 4<sup>th</sup> day of April, 19 80, before me, a Notary Public in and for the said County and State, came

American Land Co., Inc. by Randall J. Voth, Vice President

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

*Shirley L. Mills*  
Notary Public

My commission expires 7-25-83



## SUBDIVISION REPORT

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- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>44.4 AC ±</u>                                   | 7. Lineal Feet of New Streets:   |
| 2. Number of Lots:  | a. <u>58' R/W</u> <u>2180</u> ft.  |
| Residential <u>161</u>  | b. <u>64' R/W</u> <u>5160</u> ft.  |
| Commercial _____  | c. _____ R/W _____ ft.   |
| Industrial _____  | d. _____ R/W _____ ft.   |
| Other _____   | e. _____ R/W _____ ft.   |
| Total Number of Lots <u>161</u>   | TOTAL <u>7340</u> ft.  |
| 3. Minimum Lot Frontage <u>60'</u> at setback _____                         | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area <u>7500</u> square ft.                                  |  |
| 5. Existing Zoning <u>R-1</u>   |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |  |
| 12. City of Wichita * _____; Three-Mile Area _____                          |  |
- \*Annexation has been requested

STAFF COMMENTS:

- A. The latest information on sewer service for this property indicates that the existing sewer system is capable of serving Oak Knoll 2nd Addition. The City Engineer's representative shall be prepared to state what guarantees of sewer extension will be required with this plat.
- B. The applicant has requested annexation of this property and final plat approval shall be subject to approval of this request.
- C. The applicant shall guarantee the paving of all streets being platted including storm sewers.
- D. The applicant shall guarantee the construction of a sidewalk on the east side of Dalton.
- E. 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.
- F. 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.
- G. The applicant shall guarantee the extension of City water to serve all lots.
- H. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state if any additional drainage guarantees will be required. With the platting of the first addition, a \$13,000 letter of credit was submitted guaranteeing the storm water outfall sewer.
- I. Since it cannot be determined at this time that the continuation of Wassall east of this plat will be limited to 3 blocks or less in length, consideration should be given to platting Wassall east of White Cliff in Oak Knoll 2nd Addition with 64 feet of right-of-way.

- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Subject : Oak Knoll Addn - 2<sup>nd</sup>  
Drainage

General:

The drainage plan submitted for Oak Knoll 2<sup>nd</sup> has been altered significantly from the drainage plan received April 10, 79. The following changes were noted:

- 1) The location of the storm sewer outlet has changed, moving south (from node 140 to 240). - indicated of cover letter received 2-22-80
- 2) The combination storm sewer and drainage easement has been changed to only a 50' drainage easement.

Based upon these facts it appears that the drainage easement is now expected to carry  $Q_{100}$ . Using the values previously submitted provides:

$$Q_{100} = 0.35 \text{ cfs.}$$

Assuming  $n$ 's prev given - note due to a change in location this will most likely be a conservative

Slope;  $\frac{89.86 - 89.50}{920} = 0.00474$

In Gen  $K' = \frac{Q_n}{b^{81/3} S^{1/2}}$

$n = .035$

$b = 25'$  (as orig proposed)

$$K' = \frac{102.5 (.035)}{25^{81/3} (.00474)^{1/2}}$$

$S = .00474$

4:1

$$K' = \frac{3.62}{368.3} = .0098$$

$.04 = .00736$

$x = .00984$

$.05 = .01086$

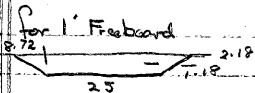
$D/b \approx .047$

$$D = 25 (.047) = 1.18'$$

$x = .00248$

$.01 = .0035$

$x = .0078$



$4:1 \quad 2(2.72) + 25 + 30' \text{ areas}$

$72.44' > 50' \text{ provided} \quad \text{no go}$