THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING DATE July 1, 1980

TO Louise Olivarez, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Sketch Plat - Oak Knoll Industrial Park Addition

Subject plat, Oak Knoll Industrial Park Addition, will require drainage plan and all other necessary information.

Sanitary sewer can be extended to the site.

Mike Lindebak M. D.
Mike Lindebak
Program Development Engineer

MT.:md

Flood Control and Landfill Div. 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.

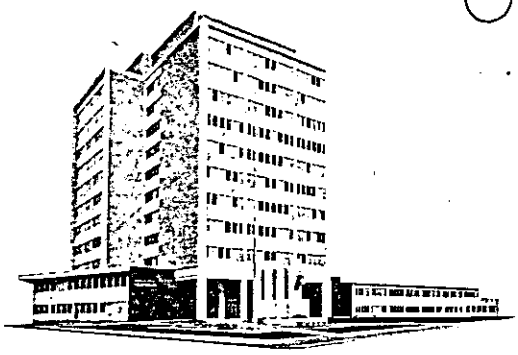
3) At the time Oak Knoll 2nd Addition was platted it was indicated that any future development would require resolving existing drainage problems. Presently no adequate means exist to convey the drainage from the site. Both the roadside ditch adjacent to Rock Road and the culverts crossing same and the 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 Knol Addn. Plat File
Oak Knoll 2nd Addn. Plat File
Oak Knoll Industrial Park Addn. Plat File

File



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213

PHONE 268-7901

LAWRENCE E. MULLINS
DIRECTOR OF PUBLIC WORKS

DATE: July 7, 1980

TO: Ms. Louise Olivarez, Senior Planner

FROM: L. E. Mullins LEM

SUBJECT: Sketch Plat, Oak Knoll Industrial Park Addition

The office has reviewed the above referenced sketch plat and offers the following comments:

1. The proposed east/west road at the south end of the plat would be only 250± feet from the major intersection of McConnel Air Force Base entrance and base housing.

2. Recommend consideration be given to re-design lots in order to eliminate the lot that is shown to have direct access to Rock Road.

3. We express some concern if the 60 foot right of way is adequate to convey the run-off from the proposed detention pond along with any road improvements such as decel lane, etc. We would suggest some preliminary drainage calculations be submitted along with the preliminary plat to assure adequacy of this right of way.

cc: Mike Lindebak, City Engineer?
Paul Johnston, Flood Control ✓
Plat File

Received JUL 10 1980

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 7-21-80 Page 1 of 5

Project Oak Knoll Industrial Park Add.

Item Detention Volume / Flow Rates

Volume of Detention Available (maximum)

static pool - 1376.5
embankment 1382.0
W.S. = 1381.0
depth = 4.5'

$$Vol = \left[\frac{A_1 + A_2}{2}\right] D$$

A_1 = 2.2 ac A_2 = 3.2 ac

$$Vol = \frac{(2.2 + 3.2)}{2} 4.5 = 12.3 \text{ ac-ft}$$

100 Yr Flow Rates

Outflow from Oak Knoll Addition

D.A. = 45.8 acres

TOC = 57.7 min (from storm sewer run)

C or R = 0.5 (residential)

$INT_{100} = 100.0 (57.7)^{-0.79} = 4.06$ in/hr

$Q_{100} = (0.5)(45.8)(4.1) = 93$ cfs ✓

Travel time
T_t = 4.2 min - 0.07 hr

Outflow from North of Plat

DA = 32.0 acres

Length = 1250' = 0.24 miles

Fall = 1390 - 1382 = 8.0'

$$TOC = \left(\frac{11.9 (0.24)^3}{8.0}\right)^{0.385} = 0.22 < 0.25 \text{ minimum} \quad \text{use } 0.25$$

q_p = 0.71 cfs/acre/in

Soil Group - D

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
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Date 7-21-80 Page 1 of 5

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Soil Group - D

PROFESSIONAL ENGINEERING CONSULTANTS PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 7-21-80 Page 2 of 5

Project Oak Knoll Industrial Park Add.

Item Flow Rates / TOC, T_t

Vel pipe - 4.0 ft/sec
Vel channel - 2.5 ft/sec

CN = 84 (pasture - fair condition)

$I = 1000/84 - 10 = 1.9$

$T_t = \frac{350}{(2.5)(60)} + \frac{500}{4(60)} = 4.4 \text{ min}$

Precipitation for Wichita - $P_{100} = 5.9$ in

$T_t = 0.07$ hr

$R = \frac{(5.9 - 0.2(1.9))^2}{(5.9 + 0.8(1.9))} = 4.1$ in

$Q = (4.1 \text{ in})(0.71 \text{ cfs/acre-in})(32 \text{ acre}) = 93 \text{ cfs}$

Vol = (32)(4.1)/12 = 10.9 ac-ft

Outflow from Oak Knoll Industrial Park

Area 1 (North of Pond)

D.A = 18.4 ac
L = 1080' = 0.20 miles
h = 1388 - 1382 = 6.0'

$TOC = \left(\frac{11.9(0.2)^3}{6.0}\right)^{0.385} = 0.2$ hr 15 minute minimum, 0.25 hr

$q_p = 0.71$ cfs/acre-in

CN - soil type D, industrial area = 94

$I = 1000/94 - 10 = 0.64$

$T_t = \frac{250'}{4(60)} = 1.04 \text{ min} = 0.02 \text{ hr}$

$R = \frac{(5.9 - 0.2(.64))^2}{(5.9 + 0.8(.64))} = 5.2$

$Q_p = (0.71)(5.2)(18.4) = 67.9$

Vol = (18.4)(5.2)/12 = 8.0 ac-ft

Area 2 (south of Detention Pond)

DA = 12.7 acres
L = 1080' - 0.2 mi
h = 1388 - 1382 = 6.0'

TOC = 0.25 hr
$q_p = 0.71$ cfs/acre-in

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 7-21-80 Page 3 of 5

Project Oak Knoll Industrial Park Add.

Item Flow Rates/Time of Concentration

$T_t = \frac{200}{4(60)} = 0.83 \text{ min} = 0.01 \text{ hr}$

$R = 5.2$ in

$Q_p = (0.71)(5.2)(12.7) = 47$ cfs Vol $= (12.7)(5.2)/12 = 5.5$ ac-ft

Area 3 (area that drains directly to pond)

DA = 8.2 acres

$T_t = 0$

TOC (minimum) = 15 min, 0.25 hr

$q_p = 0.71$ cfs/acre-in

$R = 5.2$ in

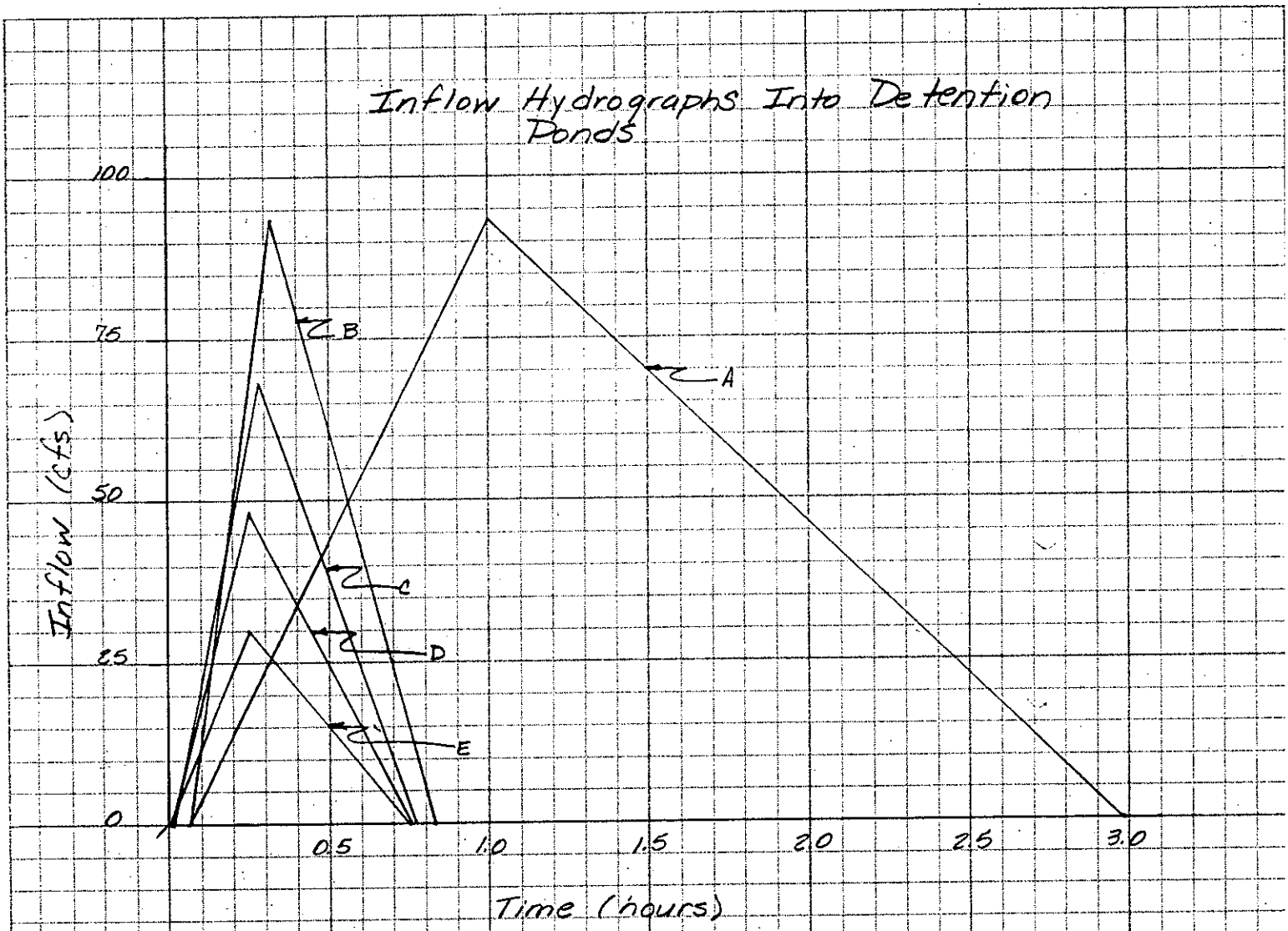
$Q = (5.2)(0.71)(8.2) = 30.3$ cfs Vol $= (8.2)(5.2)/12 = 3.6$ ac-ft

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1840 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 7-21-80 Page 4 of 5

Project Oak Knoll Industrial Park Add.

Item Inflow into Ponds



Inflow A - From Oak Knoll Addition

Inflow B - From Area North of Plat

Inflow C - From Oak Knoll Industrial Park (north of Pond)

Inflow D - From Oak Knoll Industrial Park (south of Pond)

Inflow E - From Pond and surrounding area

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
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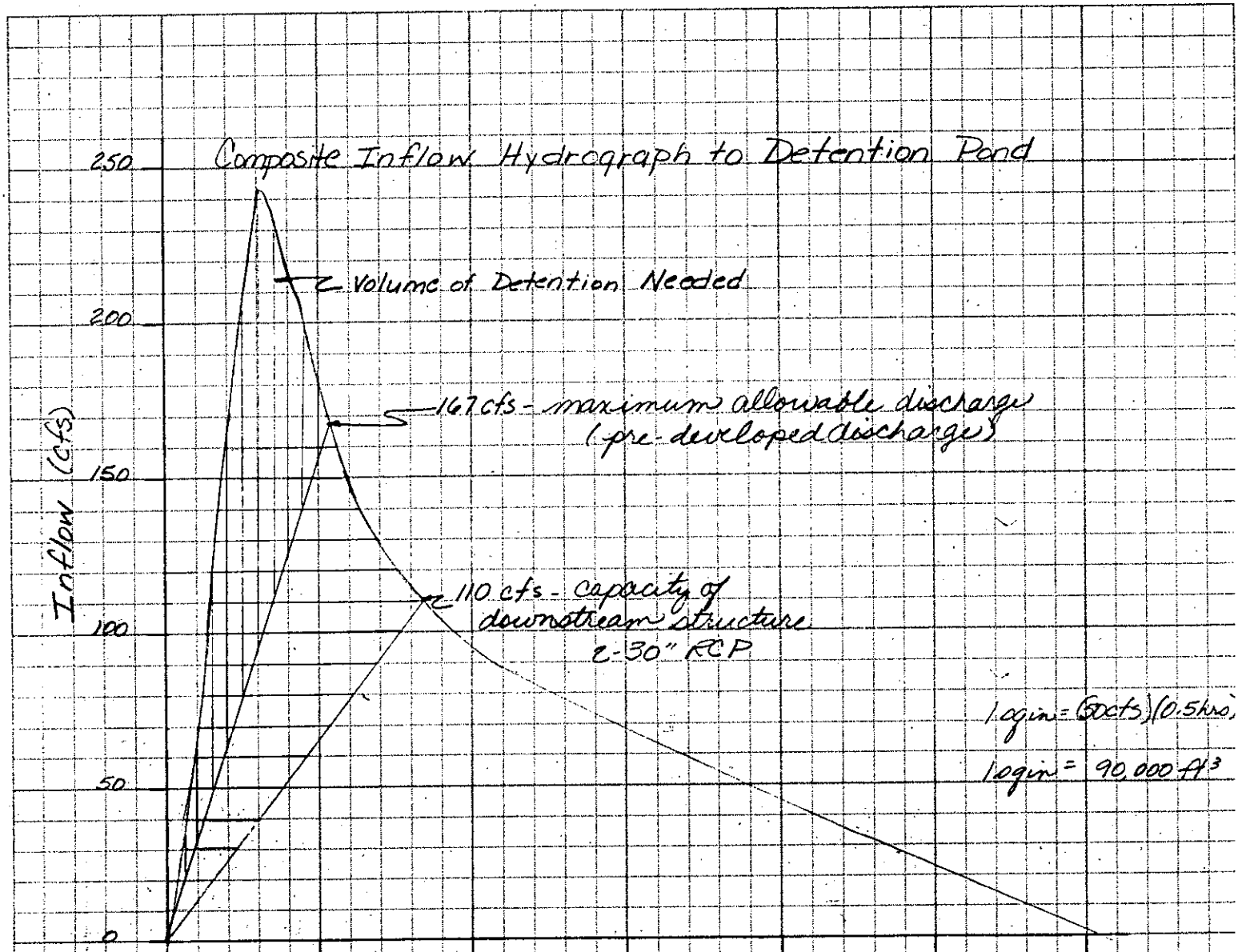
Date 7-21-80 Page 5 of 5

Project Oak Knoll Industrial Park Add.

Item Composite Hydrograph / Detention Volume



Volume of Detention Needed (167 cfs) = $\frac{(1.6)(90,000)}{43,560}$ = 3.3 ac-ft

Volume of Detention Needed (110 cfs) = $\frac{(3.1)(90,000)}{43,560}$ = 6.4 ac-ft

MEMO

PROFESSIONAL ENGINEERING CONSULTANTS PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

TO: Steve Lackey
Chief Design Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

ATTN:

PROJECT NO. 30-80189-1047

PROJECT: Oak Knoll Industrial
Park Addition

DATE: July 30, 1980

COPIES TO:

Paul Johnston
Mike Lindebak ✓
Phil Dietrich
Dick Linn
Louise Olivarez

FROM: Kristen Hart

REFERENCE: Oak Knoll Industrial Park Addition
Drainage Concept and supportive calculations

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is the Drainage Concept and calculations for Oak Knoll Industrial Park Addition. As noted on the plan, the drainage from Oak Knoll and Oak Knoll 2nd Addition will be directed to the proposed detention pond via the proposed storm sewer system.

The drainage area from north of the Plat has also been accounted for, and will be directed to the proposed storm sewer-detention system. Outflow from the detention pond is restricted as not to exceed the predeveloped flow.

The drainage concept for this site should be approved prior to our submitting the preliminary plat, which we anticipate filing August 22, 1980. We would therefore appreciate your comments as soon as possible.

If any additional information is needed in your review of the plan, please contact Dick Linn or myself.

DEPARTMENT OF THE AIR FORCE
HEADQUARTERS 381st COMBAT SUPPORT GROUP (SAC)
MCCONNELL AIR FORCE BASE, KANSAS 67221

JUL 16 1990

REPLY TO
ATTN OF: DEEV

SUBJECT: Water Shed Run-off at Rock Rd. and Arnold St., Industrial Park

TO: Phil Dietrich
Dept of Sedgwick County Public Works
Courthouse, 525 North Main
Wichita, KS 67203

1. The proposed Industrial Park will cause water run-off problems during inclement weather as well as safety problems in and around the area.

2. The City of Wichita 1976 Traffic Volume Flow Map shows the annual average daily traffic on Rock Road to exceed 5000 (between 5602 North and 5462 South Rock Rd.) vehicles per day. Traffic flow in and out of the proposed Industrial Park will create severe problems during rush hour traffic on the two lane road.

3. During periods of heavy rainfall, the two 30 inch pipes will flow full under existing curcumstances. With the construction of large buildings, streets, and parking areas the run-off will occur sooner and probably overflow the entire road area.

4. There also should be means of preventing spills from hazardous materials that may be used or stored in the Industrial Park, including gasoline and oil from vehicles.

5. For any further questions or comments please contact the McConnell AFB Environmental Planning Office, 681-5525.

RAMON R. JOHNSTON, PE
Deputy Civil Engineer

MEMO

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

TO: Steve Lackey
Chief Design Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

ATTN:

PROJECT NO. 30-80189-1047

PROJECT: Oak Knoll Industrial Park Addition

DATE: July 30, 1980

COPIES TO:

Paul Johnston
Mike Lindebak
Phil Dietrich
Dick Linn
Louise Olivarez

FROM: Kristen Hart

REFERENCE: Oak Knoll Industrial Park Addition, Drainage Concept and supportive calculations

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Received JUL 30 1980

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 7-21-80 Page 1 of 5

Project Oak Knoll Industrial Park Add.

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Received JUL 30 1980

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
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Date 7-21-80 Page 2 of 5

Project Oak Knoll Industrial Park Add.

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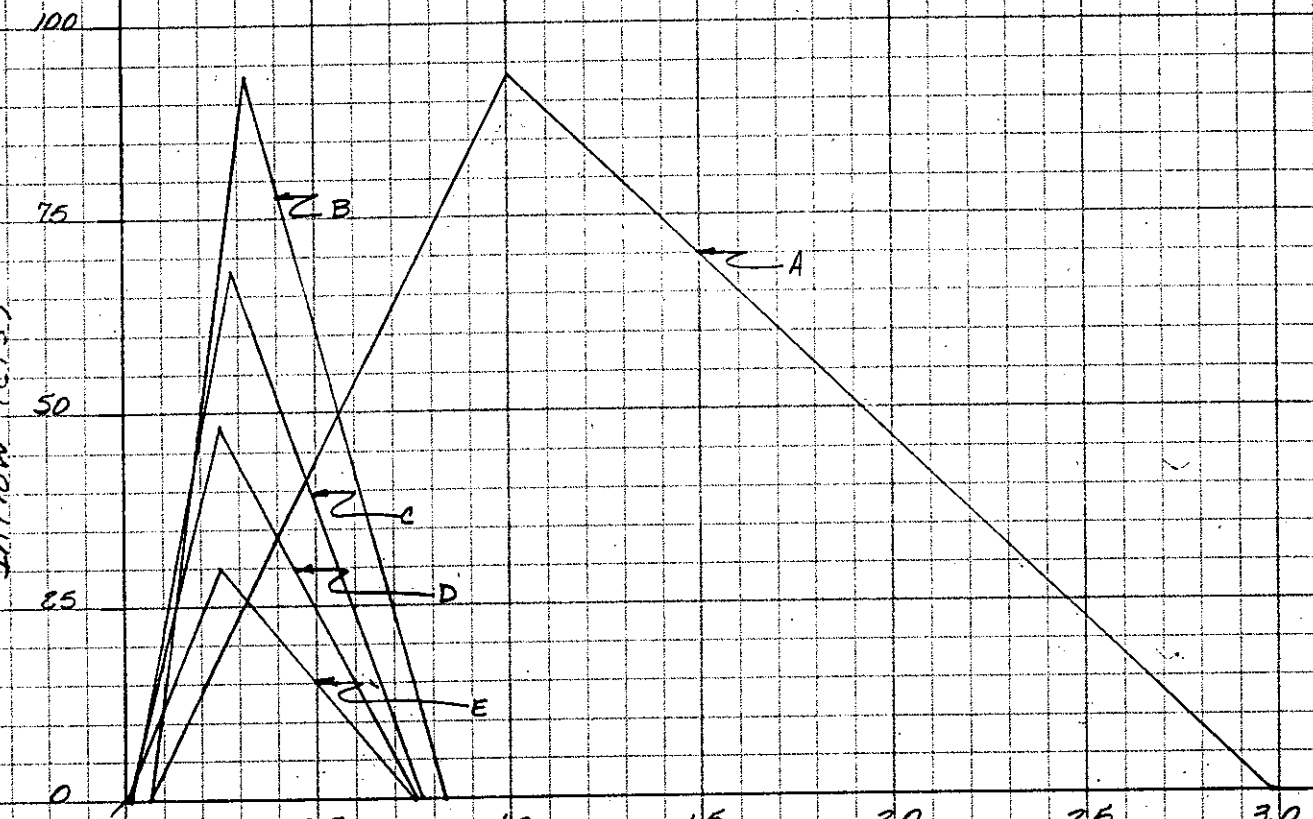
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 7-21-80 Page 4 of 5

Project Oak Knoll Industrial Park Add.

Item Inflow into Ponds

Inflow Hydrographs Into Detention Ponds



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PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
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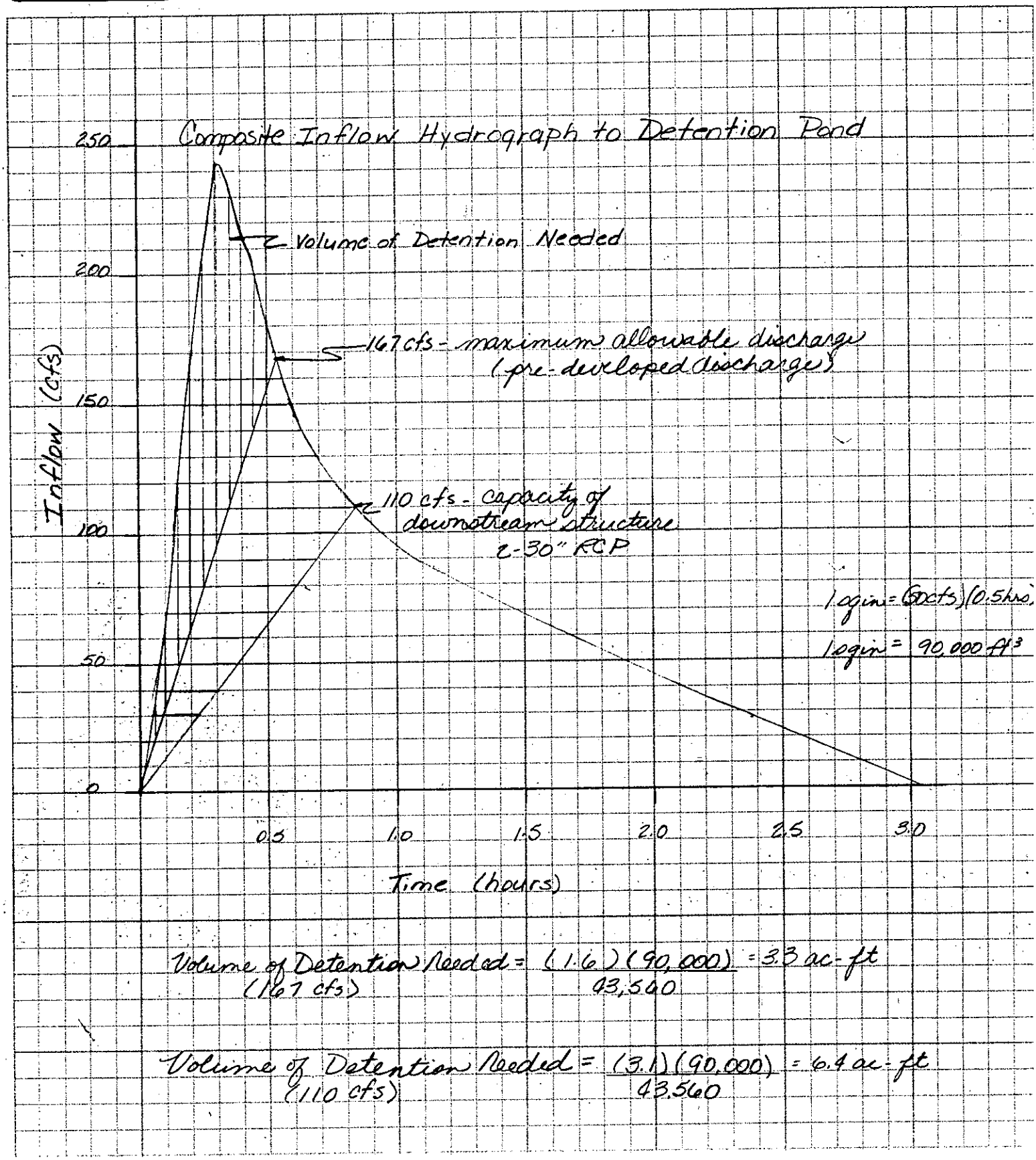
Date 7-21-80 Page 5 of 5

Project Oak Knoll Industrial Park Add.

Item Composite Hydrograph / Detention Volume



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PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

MEMO

TO: Steve Lackey ✓
Chief Design Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

ATTN:

PROJECT NO. 30-80189-1047

PROJECT: Oak Knoll Industrial
Park Addition

DATE: July 30, 1980

COPIES TO:

Paul Johnston
Mike Lindebak
Phil Dietrich
Dick Linn
Louise Olivarez

FROM: Kristen Hart

REFERENCE: Oak Knoll Industrial Park Addition
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If any additional information is needed in your review of the plan, please contact Dick Linn or myself.

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS ENGINEERING DATE August 1, 1980

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Drainage Design Engineer

SUBJECT Drainage Concept - Oak Knoll Industrial Park Addition

The Drainage Concept as presented is acceptable and is approved.

Chris J. Breitenstein, P.E.
Drainage Design Engineer

CJB:md

cc: Kristen Hart, P.E.C.

WICHITA – SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL – TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

October 6, 1980

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-44 - Preliminary plat of Oak Knoll Industrial Park

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan area Planning Commission, October 2, 1980, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following.

A. Since municipal sewer and water are needed for this industrial plat and since this property is continguous with the City limits, approval of this plat in final form shall be subject to the annexation of this property.

B. Prior to submission of a final plat, the applicant shall work County Public Works and City Engineering to determine the design of Rock Road improvements and the financing of them to facilitate the increase in traffic which will come with the development of this property. If the design and financing cannot be worked out, the final plat shall show access control to Rock Road except at street intersections.

C. Prior to or at the time of submission of the final plat, a final drainage plan shall be submitted to City Engineering for review. A covenant providing for the ownership and maintenance of the detention lake will be required.

D. An avigational easement and restrictive noise covenant shall be submitted for this entire property.

E. The applicant shall guarantee the extension of sanitary sewer to serve all lots. This property has already been included in a sanitary sewer benefit district.

F. The applicant shall guarantee the extension of City water to serve all lots.

G. The applicant shall guarantee construction of all interior streets to industrial street standards and shall guarantee construction of decel lanes (if required) on Rock Road.

H. 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.

I. 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,

LO

Louise Olivarez
Senior Planner

LO:bh

cc: American Land Development Co., Inc., c/o Randall J. Voth, Vice-Pres., Suite 1, 3202 W. 13th, 67203
R. W. Bruggeman, Director, Engineering
Andy Harkness, County Department of Public Works

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

September 5, 1980

Professional Engineering Consultants
Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-44 - Preliminlary plat of Oak Knoll Industrial Park

Gentlemen:

The above-referenced preliminary plat was considered by the Subdivision Committee at their meeting on September 4, 1980. After considerable discussion regarding the drainage and access to Rock Road, their action was to defer this matter for two weeks. This plat will be rescheduled for the next Subdivision Committee meeting to be held on September 18, 1980, beginning at 1:00 p.m., in the Board Room at City Hall.

Sincerely,

Louise Olivarez

Louise Olivarez
Senior Planner

LO:bh

cc: American Dev. Co., Inc., Randall J. Voth, Vice-Pres., Suite 1, 3202 W. 13th, 67203
Ramon Johnston, McConnell AFB, 2801 S. Rock Rd., 67221
Dean Sellers, Assistant City Engineer
Andy Harkness, Co. Dept. of Public Works

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

January 23, 1981

Professional Engineering Consultants
c/o Gary Wiley
355 Ellis
Wichita, Kansas 67211

Re: January 22, 1981 Subdivision Committee discussion of access control for Oak Knoll Industrial Park Addition (S/D 80-44)

Dear Gary:

On the above referenced date, the Subdivision Committee of the Metropolitan Area Planning Commission considered your request to reconsider the access control for this proposed addition. The action of the Committee was to defer final action until their February 5, 1981 meeting. This item will be rescheduled for this meeting.

Should you have any questions about this matter, please call me at 268-4421.

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Andy Harkness, County Department of Public Works
Mike Lindebak, Department of City Engineering
American Land Development Co., Inc., Randall J. Voth, Vice-President, Suite 1, 3202 W. 13th Street, 67203

WICHITA – SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL – TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

February 6, 1981

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

Re: S/D 80-44 - Oak Knoll Industrial Park - access to Rock Road

Dear Mr. Wiley:

At the February 5, 1981 meeting of the Subdivision Committee, the access to Rock Road from proposed lots in Oak Knoll Industrial Park was discussed. The Committee recommended that one direct access be permitted subject to the applicant guaranteeing construction of both a temporary and a permanent accel-decel lane adjacent to the lot which will have one direct access.

As a result of this action, you are now authorized to submit a final plat which shows one access from Lot 10 to Rock Road.

Sincerely yours,

L.O.

Louise Olivarez
Senior Planner

LO:bh

cc: American Land Development Company, c/o Randall J. Voth, Vice-President, Suite 1, 3202 W. 13th, 67203
Andy Harkness, County Department of Public Works
Mike Lindebak, City Engineering

RECEIVED
FEB 9 1981
Dept. Of Engineering

M&S

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PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 3-17-81 Page 4 of

Project Oak Knoll Ind. Park

Item Revised Ditch Section (Rock Rd.)

$Q_{peak} = 145$ cfs $b = 10'$

$S = 0.0067$ $n = 0.035$ $z = 4:1$

$K' = Qn / b^{8/3} S^{1/2}$

$K' = (145)(0.035) / (10^{8/3})(.0067)^{1/2} =$

$K' = 0.193$

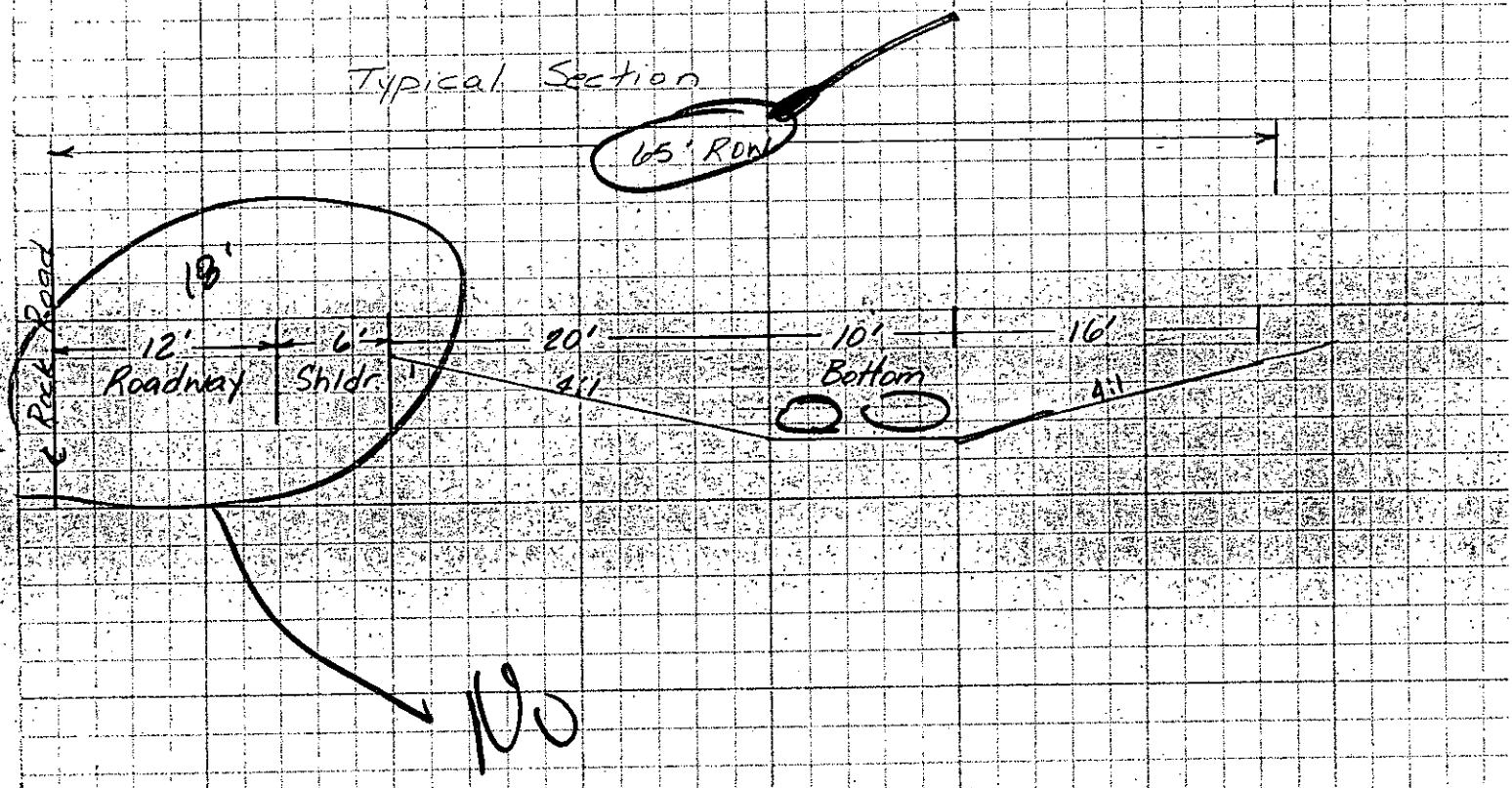
$D/b = 0.2$

$D = 2.0'$ $A = (b + zy)y = 36$ sq ft.

$V = 145/36 = 4.0$ ft/sec

Average depth 5' to shoulder
" 4' to ℄

Typical Section



MEMO

PROFESSIONAL ENGINEERING CONSULTANTS PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

TO: Chris Breitenstein, P.E.
Drainage & Flood Control Engineer
455 N. Main
City Hall - 7th Floor
Wichita, Kansas 67202

ATTN:

PROJECT NO. 36-80189-1047

PROJECT: Oak Knoll Industrial Park

DATE: March 20, 1981

COPIES TO:

Phil Dietrich

Louise Olivarez

Mike Lindebak ✓

FROM: Kristen Hart, E.I.T.

REFERENCE: Revisions and supplements to Drainage Pla

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed are the revisions and supplemental data for Oak Knoll Industrial Park Drainage Plan as requested for approval of the plan. I hope you will find the revised plan complete and to your satisfaction.

Please contact me immediately if your comments are to the contrary, as we are filing the final plat today (3-20-81) subject to your approval of the drainage plan.

Enclosed also is a copy of the final plat for your file.

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

MEMO

TO: Chris Breitenstein, P.E. ✓
Drainage & Flood Control Engineer
455 N. Main
City Hall - 7th Floor
Wichita, Kansas 67202

PROJECT NO. 36-80189-1047

PROJECT: Oak Knoll Industrial Park

DATE: March 20, 1981

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PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
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ZIP CODE / 67211

Date 3/19/81 Page 1 of

Project Oak Knoll Ind. Park

Item Supplement to Drainage Plan

Drainage from Oak Knoll Add.

Q_{100} = 103.5 cfs (Oak Knoll Add. Drainage Plan)

Q_{pipe} - 42 cfs

$Q_{overland}$ = 61.5 cfs

n = 0.035 (grass lined) z = 4:1

let b = 20' and S = .005 ft/ft

$K' = Qn / b^{8/3} S^{1/2}$ Handbook of Hydraulics

$K = (61.5)(0.035) / (20)^{8/3} (.005)^{1/2}$ =

K' = 0.010 D/b = 0.05

Depth = 1.0'

A = 24 sq ft

V = 2.6 ft/sec

T.W. (with 1' FB) = 36' — 40' Esmt

Drainage From North

Q_{100} = 93 cfs n = 0.035 S = 0.003 ft/ft

$K' = (93)(0.035) / (20)^{8/3} (.003^{1/2})$

K' = 0.020 D/b = 0.07

Depth = 1.4'

A = 35.8 sq ft

V = 2.6 ft/sec

T.W. (with 1' FB) = 39.2' use 40' Esmt

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Date 3/19/81 Page 2 of

Project Oak Knoll Ind. Park

Item Supplement to Drainage Plan

Calculate 100 yr. rear lot drainage at South of plat.

DA. ≅ 2.9 acres

Length = 1280' COR = 0.65 (Ind. site)

Fall = 14'

Slope = 1.1%

$$Tc = \frac{1.8 * (1.1 - 0.65)(1280)^{0.5}}{(1.1)^{0.33}} = 28.1 \text{ min}$$

I_{100} = 7.0 in/hr

$Q = CIA = (0.65)(7.0)(2.9) = 13.2$ cfs

let b = 8' S = 1.0% n = 0.035

$K' = (13.2)(0.035)/(8)^{8/3}(0.01)^{1/2}$

K = 0.018 D/b = 0.07

Depth = 0.6'

A = 5.7

V = 2.3'

TW = 20.8'

let b = 4'

$K' = 13.2(.035)/(4^{8/3})(.01)^{1/2}$

K' = 0.11 D/b = .18

Depth = 0.7'

A = 4.8 sq ft V = 2.8

→ TW (w. FB) = 17.8'

Use 20' Priv. Esmt

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Date 3-17-81 Page 3 of

Project Oak Knoll Ind. Park

Item Revisions to Drainage Plan

Outlet from Detention Pond

60" - not sufficient cover in relation to Rock Road Top of Roadway

Go to equivalent pipes

Qmax 145 cfs

HW = 5.7'

From inlet control Nomograph - Corrugated steel pipe

1/2 Q = 72 cfs

Dia = 36" ✓

HW/D = 1.9

HW = (1.9)(3) = 5.7' ✓

Use 2-36" CMP in place of 1-60"

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ZIP CODE / 67211

Date 3-17-81 Page 4 of

Project Oak Knoll Ind Park

Item Revised Ditch Section (Rock Rd.)

$Q_{peak} = 145$ cfs $b = 10'$

$S = 0.0067$ $n = 0.035$ $z = 4:1$

$K' = Qn / b^{8/3} S^{1/2}$

$K' = (145)(0.035) / (10)^{8/3} (.0067)^{1/2} =$

$K' = 0.153$

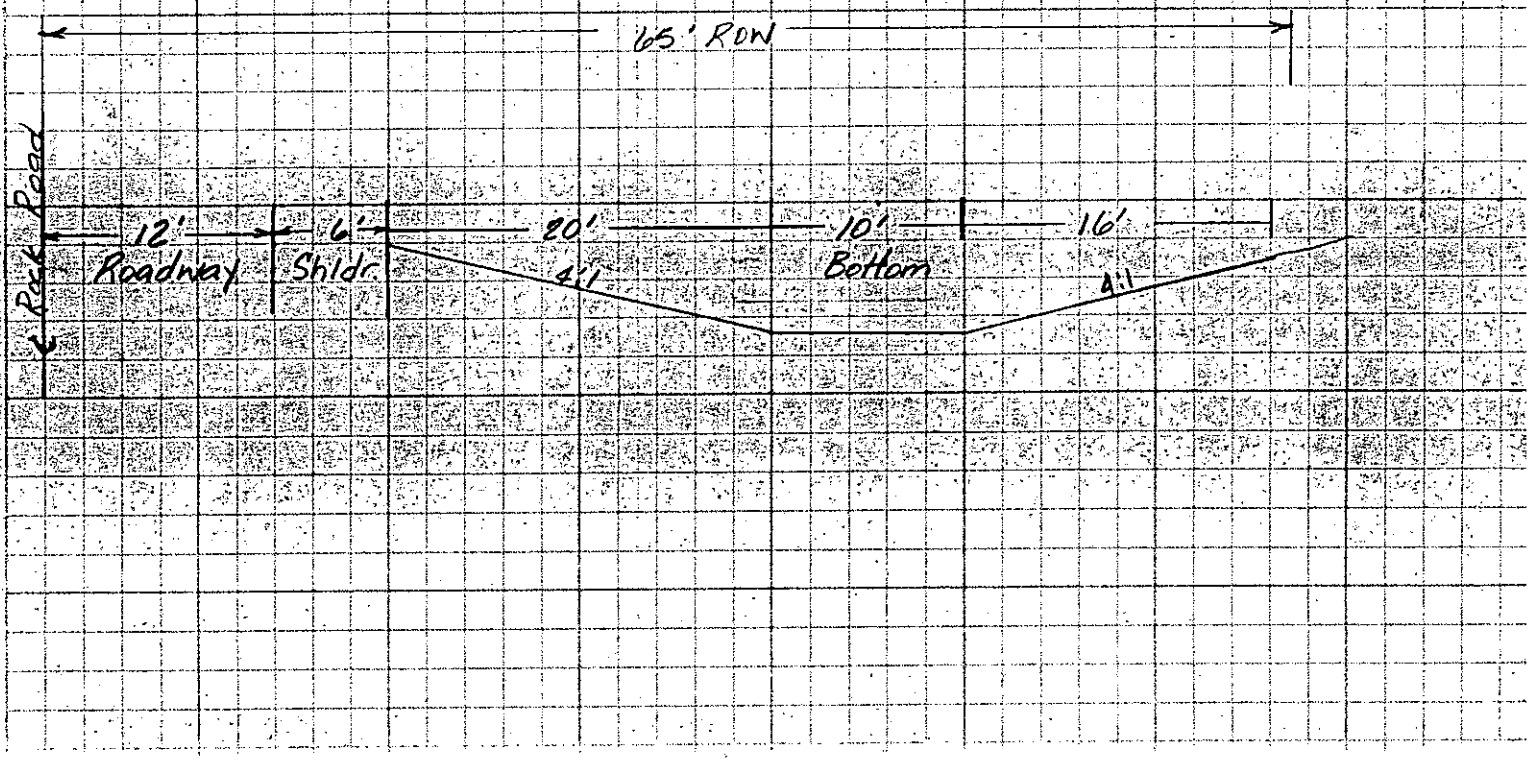
$D/b = 0.2$

$D = 2.0'$ $A = (b + zy)y = 36$ sq ft.

$V = 145/36 = 4.0$ ft/sec

Average depth 5' to shoulder
" 4' to R

Typical Section



MEMO

PROFESSIONAL ENGINEERING CONSULTANTS PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

TO: Chris Breitenstein, P.E. ✓
Drainage Engineer
455 N. Main
City Hall - 7th Floor
Wichita, Kansas 67202

ATTN:

PROJECT NO. 36-80189-1047

PROJECT: Oak Knoll
Industrial Park

DATE: March 6, 1981

COPIES TO:

Phil Dietrich

Louise Olivarez

Mike Lindebak

Dick Linn

FROM: Kristen Hart, E.I.T.

REFERENCE: Drainage Plan & Supportive Calculations

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Enclosed is a copy of Oak Knoll Industrial Park Drainage Plan, and supportive calculations.

The detention system is designed such that the peak rate of discharge is less than the pre-developed discharge from the area.

The storm sewer system is designed to carry the runoff from the 5-year frequency storm. The difference in the 100-year and 5-year runoff is routed overland and contained in the right-of-way and/or drainage easements.

Should you have any questions, or require any further information in your review of the plan, please contact Dick Linn or myself.

The final plat is to be filed March 6, 1981, and we would appreciate your comments prior to that date.

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

HYDROLOGY DATA SHEET

PAGE 1 OF ____

PROJECT: Oak Knoll Ind. Park PROJECT NO. ____

ITEM: ____ DATE: 10-13-80

RETURN PERIOD: 5/c COMPUTATIONS BY: KJH REVISIONS BY: ____

SCHEMATIC DIAGRAM:

TRIBUTARY AREA								HYDROLOGY SUMMATION				CONDUIT DATA					
SUB-BASIN (1)	C (2)	AREA (acres) (3)	SLOPE (%) (4)	LENGTH (feet) (5)	T_{c_o} (minutes) (6)	I_o in./hr. (7)	Q_o (cfs) (8)	T_c (minutes) (9)	I in./hr. (10)	Q (cfs) (11)	Σ Q (cfs) (12)	PIPE (inches) (13)	SLOPE (%) (14)	VELOCITY (ft/sec.) (15)	LENGTH (feet) (16)	T_t (minutes) (17)	$T_c + T_t$ (minutes) (18)
130	0.65	6.5	0.58	920	29.5	4.01	16.9	29.5	4.01	16.9 (16.9*)	16.9	24	0.75	5.39	200	0.62	30.1
120	0.65	3.2	0.46	600	25.7	4.23	8.8	30.1	3.93	8.2 (8.1)	25.1	24	1.64	7.97	41	0.09	30.2
110	0.65	3.3	0.46	840	30.4	3.90	8.4	30.4	3.90	8.4	33.5	30	0.88	6.78	200	0.49	30.9
100	OUTLET																
245	(FROM OAK KNOLL ADD. ST. SW.) (45.8)				58.2		42.0	58.2		42.0	42.0	42"	0.17	4.37	340	1.3	59.5
240	0.65	5.8	0.67	720	24.8	4.29	10.6	59.5	2.30	5.7	47.7	42"	0.22	4.96	150	0.5	60.0
235	—	38.0			17.1		42.1	60.0		30.0	77.7	42"	0.60	8.08	30	0.1	60.1
230	0.65	3.6	0.33	600	28.7	4.05	9.5	60.1	2.28	5.3	83.0	42"	0.68	8.63	230	0.4	60.5
220	0.65	2.0	0.38	900	33.5	5.61	16.4	60.5	2.27	10.3	93.3	42"	0.86	9.70	41	0.1	60.6
210	0.65	4.2	0.46	850	30.6	3.88	10.6	60.6	2.26	6.2	99.5	42"	0.98	10.34	230	0.4	61.0
		100 Yr															
100	0.65	13.0	—	—	30.9	6.62	55.9										
200	0.65	96.4	—	—	61.0	3.90	244.4										

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Date 10-13-80 Page 2 of 19

Project Oak Knoll Ind. Park

Item Drainage from North

Area North of Plat-

D.A. = 32.0 acres (>> 10 acres, use SCS Method)

Length - 1250', 0.24 miles

Fall - 1390 - 1382.0 = 8.0'

$TOC = \left[\frac{11.9(0.24)^3}{8.0'}\right]^{0.385} \sim 0.25$ hr

q_p = 0.71 cfs

Soil Group - Type D

CN - 84 (pasture, fair condition)

I = 1000/84 - 10 = 1.9

P_5 (Sedgwick Co.) - 3.4 in

P_{100} = 5.9

$R_5 = \frac{3.4 - 0.2(1.9)}{3.4 + 0.8(1.9)} = 1.85$ in

R_{100} = 4.1 in

$Q = (DA)(R)(q_p)$

$Q = (32)(1.85)(0.71) \approx 42.1$ cfs

$Q = (32)(4.1)(0.71)$

Q = 93.3 cfs

Check Drainage Esmt. Capacity 30' Esmt.

Q = 93 cfs n = 0.035 s = 0.002 ft/ft z = 4:1 b = 8'

$K' = Qn/b^{8/3}s^{1/2} = 0.284$

D/b = 0.28 (Handbook of Hydraulics)

Depth = 2.24'

TW = 25.92' > 30'

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Date _____ Page 3 of 19

Project Oak Knoll Industrial Park

Item Runoff From Pond Area

Pond Area

D.A. = 8.8 acres

COR-H_2O = 1.0

COR-Ind. = 0.65

~ 4.1 acres pond
~ 4.7 acres ind

$$\frac{4.1(1.0) + 4.7(0.65)}{8.8} = 0.81$$

T_{OC} = 15 min.

IN.T_{100} = 8.98 in/hr

$Q = CIA$

$Q_{100} = (0.81)(8.98)(8.8) = 64.2$ cfs

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Date 3/5/81 Page 4 of 19

Project Oak Knoll Ind. Park

Item Check Pipe Losses

	Node	Hyd. Slope	Loss	Hyd. Elev.	Max. Elev.	Min. Elev.
	130	0.56	1.12	80.32	81.34	79.84
	120	1.23	0.50	79.20	80.70	78.90
	110	—	—	78.70		
	110	0.66	1.52	76.52	—	—
	100	—	—	75.0		
*	245	0.17	0.59	81.85	—	81.65
	240	0.22	0.34	81.26	81.9	
	235	0.60	0.18	81.10	81.5	
	230	0.68	1.57	80.92	81.4	
	220	0.86	0.35	79.35	80.7	
	210	—	—	79.0	—	
	210	0.98	2.25	78.15	80.70	
	200	—	—	75.0	—	

Tie into 42" stub out from Oak Knoll Addition

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Date 3/5/81 Page 5 of 19

Project Oak Knoll Ind.

Item Check Esmt. Width

Q_{100} FROM AREA 200 ≈ 244 cfs
Q_{pipe} ≈ 99 cfs

$Q_{overland}$ ≈ 145 cfs

n = 0.035 (grass lined)

z = 4:1

b = 8'

S = 0.003

$K' = Qn / b^{8/3} S^{1/2}$ Handbook of Hydraulics Brater + King

K' = .36

D/b = 0.32

D = 2.6'

TW = 29'

Q_{100} FROM AREA 100 ≈ 56 cfs
Q_{pipe} ≈ 33 cfs

$Q_{overland}$ = 23 cfs

n = 0.035 z = 4:1 b = 8'

S = .001 ½

K' = 0.099 D/b = 0.17

D = 1.36'

TW ≈ 19'

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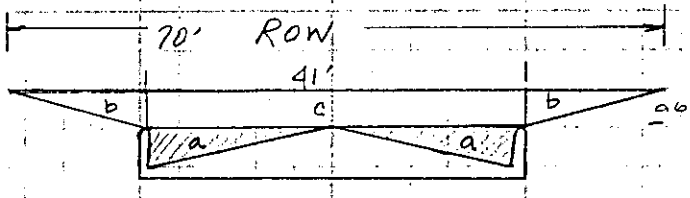
ZIP CODE / 67211

Date 3/5/81 Page 6 of 19

Project Oak Knoll Ind.

Item ROW capacity

Check ROW capacity



Area a

x-slope = 3/8" / 1' = 0.03125 / 1

z = 32

n = 0.015

z/n = 2133

d = 0.63'

S = 0.32%

From nomograph

$Q_{1/2}$ = 20 cfs

Q_T = 40 cfs

Area b

x-slope = 1/4" / 1'

z = 48

n = 0.035

z/n = 1371

S = 0.32%

d = 0.6

$Q_{1/2}$ = 12.5

Q_T = 25 cfs

Area c

Area = (41)(0.6) = 24.6'

P = 42.2

n = 0.015

S = .0032 / 1

$Q = \frac{1.486}{n} A R^{2/3} S^{1/2}$

Q = 96.2 cfs

NOTE: Property Line must be 0.6 feet above TOC for the ROW to carry Q overland.

Q_{TOTAL} = 161 cfs >> 145

Q_{100} = 244 cfs

Q_{PIPE} = 99 cfs

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ZIP CODE / 67211

Date 3/2/81 Page 7 of 19

Project Oak Knoll Industrial Park

Item Outlet capacity, storage capacity

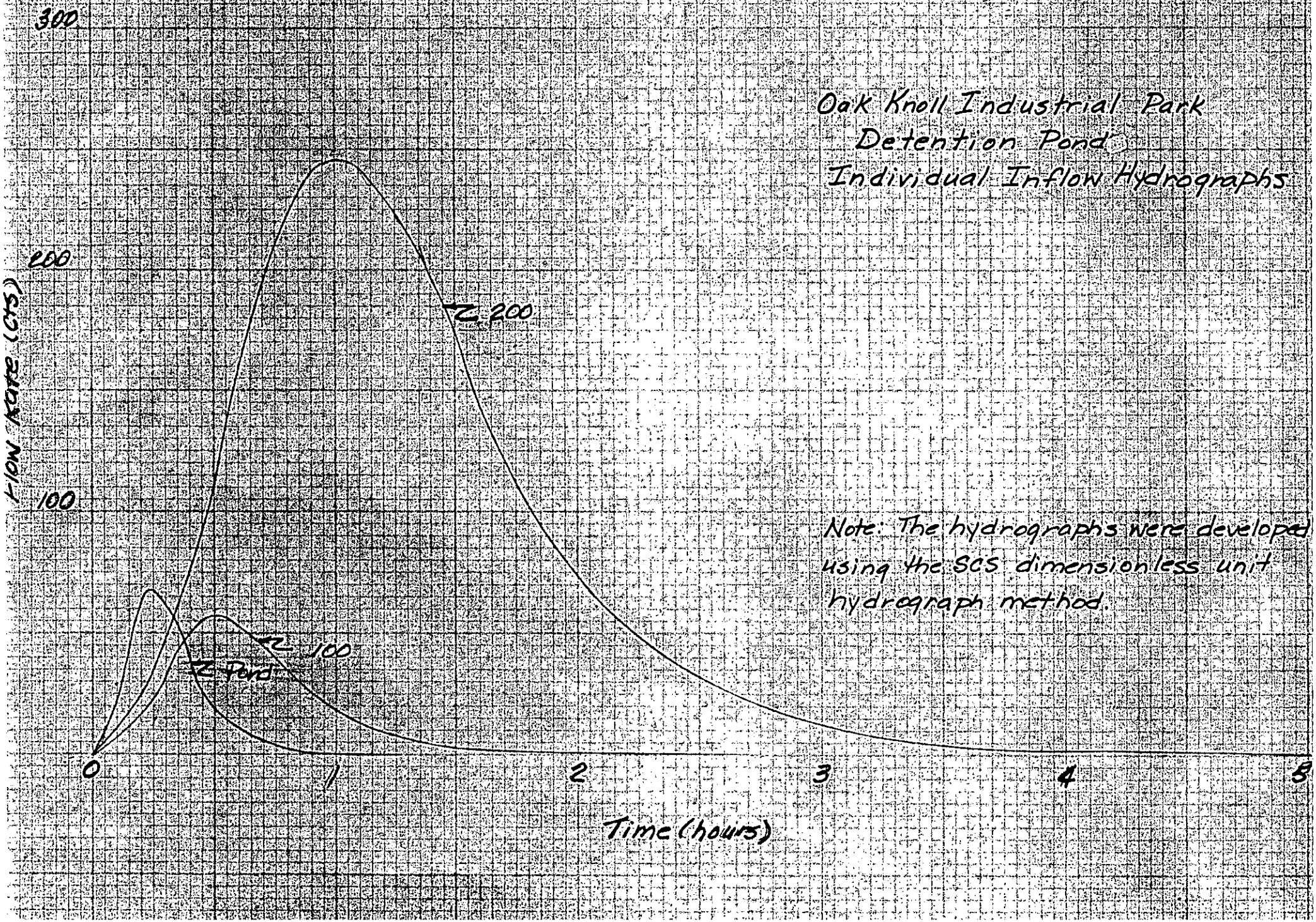
$A_1 (h=0) = 2.3$ ac-ft

$Volume = h/3 (A_1 + A_2 + \sqrt{A_1 A_2})$

Outlet Q based on inlet control nomograph
60" RCP

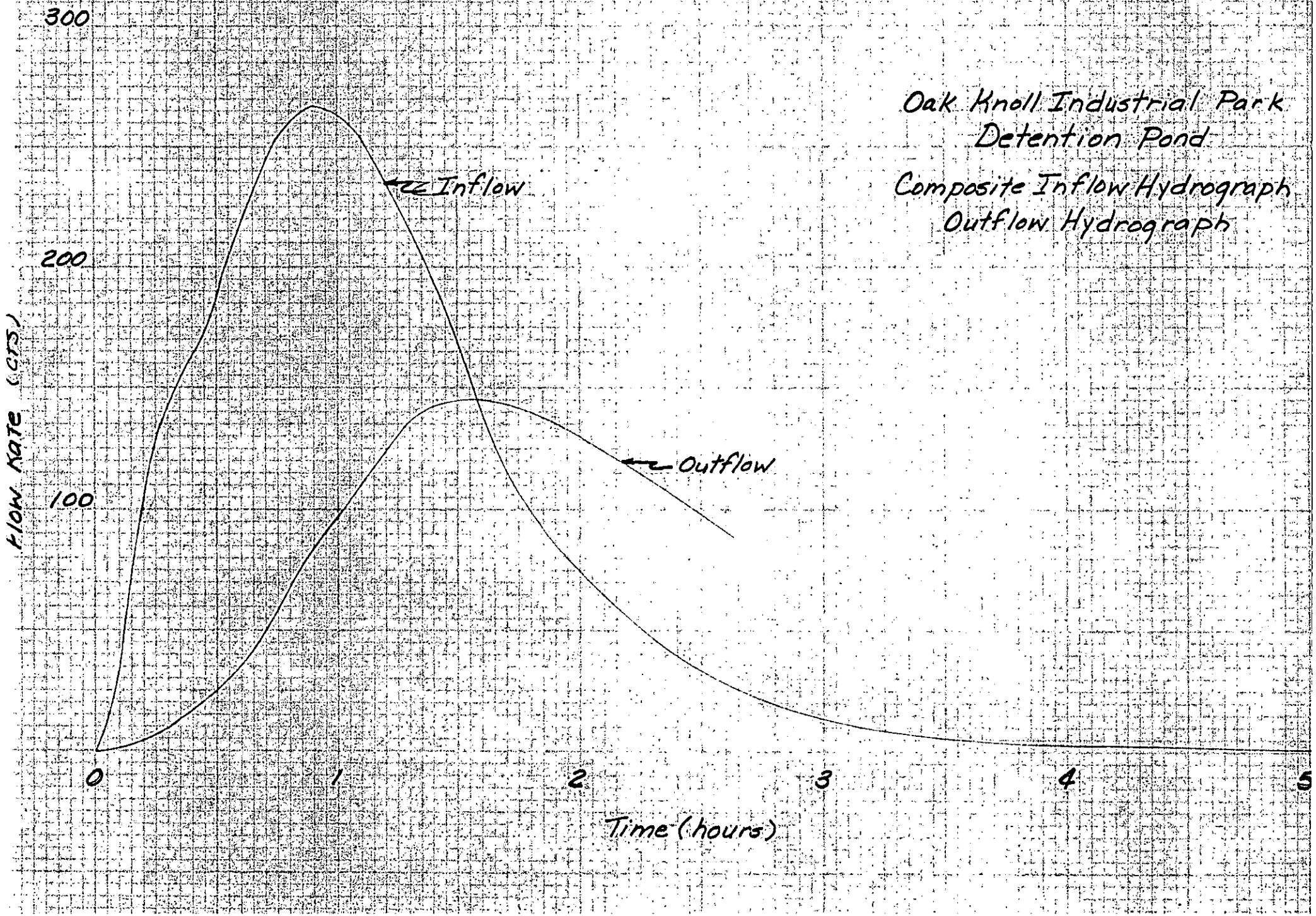
Elev.	H	H/D	Q	Area	Volume
1375.0	0	—	0	2.33	0
1375.5	0.5	0.1	6	2.41	1.2
1376.0	1.0	0.2	13	2.49	2.4
1376.5	1.5	0.3	22	2.57	3.7
1377.0	2.0	0.4	32	2.65	4.9
1377.5	2.5	0.5	40	2.73	6.2
1378.0	3.0	0.6	55	2.81	7.6
1378.5	3.5	0.7	72	2.89	9.1
1379.0	4.0	0.8	90	2.97	10.6
1379.5	4.5	0.9	105	3.04	12.1
1380.0	5.0	1.0	123	3.12	13.5
1380.5	5.5	1.1	140	3.20	15.1
1381.0	6.0	1.2	155	3.28	16.7

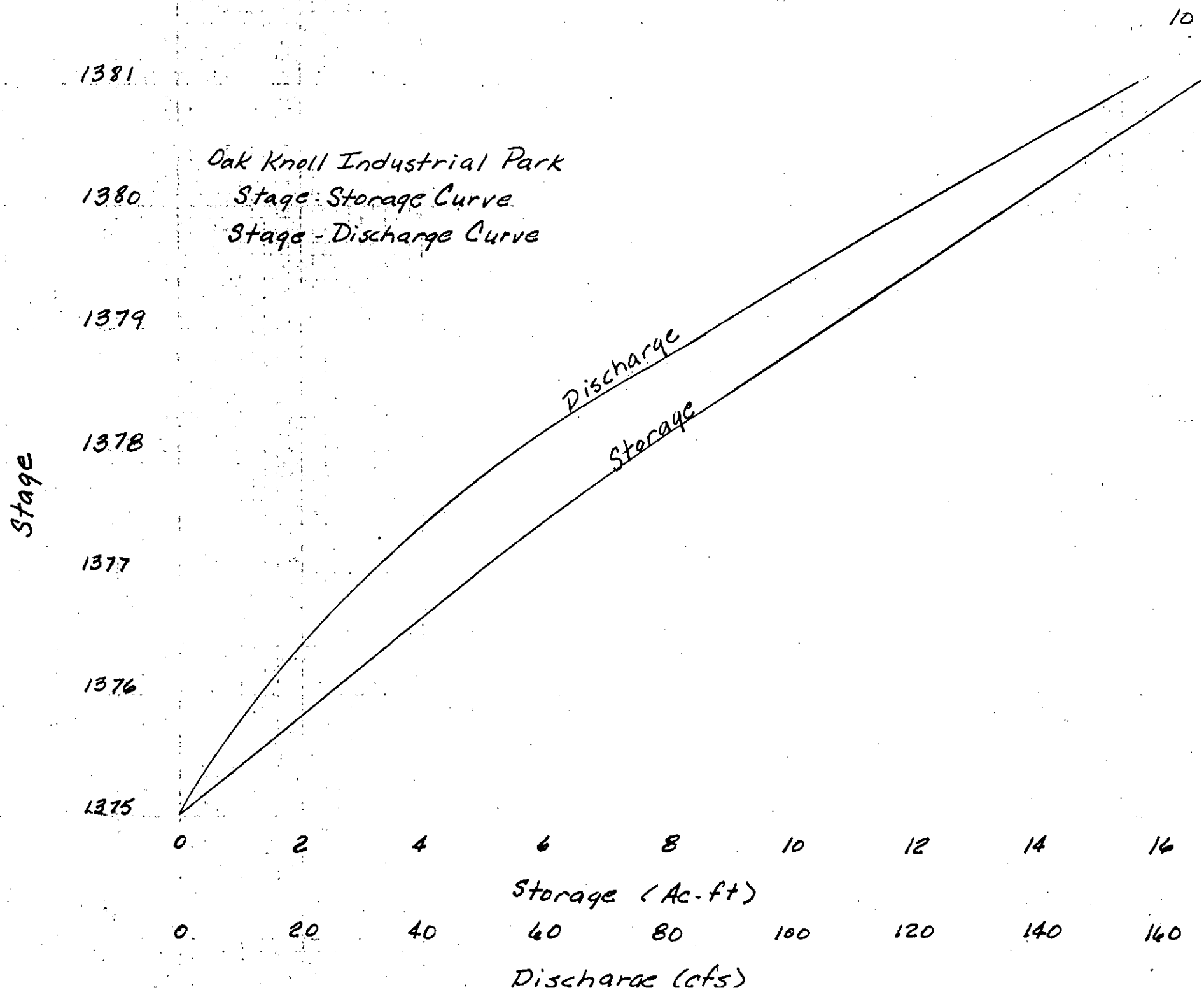
Oak Knoll Industrial Park
Detention Pond
Individual Inflow Hydrographs



Note: The hydrographs were developed using the SCS dimensionless unit hydrograph method.

Oak Knoll Industrial Park
Detention Pond
Composite Inflow Hydrograph
Outflow Hydrograph




10
1381
Oak Knoll Industrial Park
Stage - Storage Curve
Stage - Discharge Curve
1380
1379
1378
1377
1376
1375
Stage
Discharge
Storage
0
2
4
6
8
10
12
14
16
Storage (Ac-ft)
0
20
40
60
80
100
120
140
160
Discharge (cfs)

Date 3/2/81 Page 11 of 19

Project Oak Knoll Ind. Park

Item Flood Routing

1 Time (T) (hrs)	2 ΔT (hrs)	3 Inflow at Time T (cfs)	4 Ave. rate of Inflow (cfs)	5 Inflow (ac-ft)	6 Trial reservoir Elevation (ft)	7 Outflow at Time T (cfs)	8 Ave. rate of OUTFLOW, Qo for ΔT (cfs)	9 Outflow (ac-ft)	10 Increment Storage ΔS (acre-ft)	11 TOTAL STORAGE (ac-ft)	12 Reservoir Elevation (feet)	13 Remarks
0		0			1375.0	0				0	1375.0	
	0.1		17	0.14			0.5	.004	0.14			
0.1		34			1375.1	1				0.14	1375.1	
	0.1		69	0.57			2	.017	0.55			
0.2		104			1375.3	3				0.69	1375.3	
	0.1		123.5	1.02			6	.050	0.97			
0.3		143			1375.7	9				1.66	1375.7	
	0.1		153	1.26			13	0.11	1.15			
0.4		163			1376.2	17				2.81	1376.2	
	0.1		173	1.43			20.5	0.17	1.26			
0.5		183			1376.6	24				4.07	1376.6	
	0.1		201.5	1.67			30	0.25	1.42			
0.6		220			1377.2	36				5.49	1377.2	
	0.1		232	1.92			43	0.36	1.56			
0.7		244			1377.8	50				7.05	1377.8	
	0.1		252	2.08			59	0.49	1.59			
0.8		260			1378.4	68				8.64	1378.4	
	0.1		263.5	2.18			77	0.64	1.54			
0.9		267			1378.9	86				10.18	1378.9	
	0.1		265.5	2.19			91	0.75	1.44			
1.0		264			1379.3	96				11.62	1379.3	
	0.2		249.5	4.12			110.5	1.83	2.29			
1.2		235			1380.1	125				13.91	1380.1	
	0.2		214.5	3.55			133.5	2.21	1.34			
1.4		194			1380.6	142				15.25	1380.6	
	0.2		166.0	2.74			143.5	2.37	0.37			
1.6		138			1380.7	145				15.62	1380.7	
	0.2		117.0	1.93			142.5	2.35	-.43			
1.8		96			1380.5	140				15.19	1380.5	
	0.2		82.5	1.36			134.5	2.22	-.86			
2.0		69			1380.2	129				14.32	1380.2	
	0.2		59.5	0.98			123.5	2.04	-1.06			
2.2		50			1379.9	118				13.26	1379.9	
	0.2		42.5	0.70			111.5	1.84	-1.14			
2.4		35			1379.5	105				12.11	1379.5	
	0.2		30.5	0.50			98	1.62	-1.12			
2.6		26			1379.1	91				10.99	1379.1	

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 3/3/81 Page 12 of 19

Project Oak Knoll Industrial Park

Item Cross-road culvert

Sizing pipe under Wassall

Qpeak - 145 cfs

2 lines Q - 72.5

Exist. shoulder elev. - 1378.3
Regrade ditch elev. 1373.9

HW = 4.4'

From Inlet Control Nomograph for corrugated steel pipe

Try 42" Dia.

HW/D = 4.4/3.5 = 1.3

Q ~ 72 cfs ok

Soffit elev = 77.4'

Use 2 - 33" x 49" CMMAC due to cover on pipe

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 3/3/81 Page 13 of 19

Project Oak Knoll Ind. Park

Item

Check Velocity Pond Outlet

Qpeak = 145 cfs

V = Q/A

A = 19.635

V = 145/19.6 = 7.4 ft/sec

Channel protection is to be provided.

Details to be worked out at construction plan stage.

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 3/4/81 Page 14 of 19

Project Oak Knoll Ind. Park

Item

Ditch along Rock Rd

Regrade ditch from Arnold north to outlet of pond

℄ (north) pipe under Arnold - 1371.4

Length ≃ 490'

℄ - outlet pipe - 1374.7

Slope = 3.3'/490' = .0067 ft/ft

Regrade ditch from outlet of pond north 230' to match existing ℄

℄ outlet - 1374.7

Length - 230'

℄ - 1378.0

Slope = 3.3'/230' = 0.014 ft/ft

Sizing Ditch

Q_{peak} = 145 cfs b = 4'

S = 0.0067 n = 0.035 (grass lined) z = 4:1

$K' = Qn/b^{8/3} S^{1/2}$ (Handbook of Hydraulics)

$K' = 145(0.035)/(4)^{8/3}(.0067)^{1/2} = 1.53$

D/b = 0.61

D = (.61)(4) = 2.44' A = 33.6 sq ft

V = 145/33.6 = 4.3'/sec

PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

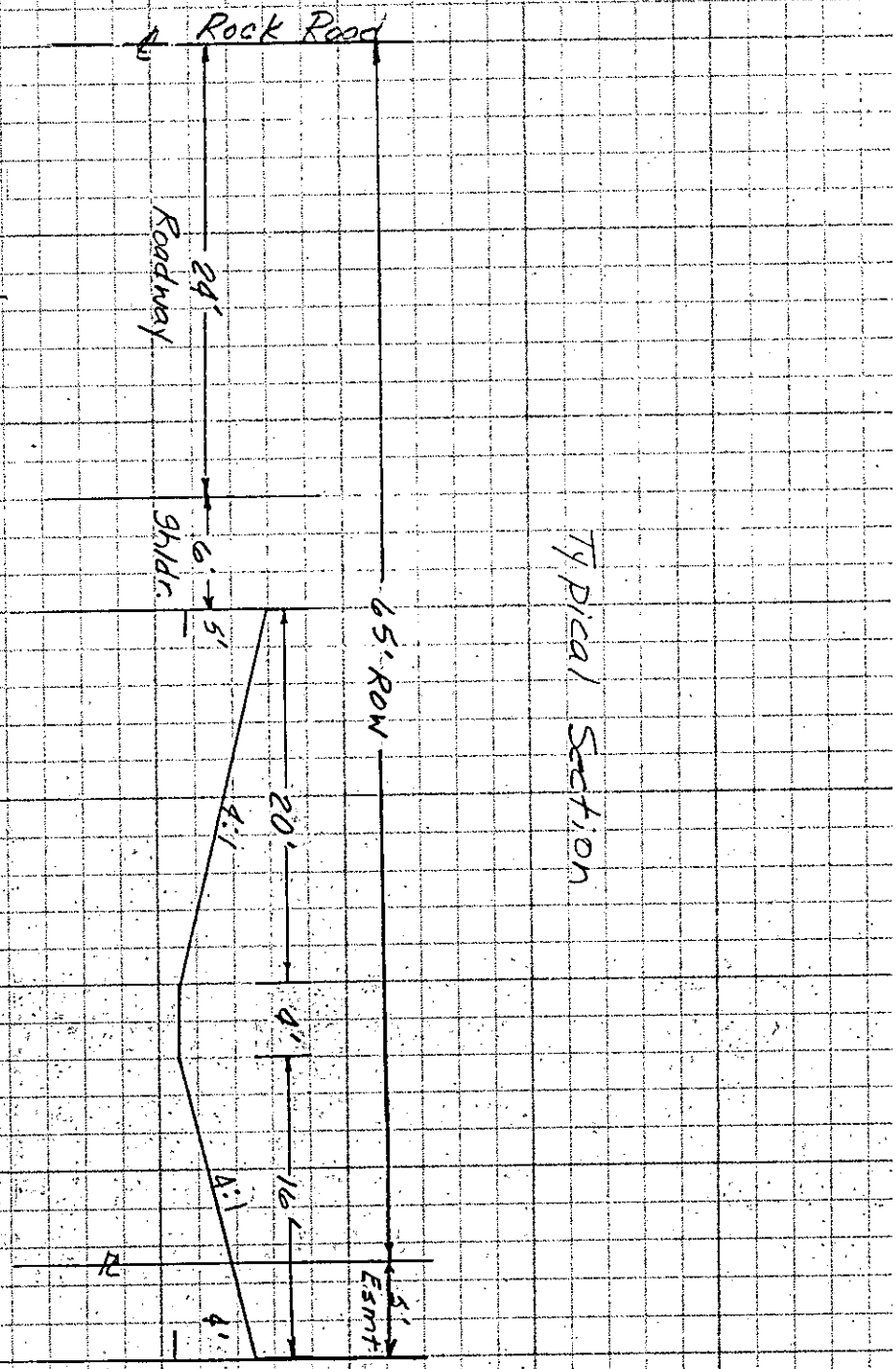
Date 1/8/81 Page 15 of 19

Project Oak Knoll Ind Park

Item Ditch Section - ROW

Average depth from existing shoulder to proposed ℄ is 5 feet.

Property line is on the average 1 foot below shoulder

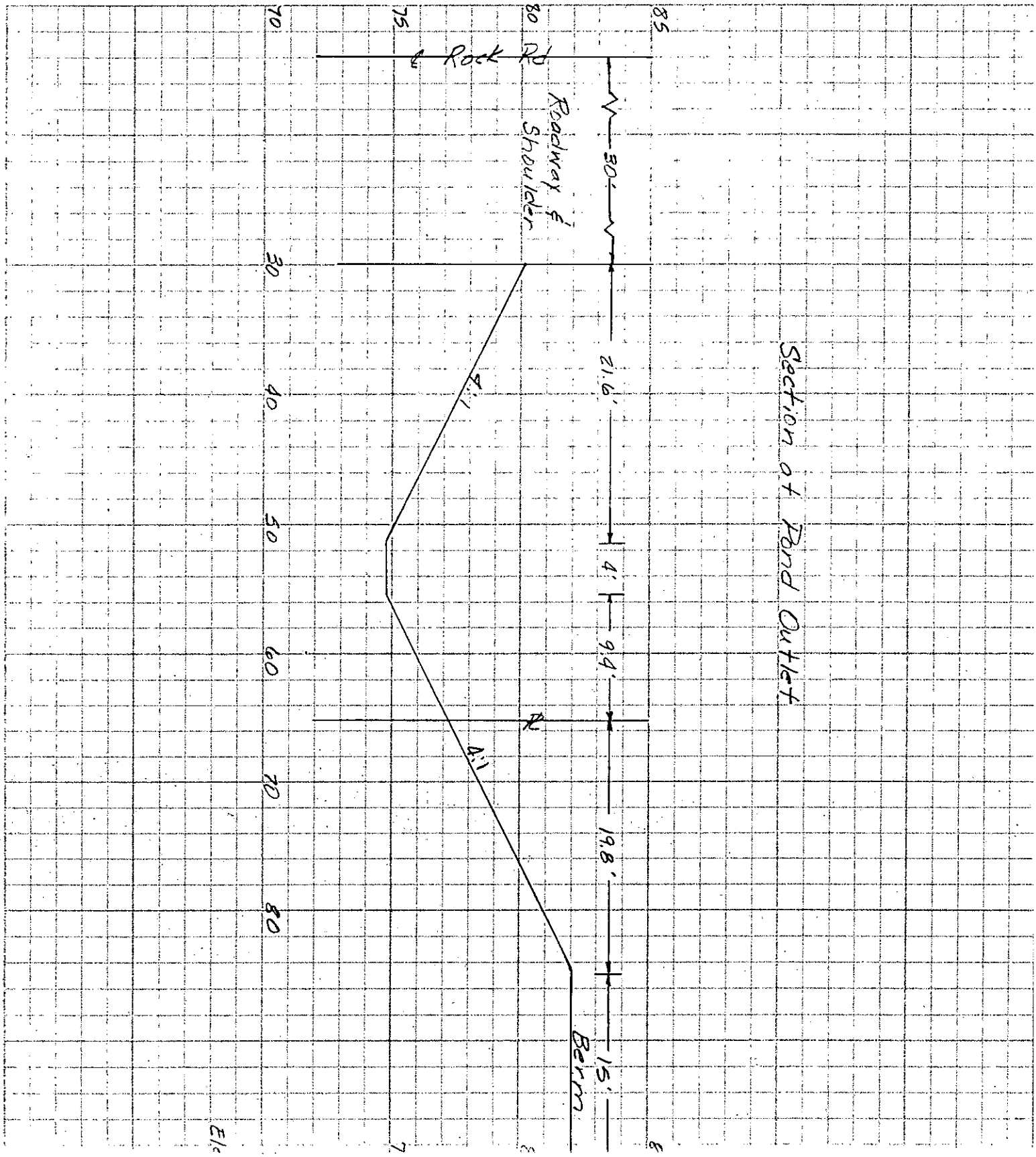


PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 3/3/81 Page 16 of 19

Project Oak Knoll Ind. Park

Item Cross-section



Capacity of Typical Section
Existing Section

$Q = \frac{1.486}{n} A R^{2/3} S^{1/2}$

$S = 0.0084$ from profile

$n = 0.03$

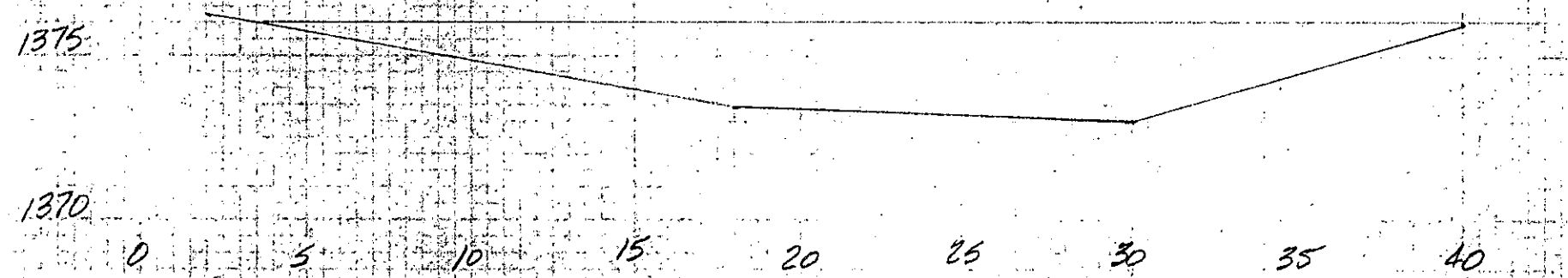
$A = 70$ sq ft.

$WP = 37'$

$R = 1.9$

$Q = \frac{1.486 (70)(1.9)^{2/3}(0.0084)^{1/2}}{0.03}$

$Q = 488$ cfs >> 145 cfs



PROFESSIONAL ENGINEERING CONSULTANTS
PROFESSIONAL ASSOCIATION
1440 EAST ENGLISH
WICHITA, KANSAS
ZIP CODE / 67211

Date 1/8/81 Page 18 of 19

Project Oak Knoll Ind. Park

Item Pipe Capacity

Effect of Pre-developed Q thru 2-48" RCP under Rock Road.

~170 cfs pre-developed discharge (as previously determined, (4-10-80)
85 cfs each RCP

From Inlet Control Nomograph

Dia - 48"
Q - 85 cfs

HW/D - 1.05

HW = (1.05)(4) = 4.2'

E - 1370.5

HW = 1374.7

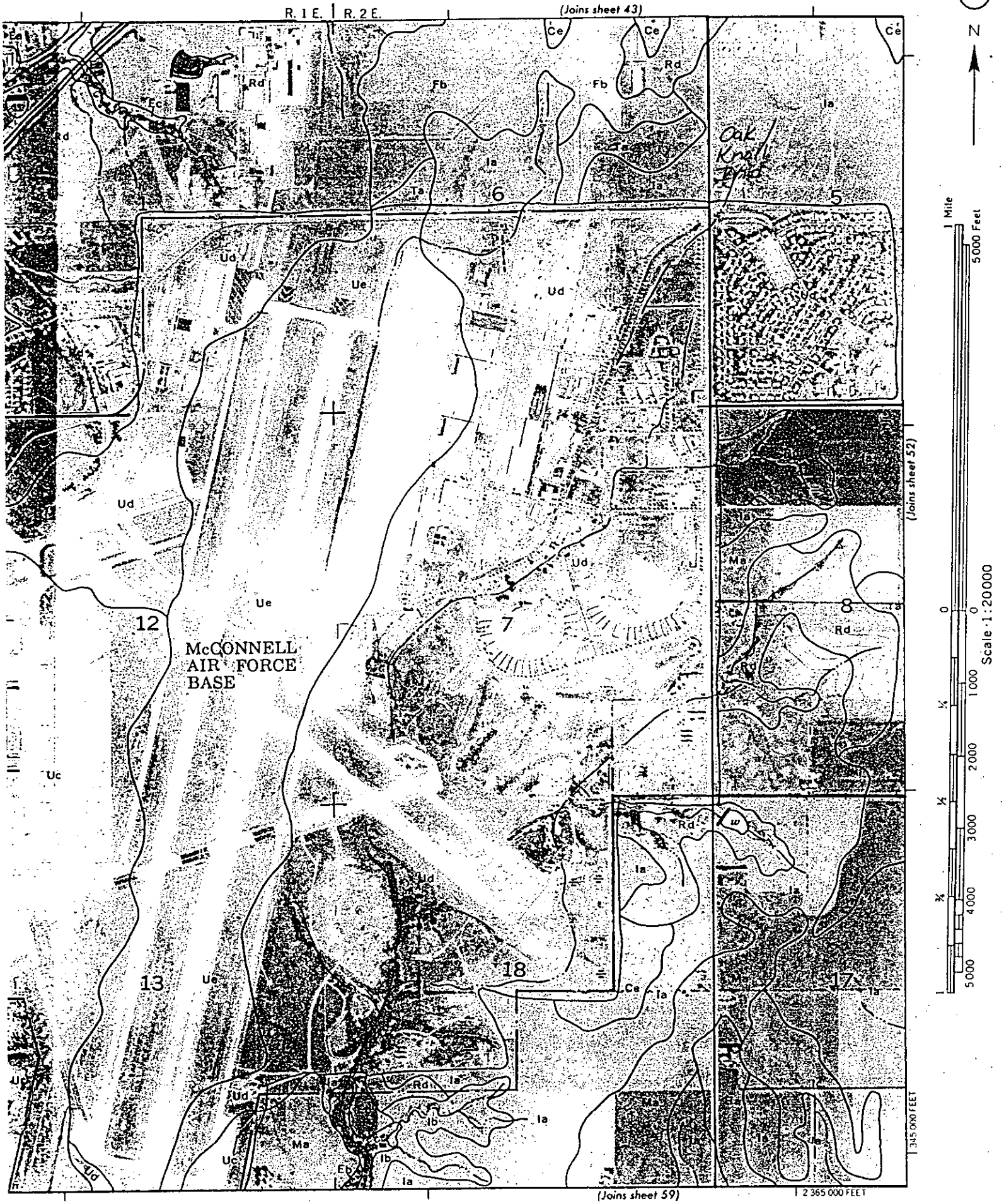
Shoulder - 1375.0

The 2-48" RCP under Rock Rd. will pass the pre-developed discharge without overtopping the road

Note - The outlet discharge from the pond is less than Q predeveloped

SAS – SHEET NUMBER 51

19



THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING **DATE** March 31, 1981

TO Jack Galbraith, Chief Planner

FROM Chris Breitenstein, Drainage and Flood Control Engineer

SUBJECT Various Drainage Plans

The following items are approved:

L/S 0498 - Site Grading Plan. It does appear additional on-site storm sewer will be required.

Kissire Addition - Drainage Plan.

Oak Knoll Industrial Park - Drainage Plan. A 10' private drainage easement adjacent to the South Line of plat will be required by separate instrument.

Oak Cliff Estates 2nd Addition - Drainage Plan.

Hedgecliff 3rd Addition - Drainage Concept. Drainage Plan should conform with plan for Storm Water Sewer #205.

Tallgrass Clubhouse Addition - Drainage Plan. Any structures put in should be approved by this office.

Bonnie Brae 3rd Addition - Site Grading Plan. Drainage Plans should be submitted to this department at time of issuing building permits.

Silver Springs Addition - Drainage Concept.

Chris J. Breitenstein, P.E.
Drainage & Flood Control
Engineer

CJB:md

cc: Louise Olivarez
Mike Lindebak

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

April 3, 1981

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

Re: S/D 80-44 - Final plat of Oak Knoll Industrial Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 2, 1981, 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 construction of the floodway/detention pond.

B. The final plat tracing shall indicate a 10-foot drainage easement adjacent to Rock Road from the floodway south to the south line of this plat.

C. The applicant shall guarantee the extension of sanitary sewer to serve all lots. This property has already been included in a sanitary sewer main benefit district.

D. The applicant shall guarantee the extension of City water to serve all lots.

E. The applicant shall guarantee the paving and construction of all interior streets to industrial street standards.

F. The applicant shall guarantee construction of both a temporary and a permanent accel-decel lane to serve Lot 10, Block 2.

G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

H. The applicant shall submit a restrictive covenant providing for the ownership and maintenance of the detention lake. The covenant shall contain a provision which gives the City authority to maintain the drainage facilitity and charge the costs to the owner(s) in the event the owner(s) fail to maintain the detention lake.

I. An avigational easement and restrictive noise covenant shall be submitted for this entire property.

J. The final plat tracing shall indicate the easements requested by K.G.&E. and which were "marked" on the engineer's copy of the final plat.

K. The final plat tracing shall indicate a 10-foot utility easement adjacent to the north line of Lots 8-12, Block 1.

L. The final plat tracing shall indicate a 10-foot private drainage easement adjacent to the south line of this plat. This easement shall be established by separate instrument & recorded. Recording data shall be shown on the final plat tracing.

M. Recording of the 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. The certificate will be required if petitions are submitted. 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 Thursday, April 9, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley

Forrest L. Nagley
Junior Planner

FLN:bh
cc: American Land Dev. Co., Inc., Attention: Randall J. Voth, Vice-President, Suite 1, 3202 W. 13th St., 67203
Mike Lindebak, City Engineering
Andy Harkness, Co. Dept. of Public Works

Oak Knoll Ind. Park

COMMISSIONERS PROCEEDINGS

V-1075 - VACATION OF UTILITY EASEMENT

V-1075 - VACATION OF A PORTION OF A UTILITY EASEMENT LOCATED ON THE SOUTHWEST SIDE OF STONERIDGE LANE IN AN AREA WEST OF LONGFORD LANE, presented.

The Planning Commission recommended approval subject to:

1. Any relocation or reconstruction of utilities necessitated by the vacation being at the sole expense of the applicant.
2. All proceedings being without cost to the City, County or any utility company.

Motion -- -- carried

Brown moved that the request be approved as recommended by the MAPC and the ordinance be placed on first reading. Motion carried 5 to 0.

ORDINANCE

V-1075

An Ordinance vacating a portion of the 10-foot Easement on the rear of Lot 30, Block 3, Brookhollow Third Addition, Wichita, Sedgwick County, Kansas, introduced and under the rules laid over.

S/D 80-44 - PLAT OF OAK KNOLL INDUSTRIAL PARK

S/D 80-44 - PLAT OF OAK KNOLL INDUSTRIAL PARK LOCATED 1/2 MILE SOUTH OF OAK KNOLL ON THE EAST SIDE OF ROCK ROAD, presented.

A 22-lot, industrial plat containing 40± acres.

The Planning Commission recommended approval subject to recording within 30 days.

Certificate

Certificate from American Land Development Company, Inc., dated June 17, 1981, for storm water detention pond, sanitary sewers, street and storm drains, water and accel-decel lane on Lot 10.

Covenant

Covenant from American Land Development Company, Inc., dated June 17, 1981.

Avigational Easemt.

Avigational Easement from American Land Development Company, Inc., dated June 17, 1981.

Restrictive Cov.

Restrictive Covenant from American Land Development Company, Inc., dated June 17, 1981.

Water petition

Water system improvement petition for the property served by the supply line for Oak Knoll Industrial Park, Rock Road from 295 feet north of Oak Knoll to Wassall. (Benefit District - 882-81)

Water petition

Water system improvement petition for the property adjacent to Marion and Eastmoor, Oak Knoll Industrial Park, Phase I. (Benefit District - 883-81)

Water petition

Water system improvement petition for the property adjacent to Wassall and Eastmoor, Oak Knoll Industrial Park, Phase II. (Benefit District - 884-81)

Sewer petition

100% petition, dated 6/24/81, for sanitary sewer lateral to serve Lots 5-10 inclusive, Block 2, Oak Knoll Industrial Park (1/2 mile south of Oak Knoll on the east side of Rock Road) Phase I. (S.A. - $72,300)

Sewer petition

100% petition, dated 6/24/81, for sanitary sewer lateral to serve Lots 8-12 inclusive, Block 1, Oak Knoll Industrial Park (1/2 mile south of Oak Knoll on the east side of Rock Road) Phase II. (S.A. - $58,800)

Paving petition

100% petition, dated 6/24/81, for pavement on Marion and Eastmoor from the east line of Rock Road to the south line of Lot 5, Block 2, Oak Knoll Industrial Park Addition. (S.A. - $308,000)

Accel/decel lane

100% petition, dated 6/24/81, for accelaration/deceleration lane on Rock Road from the north line of Wassall to the south line of Marion. (S.A. - $30,000)

Paving Petition

100% petition, dated 6/24/81, to construct pavement on Wassall and Eastmoor from the east line of Rock Road to the north line of Lot 4, Block 2, Oak Knoll Industrial Park Addition. (S.A. - $200,000)

FWDR Petition

100% petition, dated 6/24/81, for Floodwater Detention Reservoir to serve Oak Knoll Industrial Park Addition (½ mile south of Oak Knoll on the east side of Rock Road. (S.A. - $137,000)

Motion -- -- carried

Brown moved that the water engineering feasibility reports be received and filed, the resolutions of finding and the resolutions ordering and directing the water system improvements be adopted; the petitions be approved and the Director of Law be instructed to prepare the necessary resolutions; the letter of credit be received and filed; the avigational easement be accepted; the City Clerk be instructed to record the detention pond covenant, the avigational easement, restrictive noise covenant and the certificate of petitions with the Register of Deeds, the recording costs of which shall be billed to the applicant; the plat be approved as approved by the MAPC and the Mayor be authorized to sign. Motion carried 5 to 0.

RESOLUTION

Oak Knoll Ind Park

A Resolution of findings as the the advisability and a Resolution authorizing construction and ordering and directing under and pursuant to K.S.A. 12-6a, an improvement consisting of a waterworks system to make water and water service available to the supply line for Oak Knoll Industrial Park, Rock Road from 295 feet north of Oak Knoll to Wassall, pursuant to findings of advisability made by the governing body of the City of Wichita, Kansas, presented. Brown moved that the resolution be adopted. Motion carried 5 to 0. Yeas: Casado, Kirk, Knight, Wright, Brown.

RESOLUTION

Marion & Eastmoor

A Resolution of findings as the the advisability and a Resolution authorizing construction and ordering and directing under and pursuant to K.S.A. 12-6a, an improvement consisting of a waterworks system to make water and water service available to the property adjacent to Marion and Eastmoor, Oak Knoll Industrial Park - Phase I, pursuant to findings of advisability made by the governing body of the City of Wichita, Kansas, presented. Brown moved that the resolution be adopted. Motion carried 5 to 0. Yeas: Casado, Kirk, Knight, Wright, Brown.

RESOLUTION

Wassall & Eastmoor

A Resolution of findings as the the advisability and a Resolution authorizing construction and ordering and directing under and pursuant to K.S.A. 12-6a, an improvement consisting of a waterworks system to make water and water service available to the property adjacent to Wassall and Eastmoor, Oak Knoll Industrial Park - Phase 2, pursuant to findings of advisability made by the governing body of the City of Wichita, Kansas, presented. Brown moved that the resolution be adopted. Motion carried 5 to 0. Yeas: Casado, Kirk, Knight, Wright, Brown.

S/D 80-92 - PLAT OF SCHOLFIELD BROS.

S/D 80-92 - PLAT OF SCHOLFIELD BROTHERS ADDITION LOCATED ON THE NORTHWEST CORNER OF KELLOGG DRIVE AND ELLSON, presented.

A one-lot, commercial plat containing 2.94 acres.

The Planning Commission recommended approval subject to recording within 30 days.

Cert. of Sidewalk

A Certificate of Sidewalk, dated 7/03/81, for construction of sidewalk on the north side of Kellogg Drive in Scholfield Brothers Addition.

Motion -- -- carried

Brown moved that the City Clerk be instructed to file the sidewalk cerfiticate with the Register of Deeds, the recording costs of which shall be billed to the applicant; the plat be approved as approved by the MAPC and the Mayor be authorized to sign. Motion carried 5 to 0.

S/D 81-25 - PLAT OF PEARSON'S LITTLE RIVER ADDN

S/D 81-25 - PLAT OF PEARSON'S LITTLE RIVER ADDITION LOCATED ON THE SOUTH SIDE OF 69TH STREET NORTH IN AN AREA WEST OF THE LITTLE ARKANSAS RIVER, presented.

A one-lot, residential plat containing 1.7 acres.

The Planning Commission recommended approval subject to recording within 30 days.

Motion -- -- carried

Brown moved that the plat be approved as approved by the MAPC and the Mayor be authorized to sign. Motion carried 5 to 0.

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

February 16, 1983

American Land Development Company, Inc.
Suite 1, 3202 W. 13th Street
Wichita, Kansas 67203

Re: Letter of credit guaranteeing the construction of a temporary accel-decel lane into Lot 10, Oak Knoll Industrial Park (S/D 80-44) Credit Number 874

Gentlemen:

Your letter of credit from Fourth National Bank in the amount of $6,250.00 guaranteeing the above-referenced improvement is nearing maturity. The terms of your letter of credit reference a completion date of April 9, 1983. A recent field check of the property has verified that no development has occurred and, consequently, the accel-decel lane has not been constructed.

Since the property has remained undeveloped, we can authorize a two years extension of time to complete the improvement provided an amendment to your letter of credit is submitted which references the following:

A new default or completion date of April 9, 1985;
A new expiration or negotiation date of July 1, 1985.

The existing dollar amount of the letter of credit is adequate for a two year extension of time.

The amendment to the letter of credit needs to be submitted to this office prior to April 9, 1983. Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Fourth National Bank and Trust Company, Attention: Marilyn B. Pauly, 100 N. Broadway, 67202
Mike Lindebak, Project Development Engineer, City Engineering

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

April 27, 1983

American Land Development Co., Inc.
Attention: Randell J. Voth
902 N. West Street
Wichita, Kansas 67203

Re: Letter of credit guaranteeing the construction of a temporary accel-decel lane into Lot 10, Oak Knoll Industrial Park (S/D 80-44) Credit Number 874

Dear Randy:

This letter acts as follow up to my letter to you dated February 16, 1983, about the above-referenced matter and our subsequent telephone conversation of March 11, 1983. As of this date, we have not received the necessary amendment to your letter of credit. The amendment needs to reference the following:

1. A new default or completion date of April 9, 1985;

2. A new expiration or negotiation date of July 1, 1985.

The amendment needs to be submitted to this office as soon as possible. Should you have any questions, please call me at 268-4421.

Sincerely,

Forrest L. Nagler
Junior Planner

FLN:bh

cc: Fourth National Bank and Trust Company, Attention: Marilyn B. Pauly, 100 N. Broadway, 67202
Mike Lindebak, Project Development Engineer, City Engineering

Draft
L. Stuley
8-23-84

Mr. Michael E. Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 N. Main
Wichita, KS 67202

Reference: Rock Road Project - Oak Knoll
Industrial Park

Dear Mr. Lindebak:

American Land Development Company, Inc., plans to proceed with the development of Oak Knoll Industrial Park. We wish to have the construction of improvements coordinated with the adjacent Rock Road paving project.

We request that the decel lane to serve Lot 10, Block 2, be included in the Rock Road project. Attached is the letter of credit for this project.

We also request that the intersection returns for Wassall and Marion be included in the Rock Road project.

We request that the City enter into a 2 party agreement with Professional Engineering Consultants, P.A., to provide the design engineering services for the decel lane to serve Lot 10, Block 2 and the intersection returns. Professional Engineering Consultants, P.A., provided the engineering services for the platting of Oak Knoll Industrial Park.

If additional information is desired, please advise.

Very truly yours,

9-5-84
Awaiting approval from Sedgwick County
MSF

September 17, 1984

Mr. Randell J. Voth
American Land Development Co., Inc.
902 North West Street
Wichita, Kansas 67203

Subject: Oak Knoll Industrial Park Addition

Dear Mr. Voth:

The letter of credit currently on file with the Metropolitan Area Planning Department guaranteeing a temporary decel lane can be released at the time a letter of credit is filed for the guarantee of special assessments for the permanent decel lane.

Please advise if you have any questions concerning this matter.

Yours truly,

Michael E. Lindebak, P.E.
City Engineer

ME L:gr

cc: Dick Linn, Professional Engineering Consultants
Jack Galbraith, Chief Planner - Current Plans

ASPHALTIC CONCRETE
PAVING PETITION

(ACCEL/DECEL LANE)

To the Board of Commissioners
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

Lot 10, Block 2,

Oak Knoll Industrial Park Addition.

472 - 76 - 245 - 81092

150' taper, 70' decel, 70' taper @ 30' entrance (with 20' rad.)

220 s.y. pvt @ 30 = 6,600
" " subgr. tr. @ 2 = 440
1620 SF dr. @ 3 = 4860
11,900
+ 20% 2,380
14,280 x .35 = $4,998

L.C.

Letter of Credit = $5,000

W I C H I T A - S E D G W I C K C O U N T Y

METROPOLITAN AREA PLANNING DEPARTMENT

To: Larry Henry, Program Development Engr. Date: February 19, 1985

From: Barbara R. Bonanni, Junior Planner

Subject: Status of the improvement guaranteed as a condition of approval for Oak Knoll Industrial Park - S/D 80-44. (Credit No. 874 - Expiration date: April 9, 1985)

When the plat, referenced above, was reviewed by the Subdivision Committee, a requirement for approval was for the applicant to guarantee the construction of a temporary accel/decel lane into Lot 10, Block 2. Please advise me on the status of the improvement, i.e., if a Letter of Credit has been filed for the guarantee of special assessments for the permanent decel lane as the letter (copy attached) from Mike Lindebak to Randall J. Voth, dated September 17, 1984, pertains to.

Should you have any questions, please call.

Letter of Credit No. 1454
This is O.K. to release! VRH
2/21/85

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

Attachment

cc: Mike Lindebak, City Engineer
Gary Wiley, Professional Engineering Consultants, P.A., 1440 East English, Wichita, KS 67211

Vicky,
Please /
L

RECEIVED
FEB 20 1985
DIVISION

September 17, 1984

Mr. Randell J. Voth
American Land Development Co., Inc.
902 North West Street
Wichita, Kansas 67203

Subject: Oak Knoll Industrial Park Addition

Dear Mr. Voth:

The letter of credit currently on file with the Metropolitan Area Planning Department guaranteeing a temporary decel lane can be released at the time a letter of credit is filed for the guarantee of special assessments for the permanent decel lane.

Please advise if you have any questions concerning this matter.

Yours truly,

Michael E. Lindebak, P.E.
City Engineer

MEL:gr

cc: Dick Linn, Professional Engineering Consultants
Jack Galbraith, Chief Planner - Current Plans

W I C H I T A - S E D G W I C K C O U N T Y

METROPOLITAN AREA PLANNING DEPARTMENT

To: Larry Henry, Program Development Engr. Date: February 19, 1985

From: Barbara R. Bonanni, Junior Planner

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Should you have any questions, please call.

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

Attachment

cc: Mike Lindebak, City Engineer
Gary Wiley, Professional Engineering Consultants, P.A., 1440 East English, Wichita, KS 67211

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN DATE March 27, 1985

TO Barbara Bananni, Junior Planner

FROM Vicky Huang, C.E. II

SUBJECT Oak Knoll Industrial Park

The letter of credit guaranteeing a temporary decel lane into Lot 10, Block 2 of the subject plat is due to expire on April 9, 1985. Since a permanent decel lane is included in the County paving project on Rock Road which was successfully bid by Ritchie Paving, Inc. on March 21, 1985 and is scheduled for County Commission's approval on April 3, 1985, the temporary decel lane is no longer required. We recommend the letter of credit be released.

Should you have any questions, please call.

Vicky Huang

Vicky Huang
Civil Engineer II

VH:gf

THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING DATE SEPTEMBER 16, 1987

TO LYLE BOTKIN, CONTROLLER

FROM MIKE LINDEBAK, CITY ENGINEER

SUBJECT Irrevocable Letters of Credit:
Oak Knoll Industrial Park Addition

Attached for your files please find Irrevocable Letters of Credit issued for the account of Carl Chuzy (555 N. Woodlawn, Wichita, KS 67208). They replace previous Letters of Credit issued for the following projects in Oak Knoll Industrial Park Addition:

448 76 245 88089 000 000 001	WATER DISTRIBUTION SYSTEM (Letter of Credit No. 2464 - $15,710.00)
448 76 245 88090 000 000 001	WATER DISTRIBUTION SYSTEM (Letter of Credit No. 2465 - $9,100.00)
468 76 245 81142 000 000 001	LATERAL 2, MAIN 23, WAR INDUSTRIES SEWER (Letter of Credit No. 2463 - $20,600.00)
468 76 245 81144 000 000 001	FLOODWATER DETENTION RESERVOIR NO. 16 (Letter of Credit No. 2461 - $32,100.00)
472 76 245 81088 000 000 001	MARION AND EASTMOOR (Letter of Credit No. 2462 - $87,560.00)

Please release the previous Letters of Credit issued for these projects and phone Randy Voth at 265-4991.

/ck

Attachment(s)

(0008L)

PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

September 24, 1987

Mr. Michael Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 N. Main
Wichita, Kansas 67202

Re: Oak Knoll Industrial Park
Minimum Pad Elevation

Dear Mr. Lindebak:

The above-referenced plat requires a minimum pad elevation of 1382.0 m.s.l. for all lots in Block 2. This pad elevation was established based on a Drainage Plan including a retention/detention pond which discharged into an open ditch along the east side of Rock Rd.

The recent Rock Rd. paving project included an underground structure which eliminated the existing open ditch and provided a better outfall system for the retention/detention pond. The Floodwater Detention Reservoir No. 16 Project (468 76 245 81144) was constructed at a lower elevation than proposed in the original Drainage Plan for the Plat. The top of the berm on the project was set at elevation 1380.0. Utilizing this elevation for the construction of adjacent Wassall St. and development of the adjacent lots will eliminate unnecessary fill.

The minimum pad elevation of 1382.0 on the recorded plat should be "vacated" and replaced with elevation 1380.0.

An application for vacation of the minimum pad elevation will be submitted to the Planning Department. If additional information is desired, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

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

This letter is consistant with the construction plan of detention Reservoir No. 16.
Vicky 9/28/87

cc: Carl Chuzy
Jack Galbraith, MAPD

RWL/kss

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

THE MISSION BANK
P.O. Box 130, Mission, Kansas 66201 • 913-831-2400

August 24, 1987

Mr. Jeff Otto
Lawyers Title Insurance Corp.
400 North Broadway
Wichita, Kansas 67202

RE: Carl Chuzy

Dear Mr. Otto:

We are pleased to enclose the following Irrevocable Letters of Credit issued in favor of City of Wichita for the account of Carl Chuzy as they relate to Oak Knoll Industrial Park. It is our understanding that you will forward these directly to City of Wichita.

Number	Amount
2461	$ 32,100.00
2462	87,560.00
2463	20,600.00
2464	15,710.00
2465	9,100.00
	$165,070.00

Mr. Otto, should you have any questions relating to the Letters of Credit, please do not hesitate to call.

Thank you.

Very truly yours,

Judy L. Hill
Assistant Secretary

enclosures

cc: Mr. Brian E. Cuddy

87-140

468-81144
472-81088
468-81142
448-88089
448-88090