

Flood Control Maintenance

February 14, 1979

Jack Galbraith, Chief Planner, MAPD

Max Greene

Revised Sketch Plat -
Oak Knoll Addition

I have reviewed the Revised Sketch Plat of Oak Knoll Addition and comments are as follows:

- 1) Need drainage concept plan.
- 2) Need details and hydrology on existing pond.
- 3) Need to consult with City Engineer on retention requirements.

The above information should be submitted with the preliminary plat.

Max Greene,
Flood Control Engineer
Flood Control Maintenance

MG/glm

cc: D. R. Brewer, Jr.
Yash Desai
Oak Knoll Addition Plat File ←

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-131 Name Oak Knoll Addition
Date Application Rec'd. 2-27-79 Preliminary Approval 3-8-79
Scheduled S/D Meeting 5-3-79

DESCRIPTION

General Location 1/4 mile east of Rock Road, on the south side of Pawnee

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

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>33+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>88</u> | b. <u>64</u> R/W <u>3660</u> ft. |
| Commercial <u> </u> | c. <u>58</u> R/W <u>480</u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>88</u> | TOTAL <u>4140</u> ft. |
| 3. Minimum Lot Frontage <u>41</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>8,000 sq.</u> ft. | |
| 5. Existing Zoning <u>"R-1"</u> | |
| 6. Proposed Zoning <u>"A", "AA", and "R-6"</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewer <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> </u> : Three-Mile Area <u>(Annexation requested)</u> | |

STAFF COMMENTS:

- A. Final approval and recording of the plat shall be subject to annexation of the property.
- B. The applicant shall submit to the Planning Department for review and for recording a set of restrictive covenants which require all habitable structures to be built in such a manner that the interior noise level is reduced by 30 decibels. Specific construction standards as specified in the AICUZ report shall be included in the covenants. The applicant shall also grant the usual avigational easement.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall guarantee the paving of all interior streets, including the temporary cul-de-sacs.
- F. The temporary cul-de-sacs shall be dedicated by separate instrument or referenced in the plattor's text with the notation that their dedication becomes null and void at such time as the streets are extended south.
- G. Sidewalks will be required on both sides of all interior streets. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- H. Since Lori Ct. and a portion of Capri are being platted with only 58 feet of right-of-way, the applicant shall submit a covenant stating that all lots abutting these streets shall provide four off-street parking spaces per dwelling unit. The covenant shall also state that parking will be allowed on only one side of the street.

T9-303

(Over) ✓ Drainage \$ Easmt widths

- I. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state what drainage guarantees, if any, will be needed.
- J. Complete access control to Pawnee shall be indicated along the entire north line of Lot 1, Block 1 and the appropriate corrections made in the plat's text.
- K. The applicant has indicated a desire for R-6 zoning on Lot 1, Block 1. A zone change application shall be submitted and will be held for processing after the property has been annexed.
- L. The applicant shall be advised that the report prepared for this property by the Soil Conservation Service indicates severe limitations for dwellings and for roads due to the high shrink-swell and low strength of the soil.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-131 Name Oak Knoll Addition
Date Application Rec'd. 2-27-79 Preliminary Approval _____
Scheduled S/D Meeting March 8, 1979

DESCRIPTION

General Location 1/4 mile east of Rock Road, on the south side of Pawnee.

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

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>76+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> 249</u> | b. <u>64</u> R/W <u>8050</u> ft. |
| Commercial <u> </u> | c. <u>58</u> R/W <u>3350</u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>249</u> | TOTAL <u>11,400</u> ft. |
| 3. Minimum Lot Frontage <u>45</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,000 square</u> ft. | streets? <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>A, AA and R-6</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> </u> : <u>Three-Mile Area</u> <u>(Annexation requested)</u> | |

STAFF COMMENTS:

- A. The applicant has requested annexation of subject property. However, since sewer capacity exists for only that portion of the property designated as Phase 1, the applicant has indicated he will revise his request for annexation to include only Phase 1. Only Phase 1 will be platted for development at this time. No final plat should be submitted until annexation approval has been given by the City Commission.
- B. The applicant's engineer is making a sanitary sewer study which will recommend how the balance of this property can be sewerred. No final plat shall be submitted on any of this property south of Phase 1 until a method of providing sanitary sewer is approved.
- C. This entire tract is subject to high noise levels from McConnell Air Force Base air traffic. According to the AICUZ report published by McConnell last June, this property is within Compatible Use District (CUD) 12 in which residential development is strongly discouraged. However, if residential development does occur, construction of habitable buildings should be of such a nature that the interior noise levels are reduced by 30 decibels. A condition of plat approval will be to require covenants to be filed which set forth specific noise-related construction standards which must be adhered to when any habitable structures are built within this subdivision. The applicant will also be required to grant the usual avigational easement.
- D. After annexation has been approved, the applicant will need to request the appropriate zone changes for Lot 1, Block 1 and for the proposed duplex lots. No final plat shall be submitted until the zone change for Lot 1, Block 1 has been recommended for approval by the City Commission.

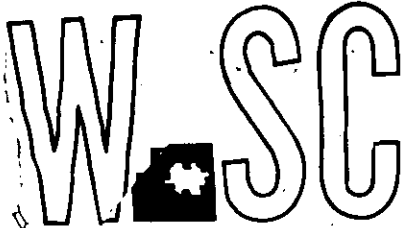
T9-303E. A drainage concept has been submitted to the City Engineer's office for review. The City Engineer's representative shall

(Over)

be prepared to comment on the acceptability of this drainage concept.

- F. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots in Phase 1.
- G. The applicant shall guarantee the paving of all streets in Phase 1, including the temporary cul-de-sacs.
- H. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- I. Since 58-foot street widths are applicable only in one-family and two-family areas, Capri from Pawnee to Scott shall be platted with 64 feet of right-of-way.
- J. For all streets approved with 58 feet of right-of-way, the applicant shall submit a covenant stating that all lots which abut these streets shall provide for four off-street parking spaces.
- K. The access control to Pawnee from Lot 1, Block 1, shall be changed to "complete access control."
- L. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 9, 1979

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

Re: S/D 78-131 - Preliminary plat of Oak Knoll Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 8, 1979, 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. Approval of any final urban plats on this property will be subject to the annexation of the property.
- B. The applicant shall submit to the Planning Department for review and for recording a set of restrictive covenants which require all habitable structures to be built in such a manner that the interior noise level is reduced by 30 decibels. Specific construction standards shall be included in the covenants. The applicant shall also grant the usual avigational easement.
- C. The City Public Works Department recommends that "Mattson" be relabeled "Marion" and "27th Street" be relabeled "Wassall."
- D. Easements as shown on the "marked" engineer's copy of the preliminary plat shall be added to the final plat.
- E. The applicant's engineer is making a sanitary sewer study which will recommend how the balance of this property south of Phase 1 can be sewered. No final plat shall be submitted on any of this property south of Phase 1 until a method of providing sanitary sewer is approved.

Professional Engineering Consultants

Page 2

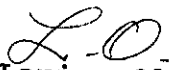
3-9-79

- F. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots in Phase 1.
- G. The applicant shall guarantee the paving of all streets in Phase 1, including the temporary cul-de-sacs.
- H. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- I. Since 58-foot street widths are applicable only in one-family and two-family areas, Capri from Pawnee to Scott shall be platted with 64 feet of right-of-way.
- J. For all streets approved with 58 feet of right-of-way, the applicant shall submit a covenant stating that all lots which abut these streets shall provide for four off-street parking spaces.
- K. The access control to Pawnee from Lot 1, Block 1, shall be changed to "complete access control" unless one access point is approved by the Traffic Engineer.
- L. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- M. 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
Junior Planner

LO:bh

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

File

MEMO



TO: Mr. Dick Linn, P. E.
 City Engineer
 City Hall - Seventh Floor
 455 North Main Street
 Wichita, Kansas 67202

PROJECT NO. 30-78395-1047
 PROJECT: Oak Knoll Addition

DATE: April 9, 1979

COPIES TO:

ATTN: Yash Desai, P. E.

Max Greene, P. E.

FROM: Chris Brennenstuhl

Curtis Newby

REFERENCE: Drainage Plan

Mike Lindebak, P. E.

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

Transmitted herewith is the Drainage Plan for Oak Knoll Addition which is located one-quarter mile east of Rock Road on the south side of Pawnee. Also transmitted with the Drainage Plan are the hydrology and hydraulic calculations, the inlet capacity calculations, and the cost estimate.

The Final Plat of Oak Knoll Addition will be filed with MAPD on April 23, 1979, and will then be heard by the MAPC Subdivision Committee on May 5, 1979.

Received

APR 10 1979

271	270	.50	2.44	.60	1175	43.9	2.15	3.7	43.9	2.15	3.7	3.7	3.4	15"	3.02	40	.2	41.1
270	269	.48	6.03	1.38	980	31.4	2.79	8.1	31.4	2.79	8.1	10.8	9.5	24"	3.43	665	1.3	32.6
261	260	.50	3.54	.80	1062	37.9	2.41	4.3	37.9	2.41	4.3	4.3	3.5	15"	3.43	55	.3	39.2
260	259	.50	.60	.66	395	23.3	3.42	1.2	32.6	2.70	.9	15.3	13.7	24"	4.66	277	.9	33.6
251	250	.50	5.73	.82	1170	39.5	2.34	6.7	39.5	2.34	6.7	6.7	5.7	15"	5.45	50	.2	39.6
250	249	.50	.68	.62	372	24.5	3.25	1.1	33.6	2.65	.9	21.9	20.1	30"	4.46	280	1.0	34.6
241	240	.50	3.17	1.25	780	28.0	3.04	4.8	29.0	3.04	4.8	4.8	3.2	15"	3.93	50	.2	28.2
240	239	.50	.63	.76	370	22.5	3.46	1.2	31.6	2.56	.9	25.9	24.0	30"	5.40	210	.6	35.3
146	145	.50	1.30	.61	545	29.7	2.91	2.6	29.7	2.91	2.6	2.6	1.8	15"	2.14	92	.7	30.4
145	144	.50	2.29	1.04	695	27.9	3.05	3.5	27.9	3.05	3.5	5.9	4.1	15"	4.81	49	.1	28.0
140	139	.50	.83	1.06	297	18.3	3.26	1.6	21.5	1.48	.6	44.3	64.2	36"	6.26	300	.8	22.3
130	129	0.	0.	0.	0	0.	0.	0.	22.3	1.47	.6	41.3	64.2	36"	6.26	300	.8	23.1
120	119	0.	0.	0.	0	0.	0.	0.	23.1	1.45	.6	44.3	64.2	36"	6.26	300	.8	22.9
110	109	0.	0.	0.	0	0.	0.	0.	23.9	1.41	.6	44.3	64.2	36"	6.26	250	.7	24.6

MEMO



TO: Mr. Dick Linn, P. E.
City Engineer
City Hall - Seventh Floor
455 North Main Street
Wichita, Kansas 67202

PROJECT NO. 30-78395-1047
PROJECT: Oak Knoll Addition

COPIES TO:

ATTN: Yash Desai, P. E.

DATE: April 9, 1979

Max Greene, P. E.

FROM: Chris Brennenstuhl

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REFERENCE: Drainage Plan

Mike Lindebak, P. E.

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Date _____ Page 2 of 2

Project _____

Item _____

NORTHERN SYSTEM

MANHOLES	1	1200 EACH	1,200 ⁰⁰
INLETS	9	900 EACH	8,100 ⁰⁰
PIPE			
15" RCP	675 L.F.	20 PER L.F.	13,500 ⁰⁰
18" RCP	200 L.F.	25 PER L.F.	5,000 ⁰⁰
24" RCP	285 L.F.	30 PER L.F.	8,550 ⁰⁰
30" RCP	125 L.F.	36 PER L.F.	4,500 ⁰⁰
END-SECTION			
30"	1	190 EACH	190 ⁰⁰
SUBTOTAL			41,040 ⁰⁰
20% CONTINGENCY			8,208 ⁰⁰
TOTAL			49,248 ⁰⁰



Date APRIL 9, 1979 Page 1 of 2

Project OAK KNOLL ADDITION

Item DRAINAGE PLAN - 1004B

Node 140

DA = 64.8 AC
C = 0.47

$t_c = 72.3 \text{ MIN}$

$i_{po} = 3.42 \text{ in/hr}$

$Q_{100} = 103.5 \text{ CFS}$

$K' = \frac{Qn}{b^{4/3} S^{1/2}}$ using info provided $Q = 104$
 $n = .035$

$K' = \frac{104(.035)}{25^{4/3} \cdot .005^{1/2}} = \frac{3.64}{377.9}$

$b @ 25$
 $S = .005$
 $Z = 4'$

$K' = .0094$

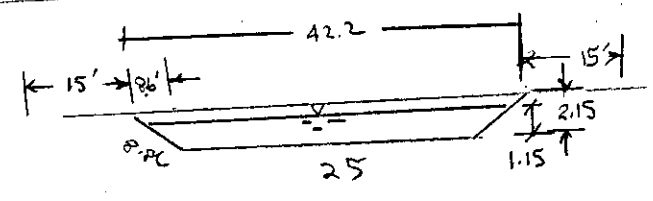
ie $\% = .046$ or $D = 25(.046) = 1.15 \text{ ft}$
1 ft free board = 2.15

with $d_{max} = 0.75 \text{ FT}$

$\begin{matrix} .04 \\ .046 \\ .05 \end{matrix} \cdot \begin{matrix} .00736 \\ .00963 \\ .01086 \end{matrix}$

$X = \frac{.00227}{.00350}$
 $X = .00648$

$\text{SLOPE} = \frac{(84.86 + 0.75) - 80.50}{900} = 0.05\%$



CHANNEL DESIGN

$Q_{DES} = Q_{100} - Q_e$
 $= 103.5 - 44.3$
 $= 59.2 \text{ CFS}$

Drainage Easement Req'd
 $30 + 25 + 2(8.6) = 72.2'$
say 75' recorded document req'd

$S = 0.50\%$
 $n = 0.030 \text{ low}$
 $Z = 4$

Mannings:
 $V = \frac{Q}{A} = \frac{104}{72.2}$
 $= 1.44 \text{ FPS}$

$R = \frac{A}{P}, A = \frac{(42.2 + 25)}{2} \cdot 15 = 72.2$
 $P = 25 + 2(8.6) = 34.2'$

$B = 25.00 \text{ FT}$
 $d = 0.75 \text{ FT}$

$V = 2.73 \text{ FPS}$
 $Q = 58.9 \text{ CFS} (-0.52\%)$

$T = 25 + 2(4)(0.80) = 31.40 \text{ FT}$

30 FT DRAINAGE EASEMENT (SIDE LOT)
50 FT DRAINAGE EASEMENT (SEP. INST.)

Received APR 10 1979



Date _____ Page 2 of 2

Project _____

Item _____

Node 500

$$DA = 29.9 \text{ Ac}$$

$$c = 0.44 \text{ ? low}$$

$$t_c = 49.8 \text{ MIN. method?}$$

$$i_{100} = 4.57 \text{ in/hr}$$

$$Q_{100} = 60.8 \text{ CFS}$$

STRUCTURE UNDER PAWNEE

4'x4'x34' RCB

$$\text{E.N. } 1372.4$$

$$\text{E.S. } 1372.6$$

$$\text{C.G. } 1378.9$$

$$H = 0.45 \text{ FT}$$

$$\text{HWELEV} = 1372.4 + 4.0 + 0.45 = 1376.85$$

$$1376.85 < 1378.9 \text{ okay}$$

2/25/80

Chart 1 Inlet Control (using figs provided)

$$Q/B = 60.8/4 = 15.2$$

$$HW/D = .75$$

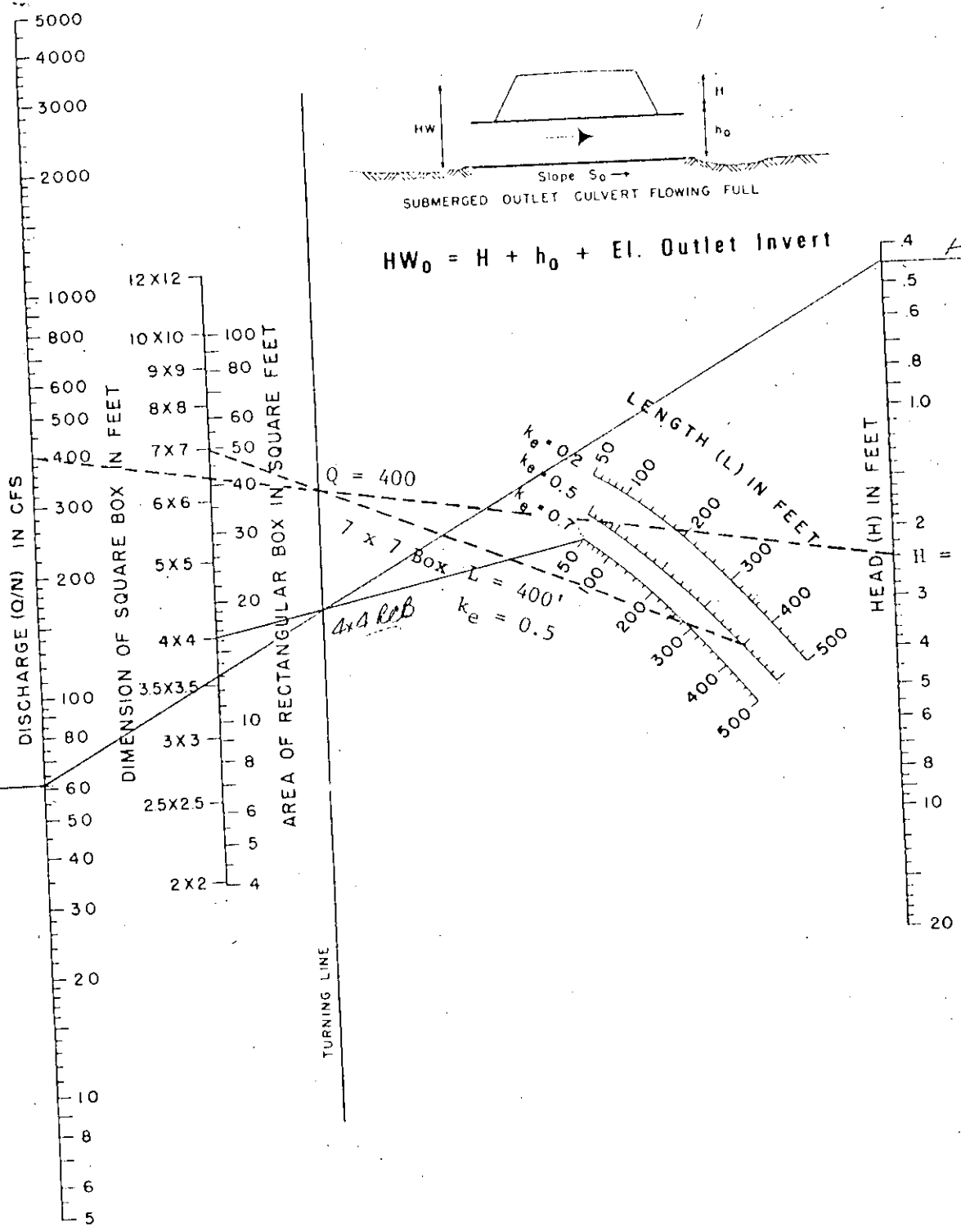
$$HW = 4(.75) = 3'$$

Received

APR 10 1979

pg 3083

Chart 1



HEAD FOR
CONCRETE BOX CULVERTS
FLOWING FULL
 $n = 0.012$

BUREAU OF PUBLIC ROADS JAN. 1963

13-65

Received

APR 10 1979



MEMO

RECEIVED

APR 27 1979

TO: Mr. Dick Linn, P. E.
City Engineer
City Hall-Seventh Floor
455 North Main Street
Wichita, Kansas 67202

Engineering Division
PROJECT NO. 30-78395-1047

PROJECT: Oak Knoll Addition

DATE: April 26, 1979

COPIES TO:

Yash Desai, P. E.

Louise Olivarez

Max Greene, P. E.

FROM: Chris Brennenstuhl

REFERENCE: Drainage Plan

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

This is to confirm the approval of the Drainage Plan our firm prepared for Oak Knoll Addition and delivered to your office on April 10, 1979.

Following our meetings of Tuesday and Wednesday (April 24 and 25, 1979) it is our understanding that, while there may be a more efficient and/or economic way to drain the Plat, our design is in keeping with the request made by Public Works to drain as much of the area as possible to the west and therefore is acceptable; any redesign of the system will be done by Public Works at the time of final design.

Those changes requested as a condition of approval were:

1. To relocate the storm sewer outfall on the west line of the Plat to a point immediately west of the street labeled "Mattson" on the Preliminary Plat.
2. To show the storm sewer outfall on the west line of the Plat as a temporary open-channel which would allow more flexibility in the development design of the property immediately west.

If we receive no further comments by Wednesday, May 2, 1979, we will assume that your office will have no objection to that approval of the Final Plat of Oak Knoll Addition at the MAPC Subdivision Committee Meeting on Thursday, May 3, 1979.

461
3.7 cfs
0.35%

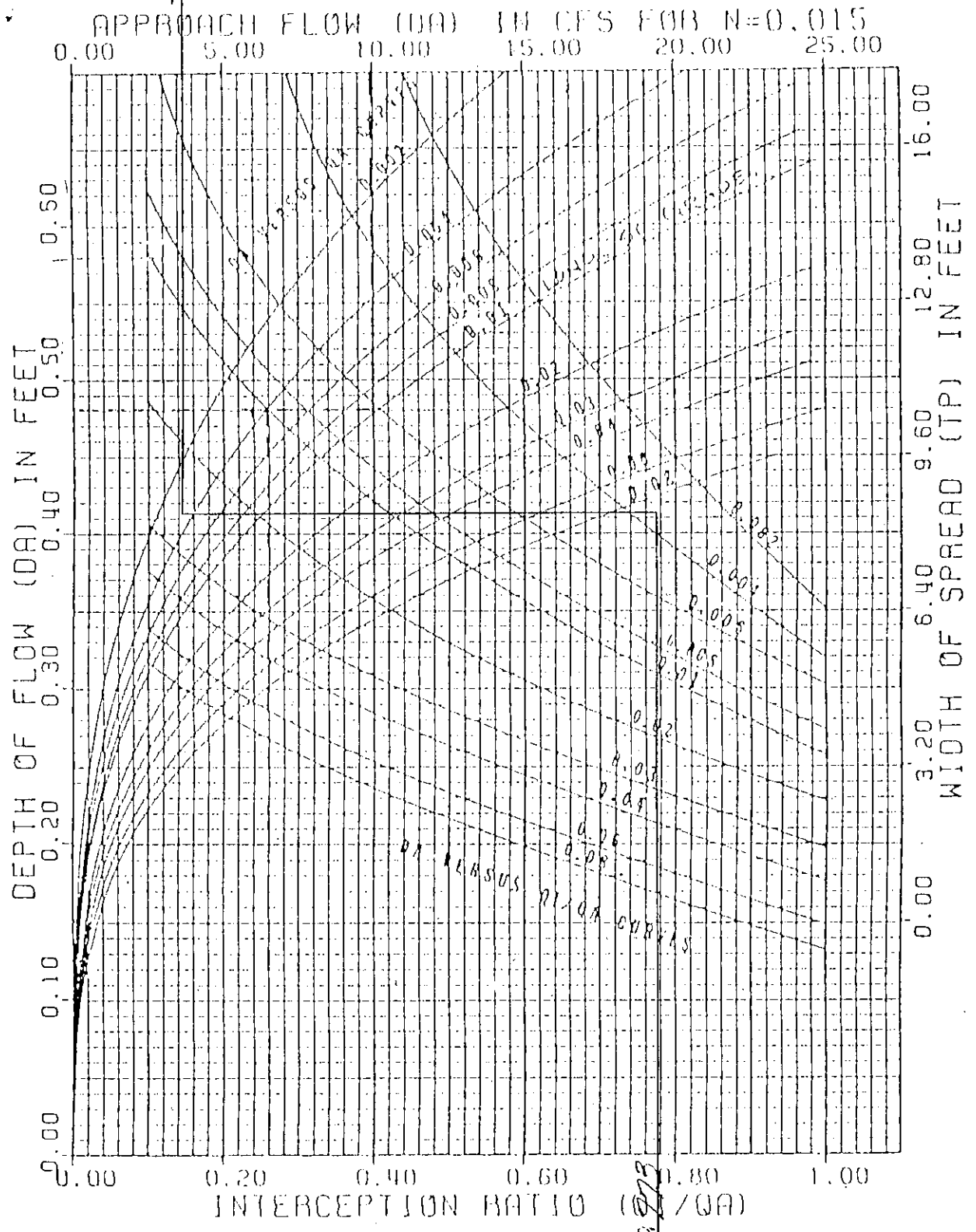


FIGURE A-7 DESIGN CURVES FOR SMC TYPE-22 STORM WATER INLET; $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE: $Q_A = 10$ cfs $s = 0.01$

∴ Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$3/8$ 1/31

460
1.0
0.35%

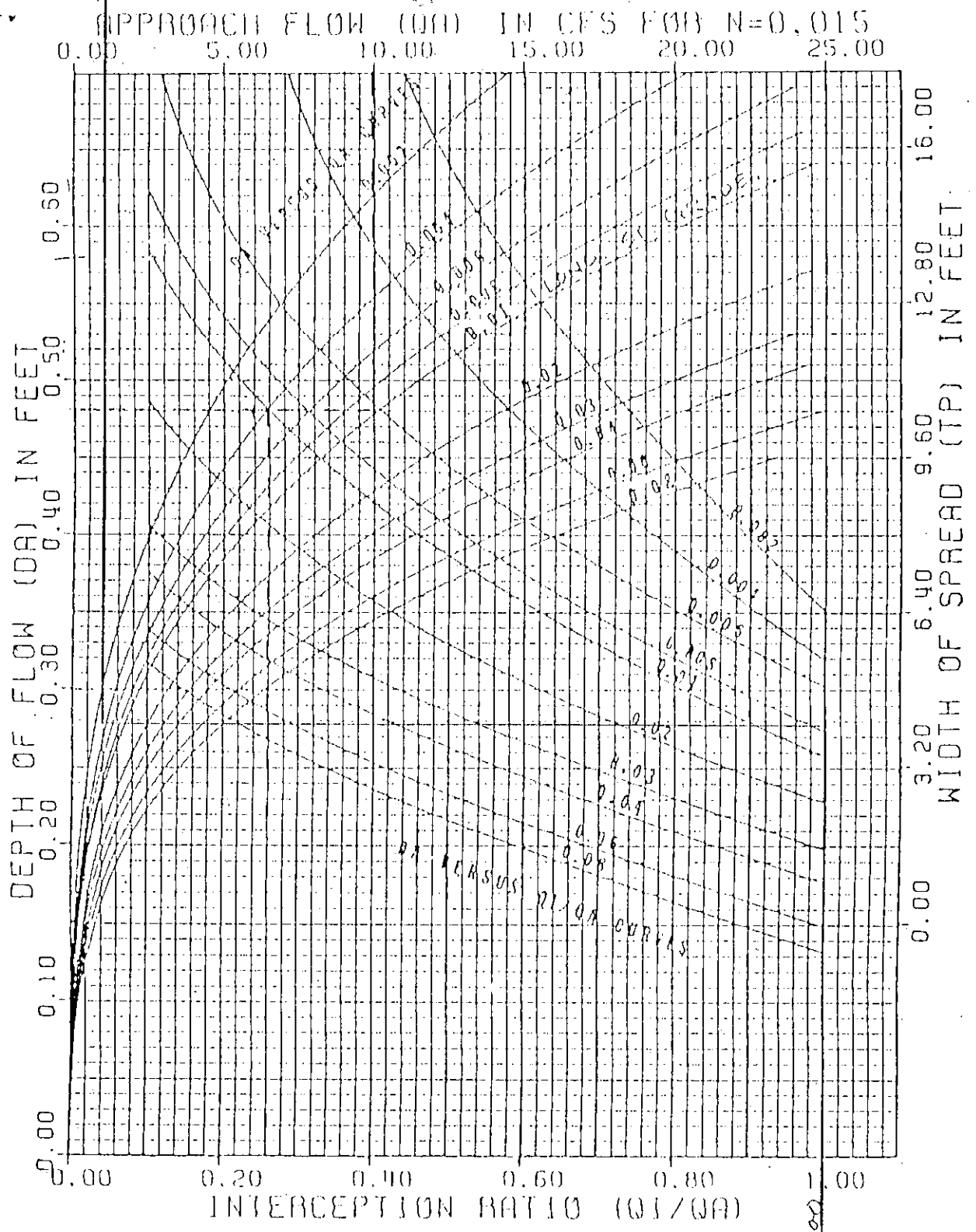


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE: $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{1}{8}$ cfs

441
5.6 cfs
0.35%

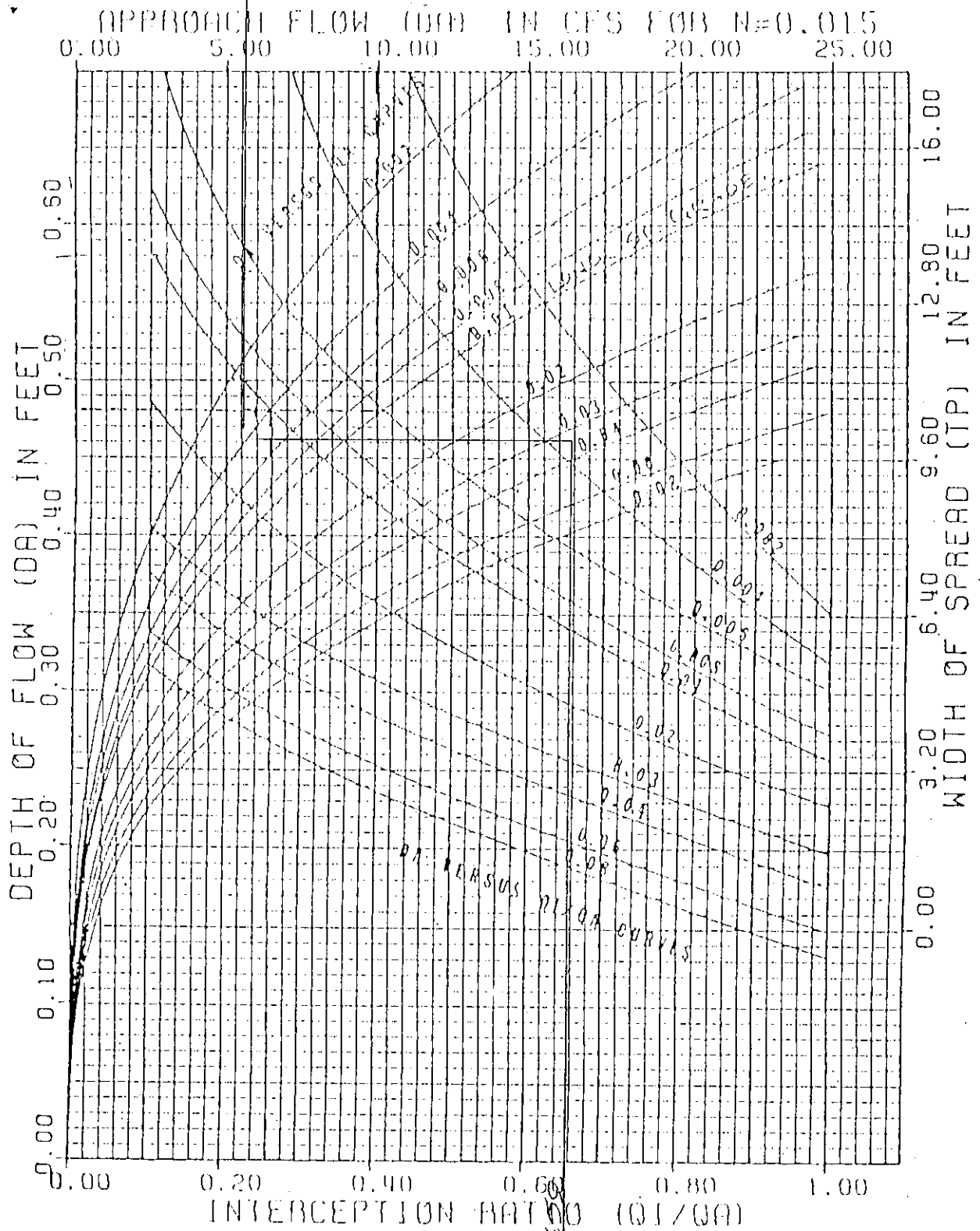


FIGURE A-7 DESIGN CURVES FOR SMC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE: $Q_A = 10$ cfs $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{1}{2}$ / 1/31

440
1.2 cfs
0.35'

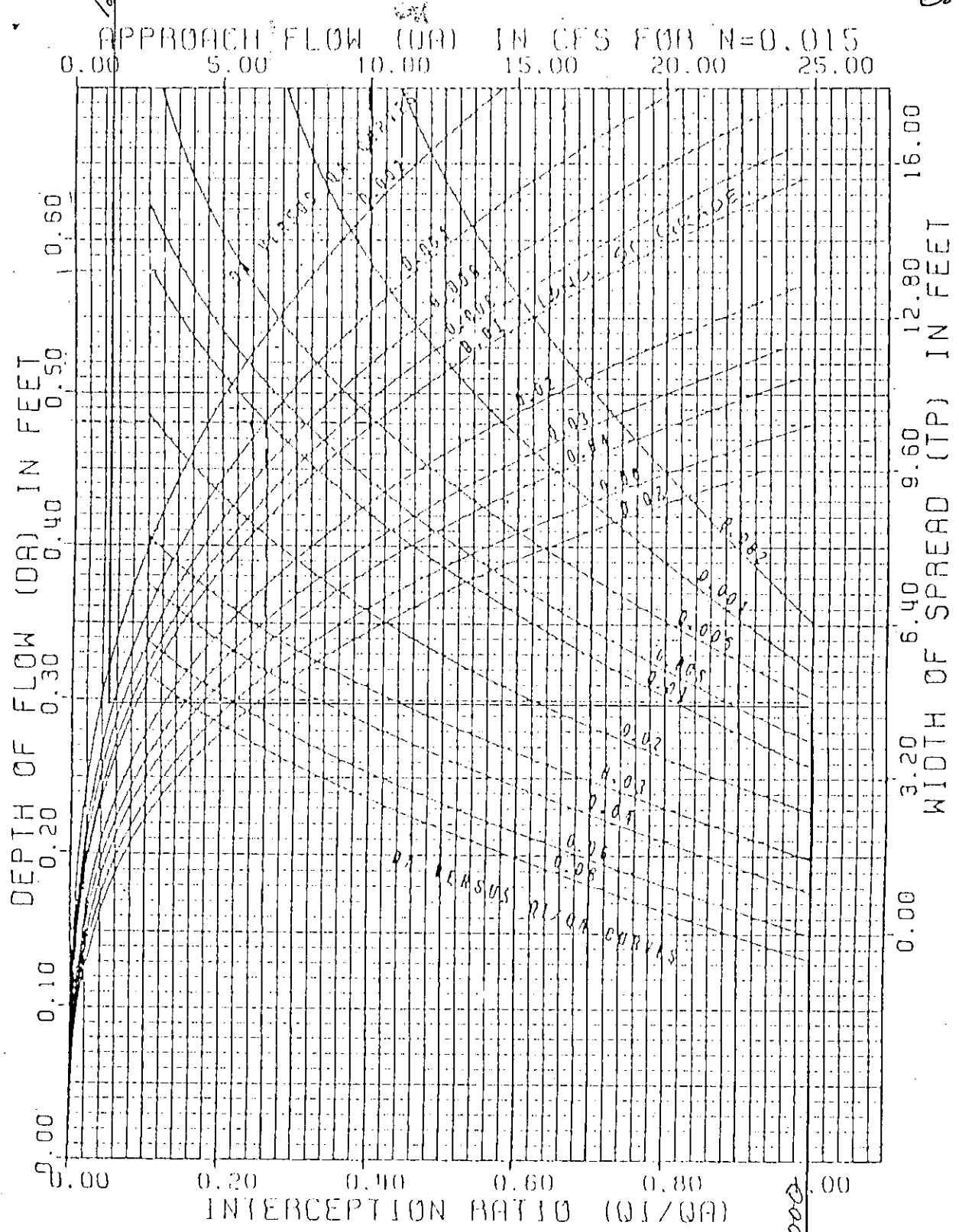


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE : $Q_A = 10$ cfs $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{3}{8}$ 1/31

421
5.9 cfs
0.75%

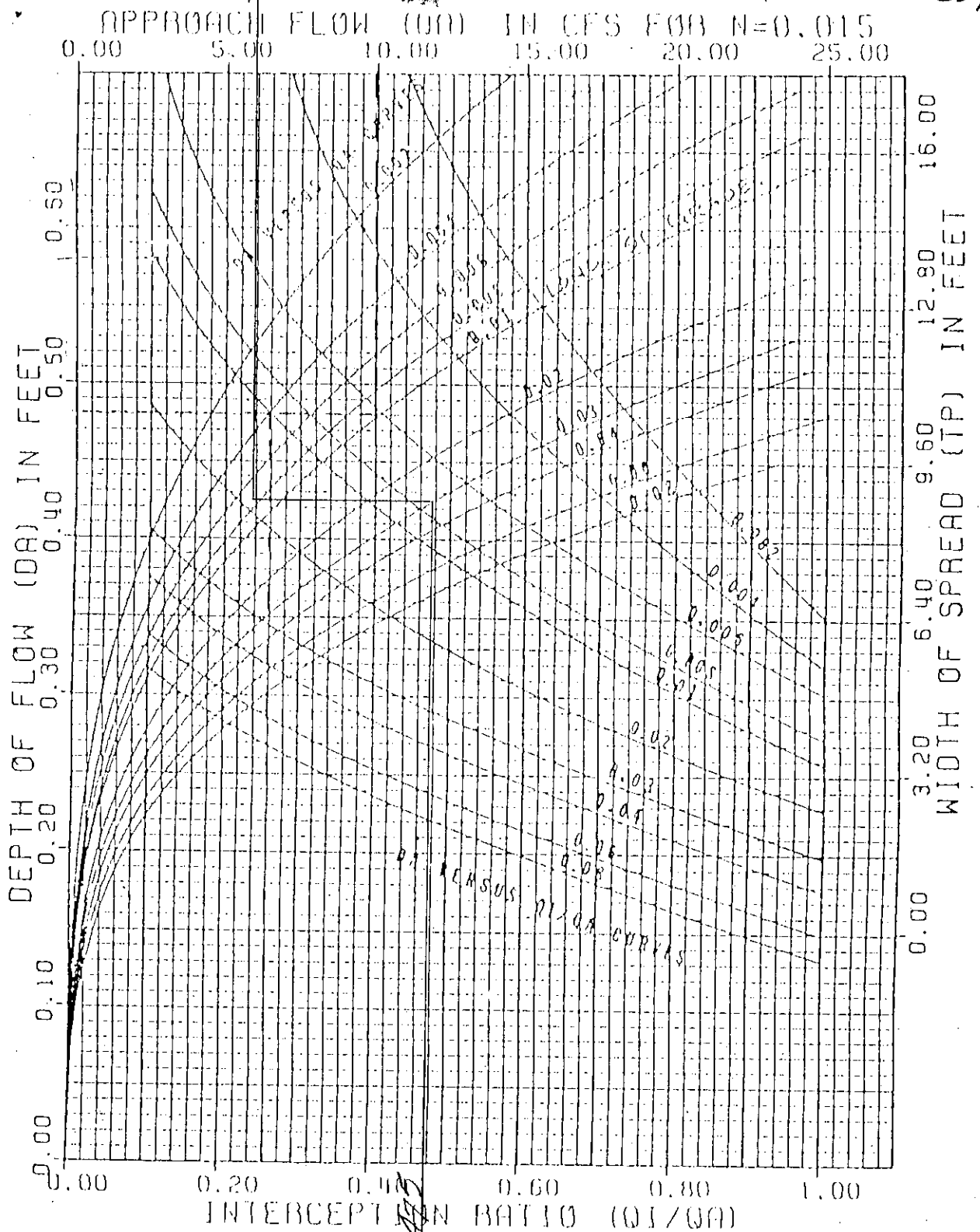


FIGURE A-7 DESIGN CURVES FOR SMC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE: $Q_A = 10$ cfs $s = 0.01$

∴ Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{1}{2} \frac{1}{32}$

420
1.2cc
0.75%

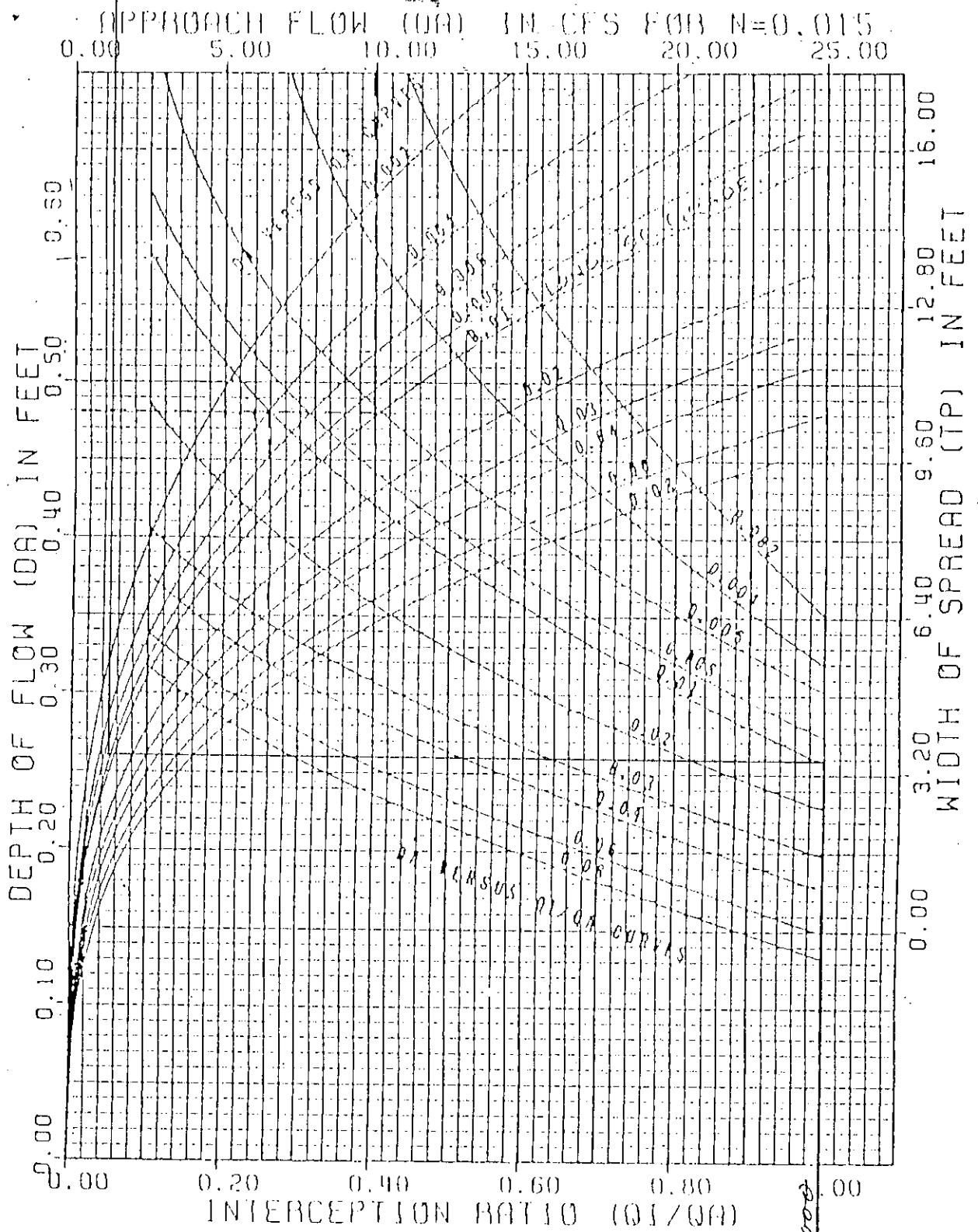


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE: $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

3/2 1/2

400
201 CFS
0.55%

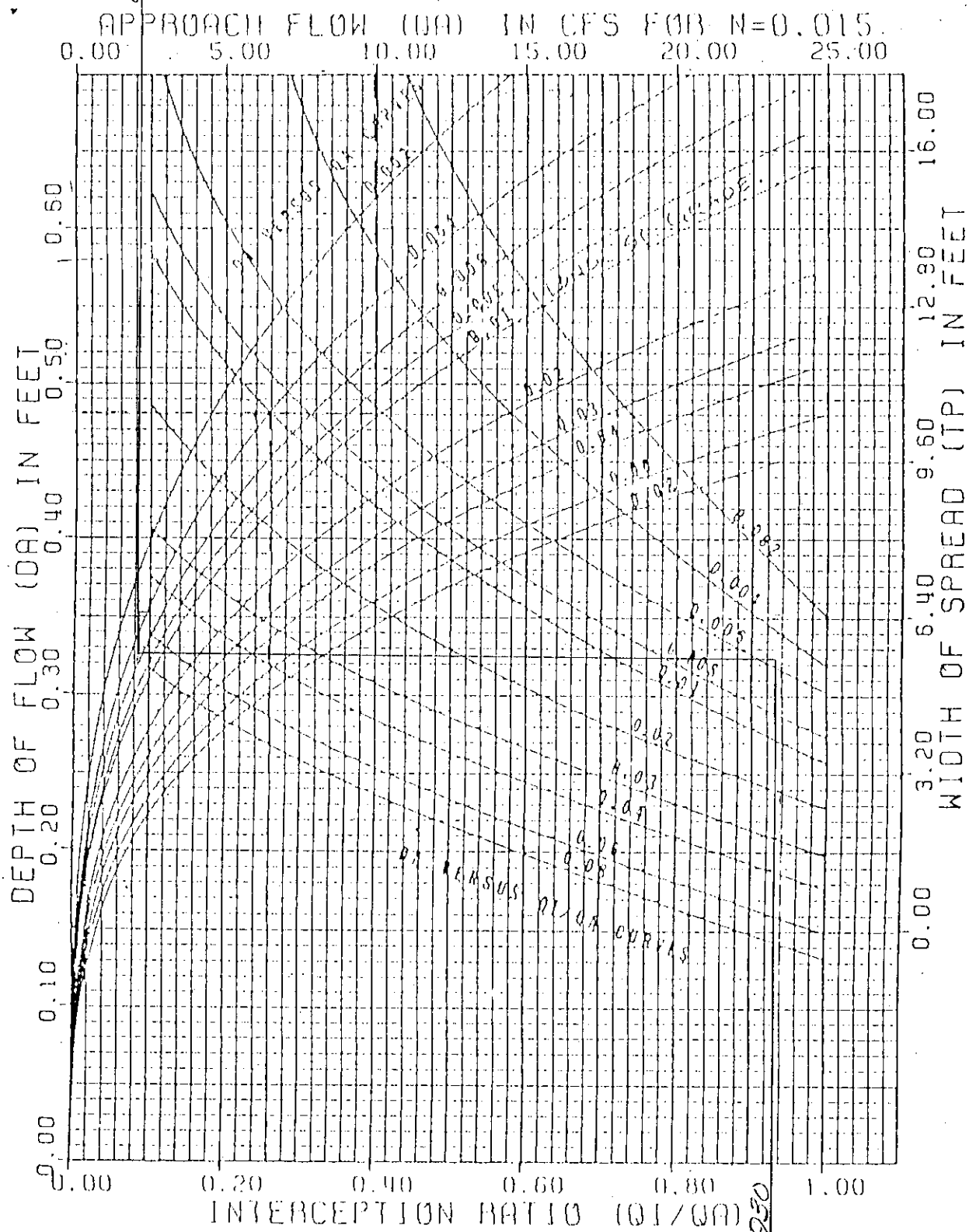


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EXAMPLE: $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{1}{16}$

200
1/2 CFS
0.35%

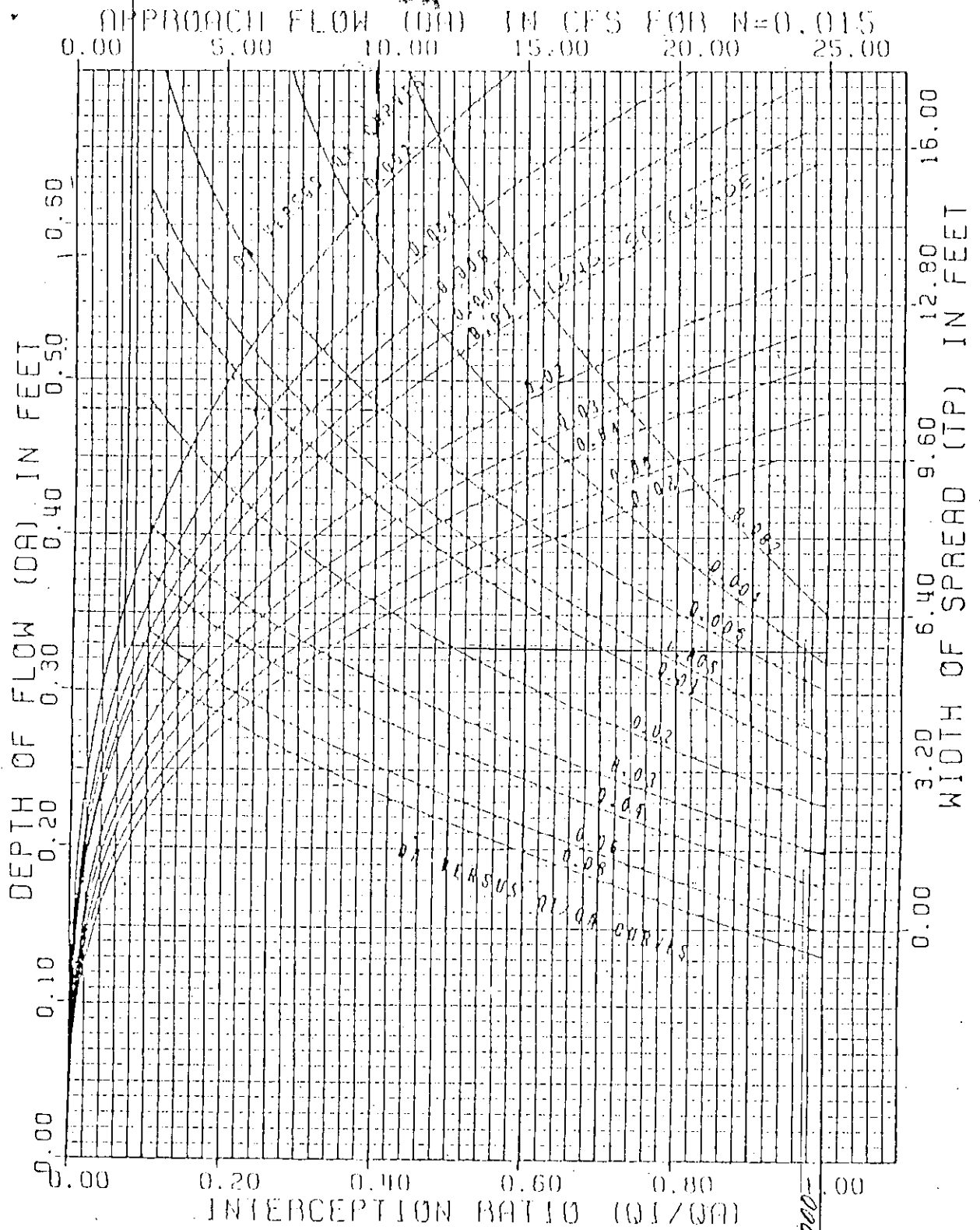


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE : $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

3/13/51

3/0
10.0 cfs
0.32%

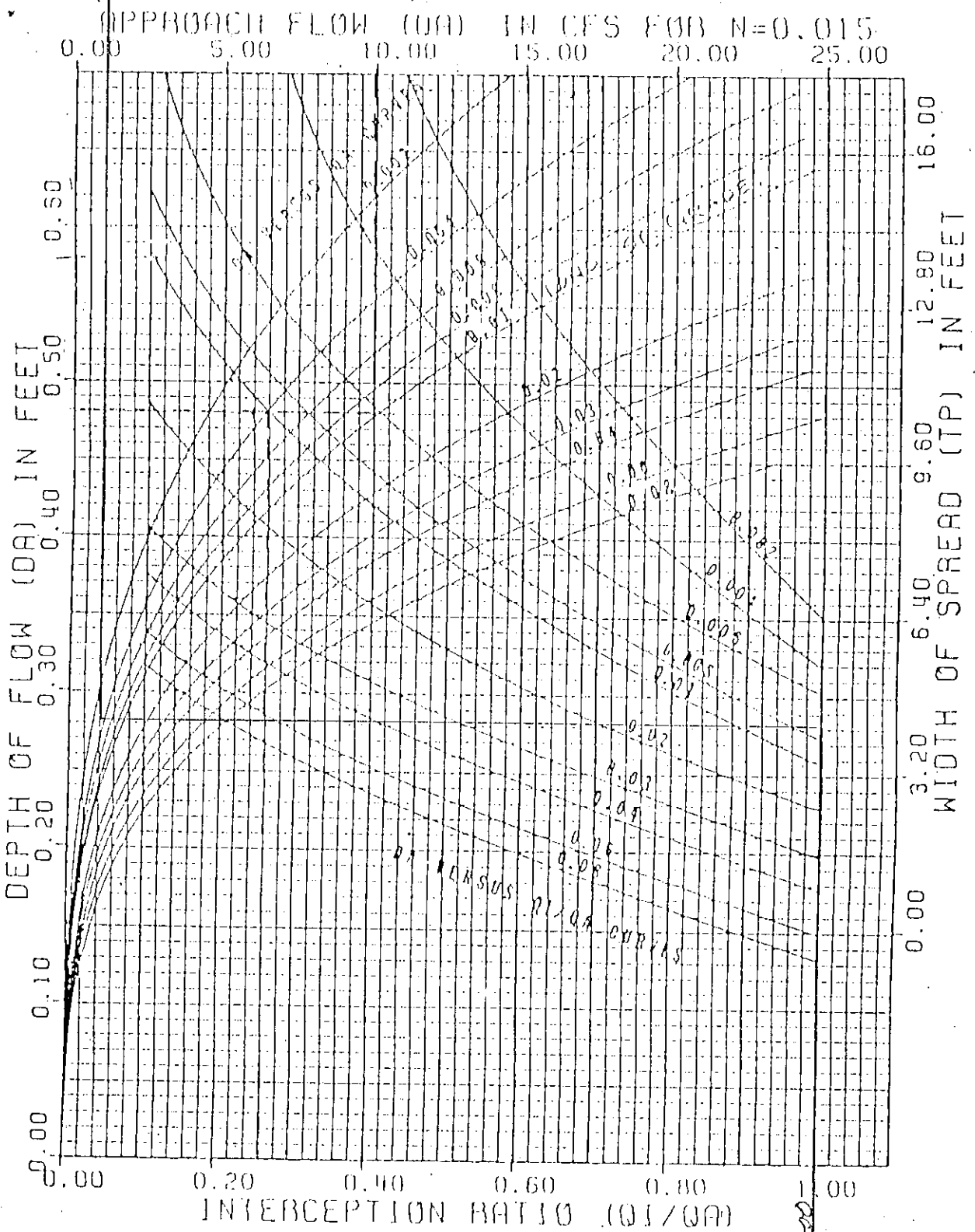


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE: $Q_A = 10$ cfs $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

3/2 1/31

360
2/cfs
0.32%

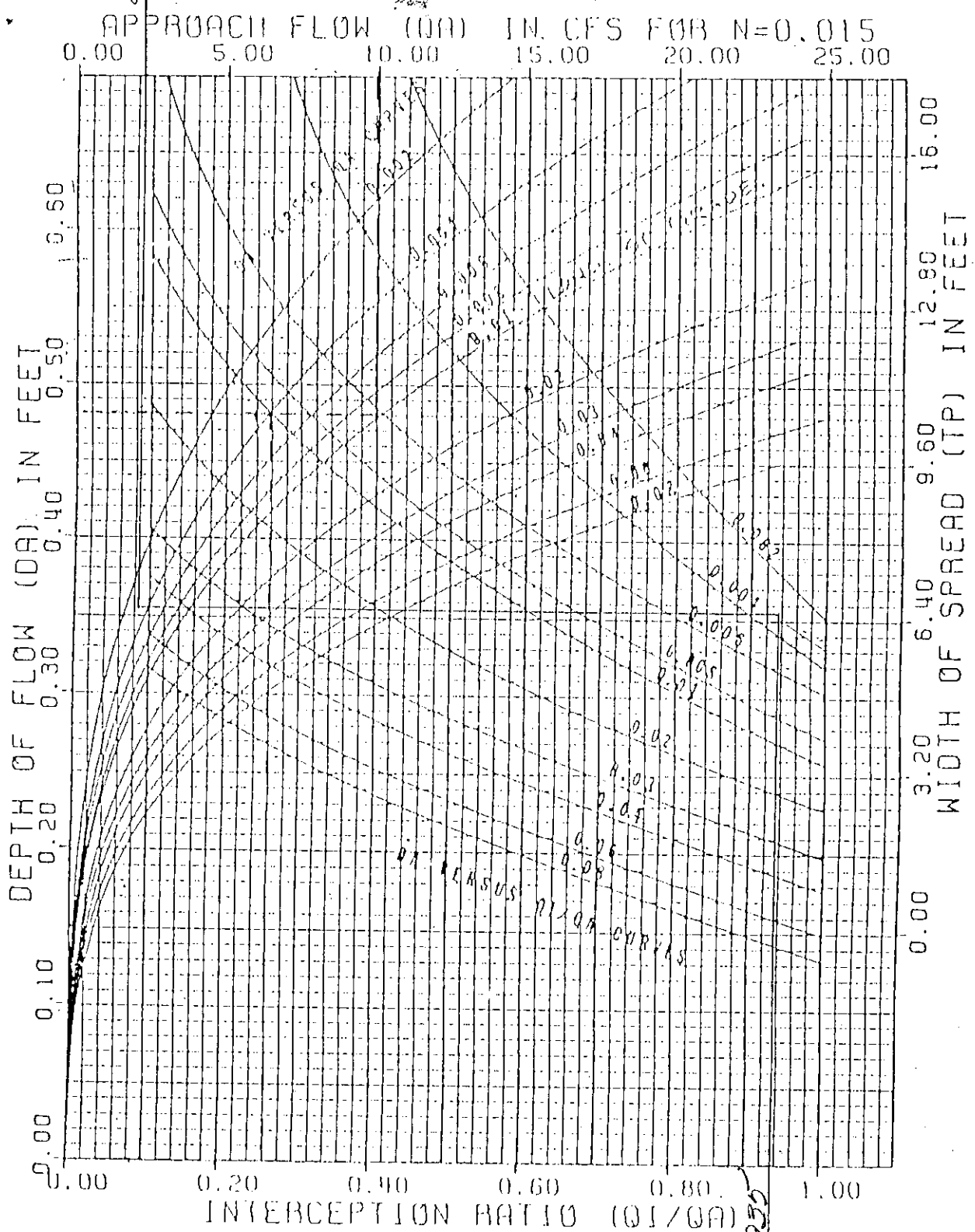


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EXAMPLE : $Q_A = 10$ cfs $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$3/8$ 1/31

0.9 cfs
0.32%

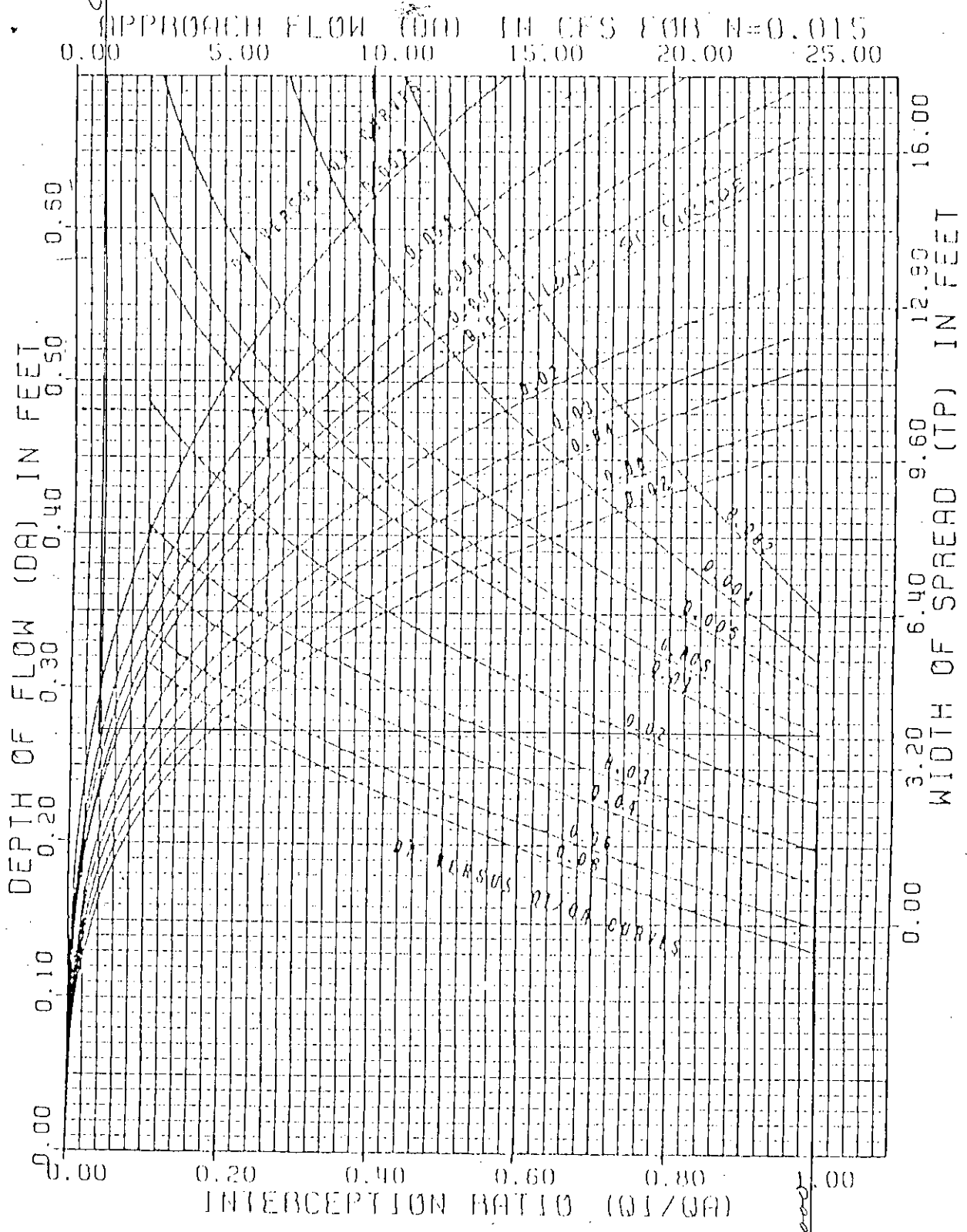


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EXAMPLE: $Q_0 = 10$ cfs $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{2.6}{10}$

340
0.6 cfs
0.32%

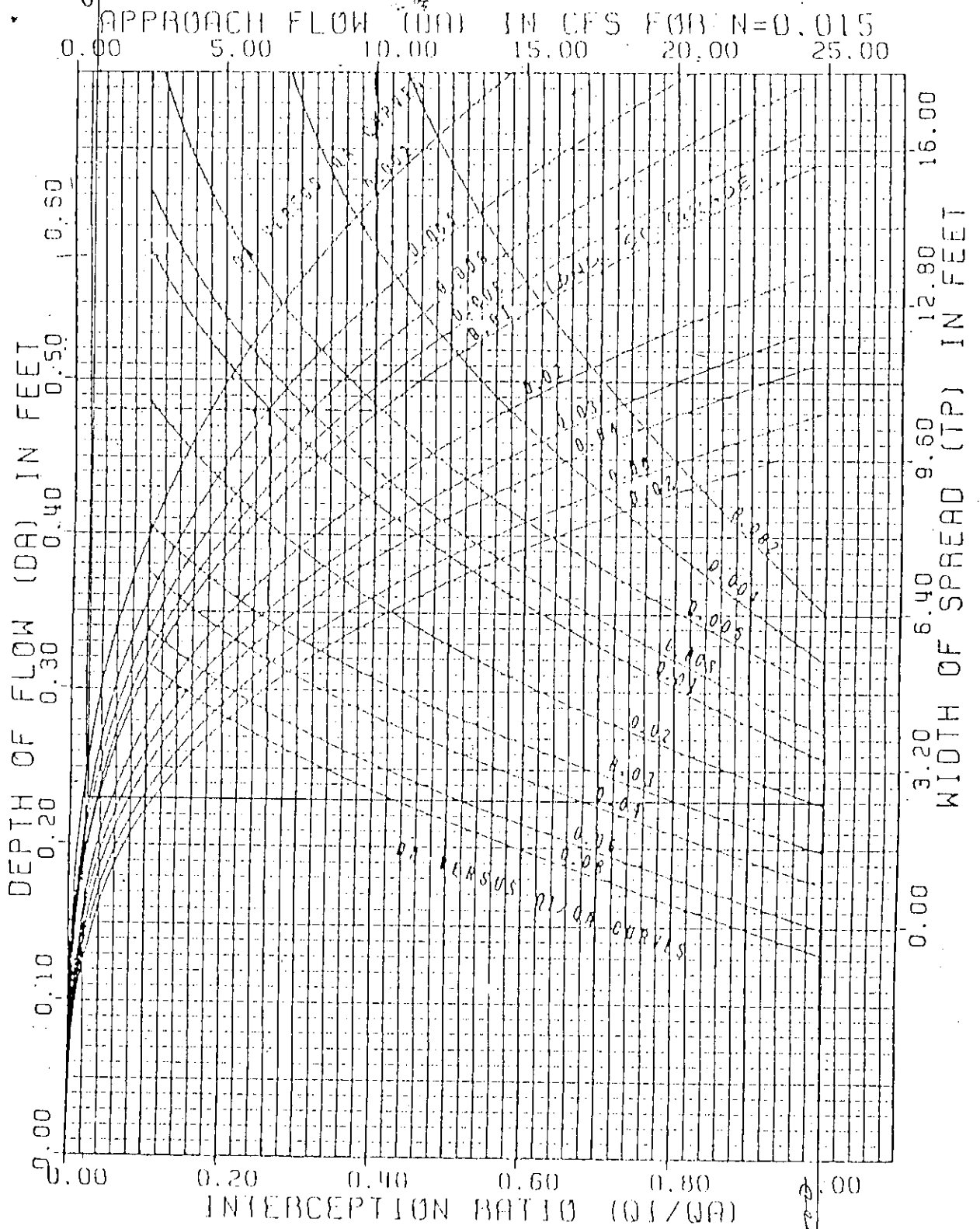


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE : $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

1/2 1/31

$Q = 3.1 \text{ cfs}$
 $s = 0.70\%$

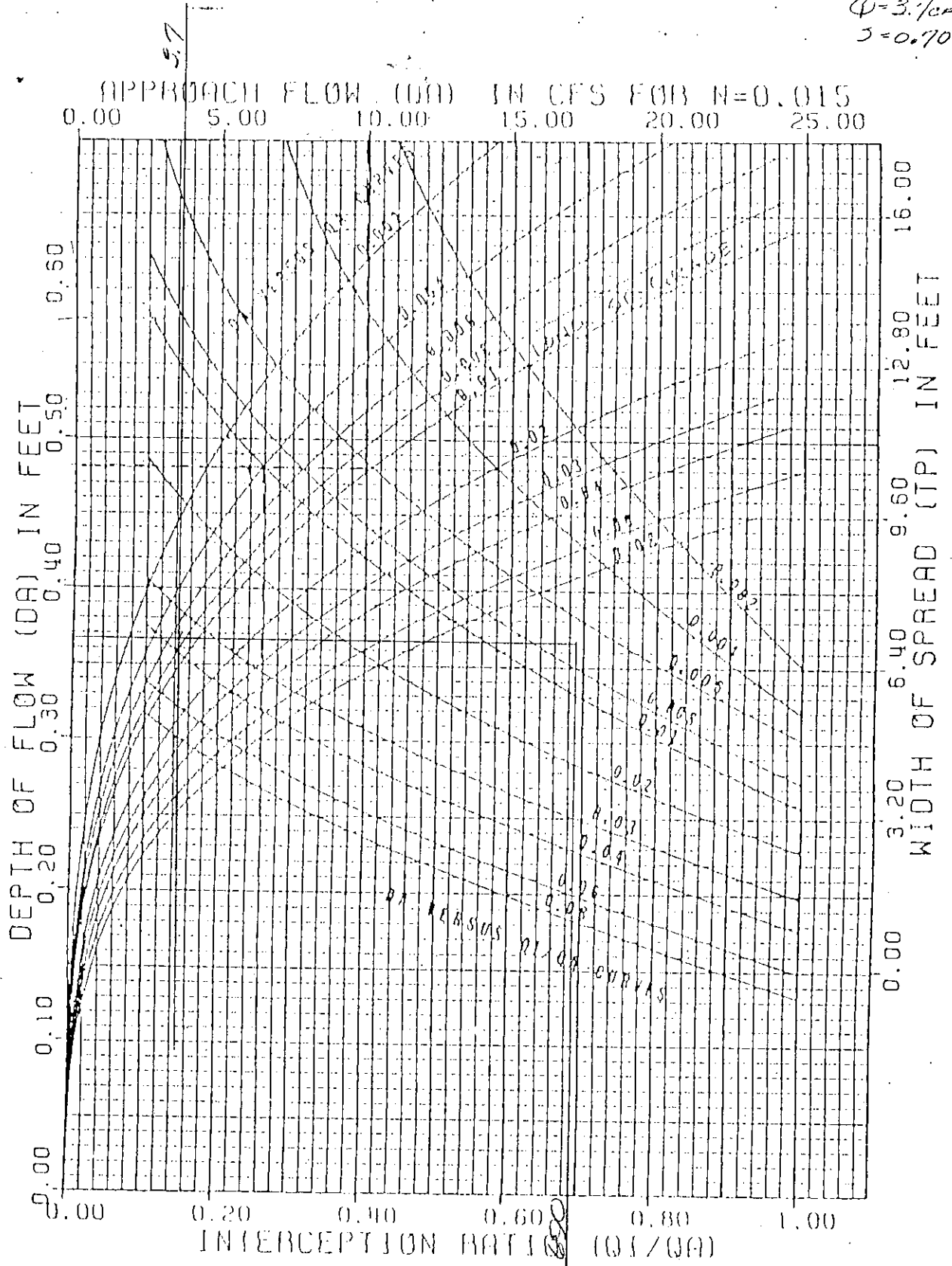


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE: $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{2.6}{10} = 26\%$

270
8.10
0.70%

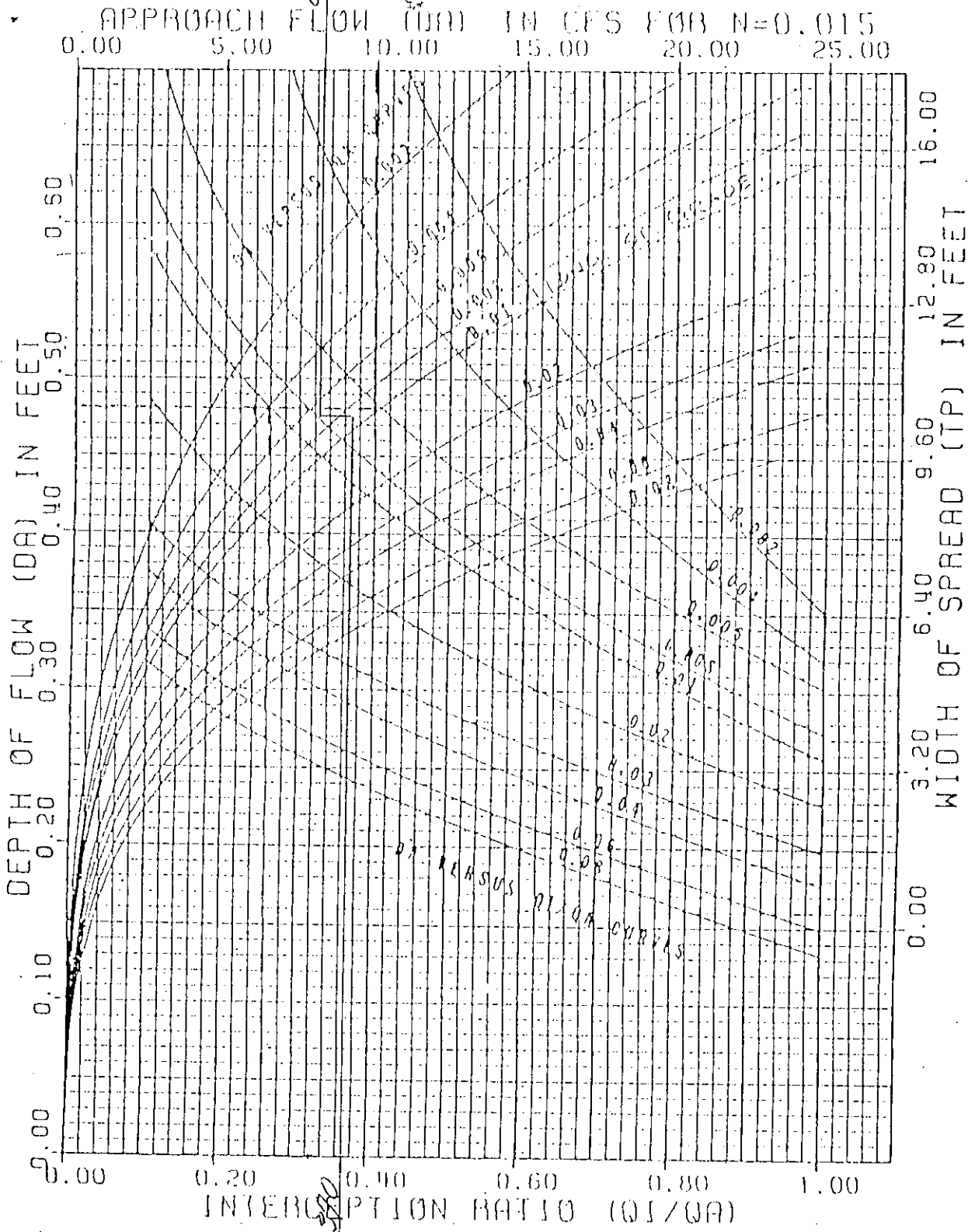


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE : $Q_A = 10 \text{ cfs}$ $s = 0.01$

∴ Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

3/21/31

260
6.6 cfs
0.70%

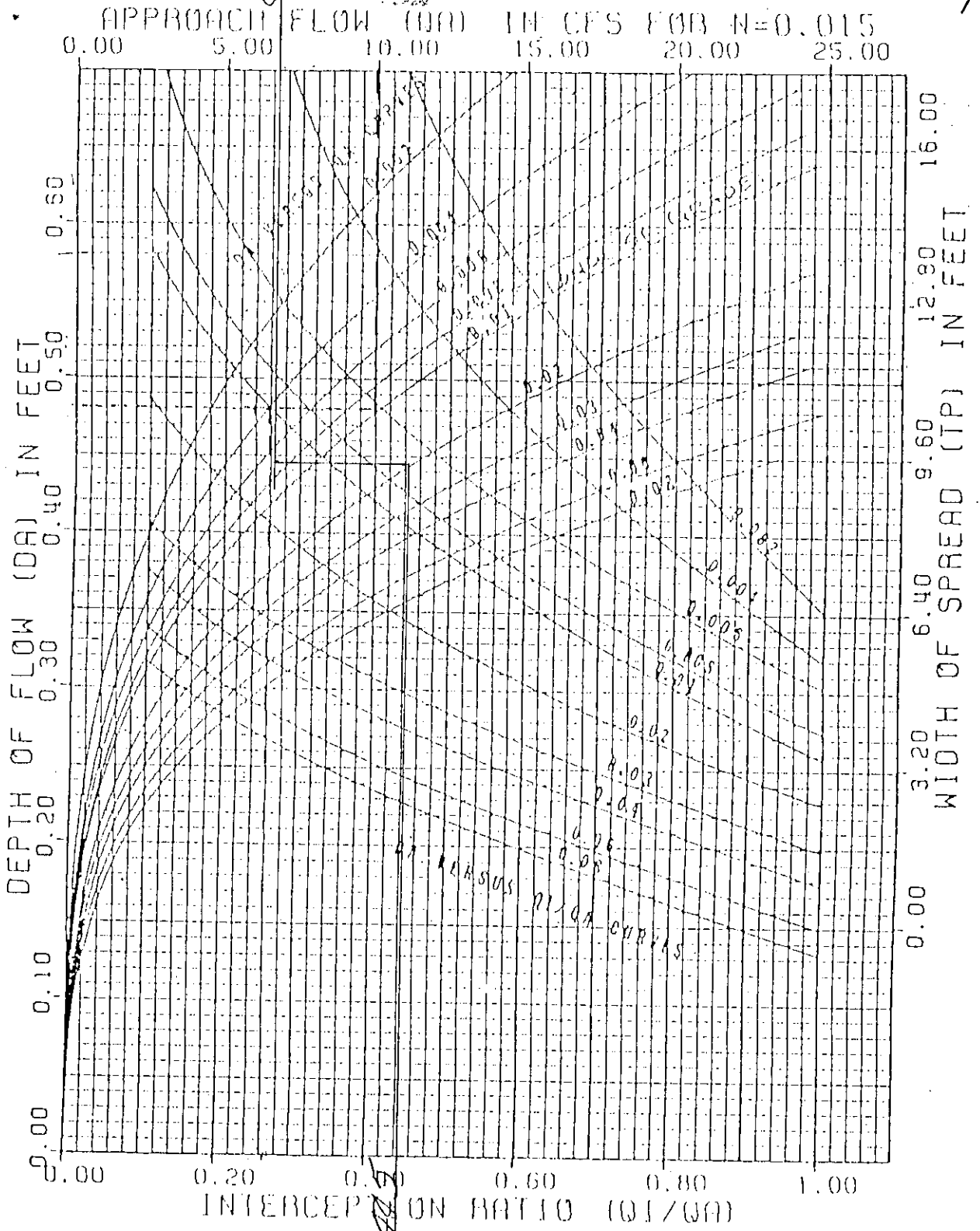


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE : $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{2.6}{10} = 0.26$

500
5.2 cfs
0.70%

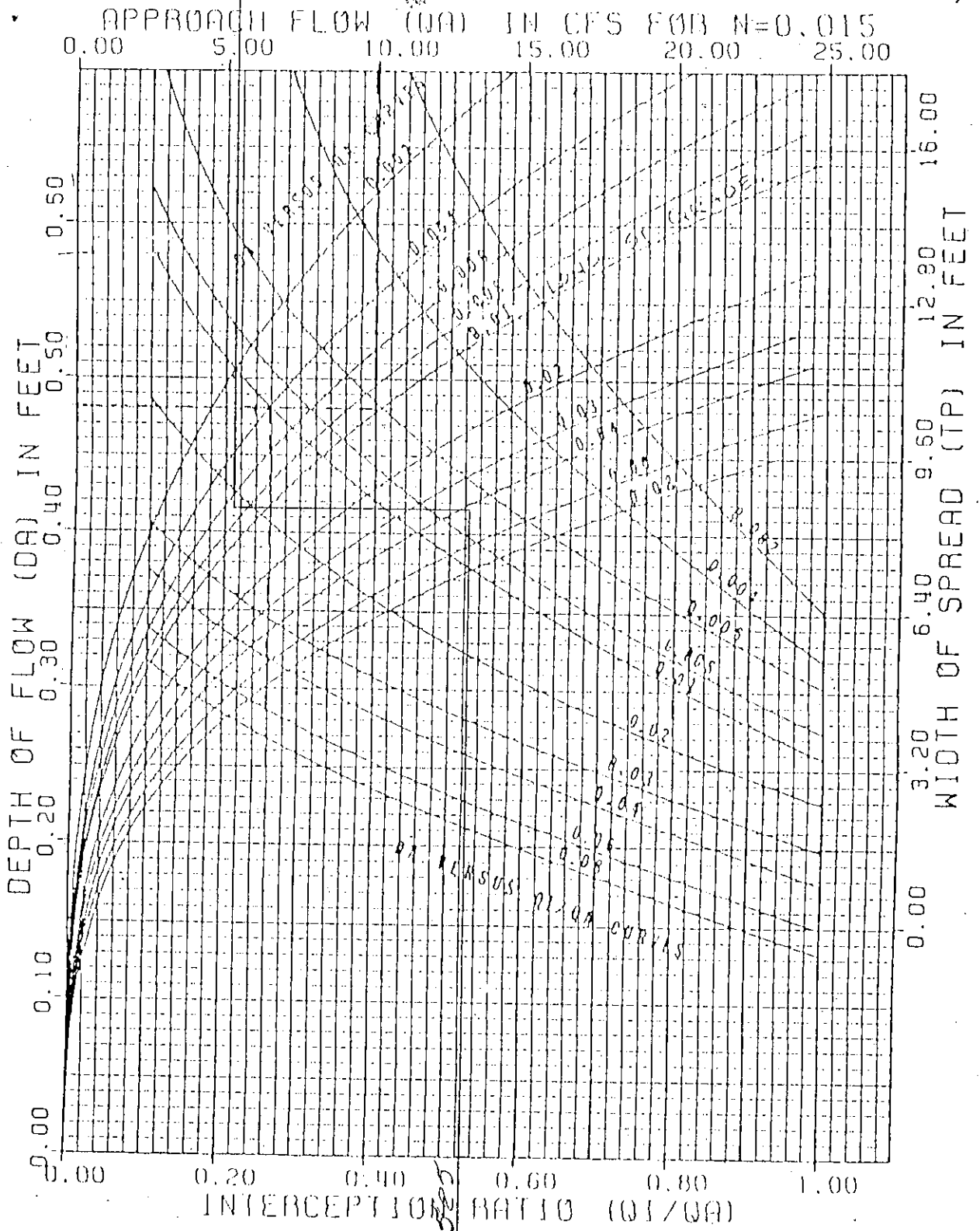


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EXAMPLE : $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{2.6}{10} = 0.26$

240
3.9 cfs
0.58%

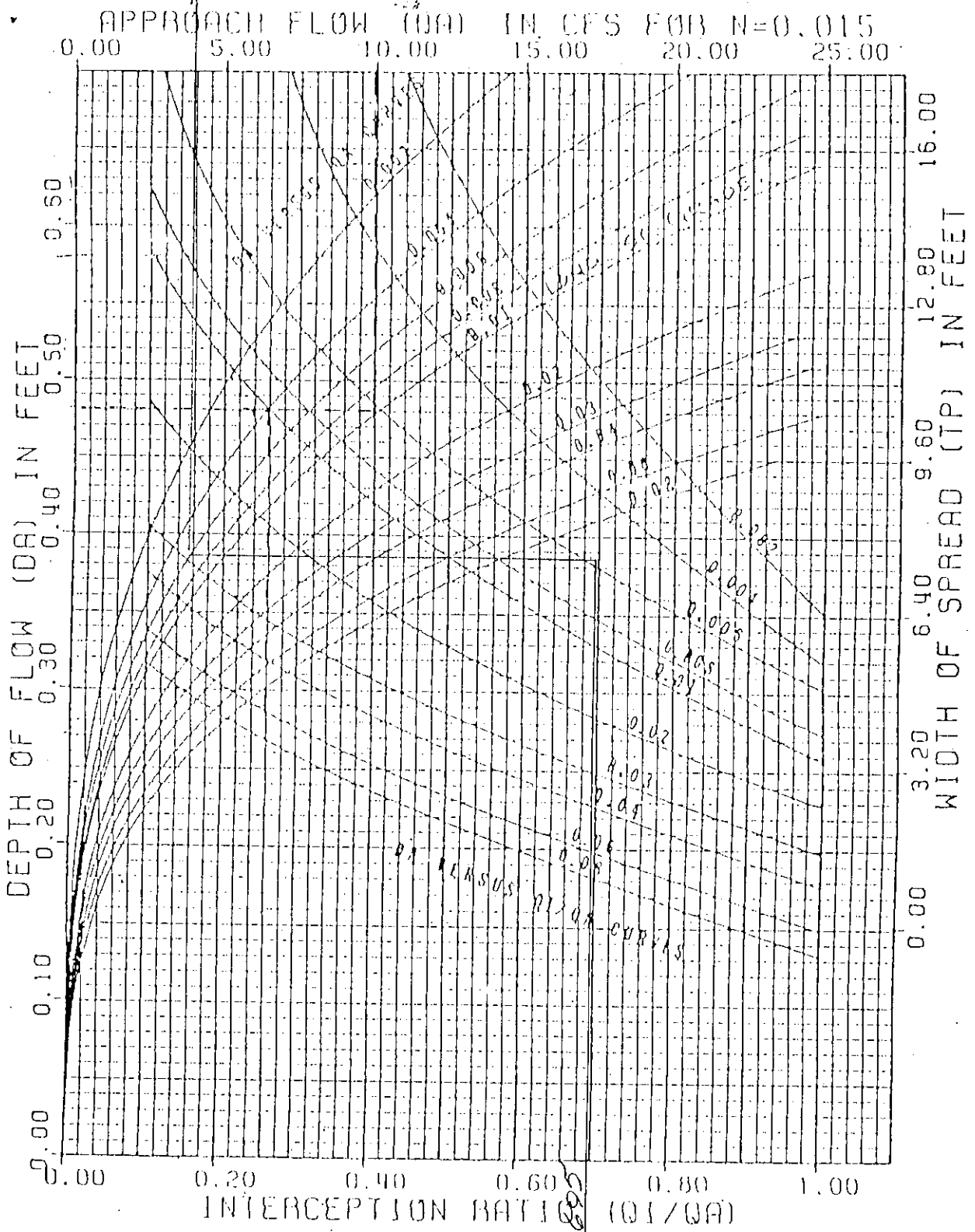


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE : $Q_A = 10$ cfs $s = 0.01$

∴ Depth = 0.48'

Interception ratio = 26% = 2.6 cfs $\frac{1}{2} \frac{1}{32}$

751
2.0 cfs
0.40%

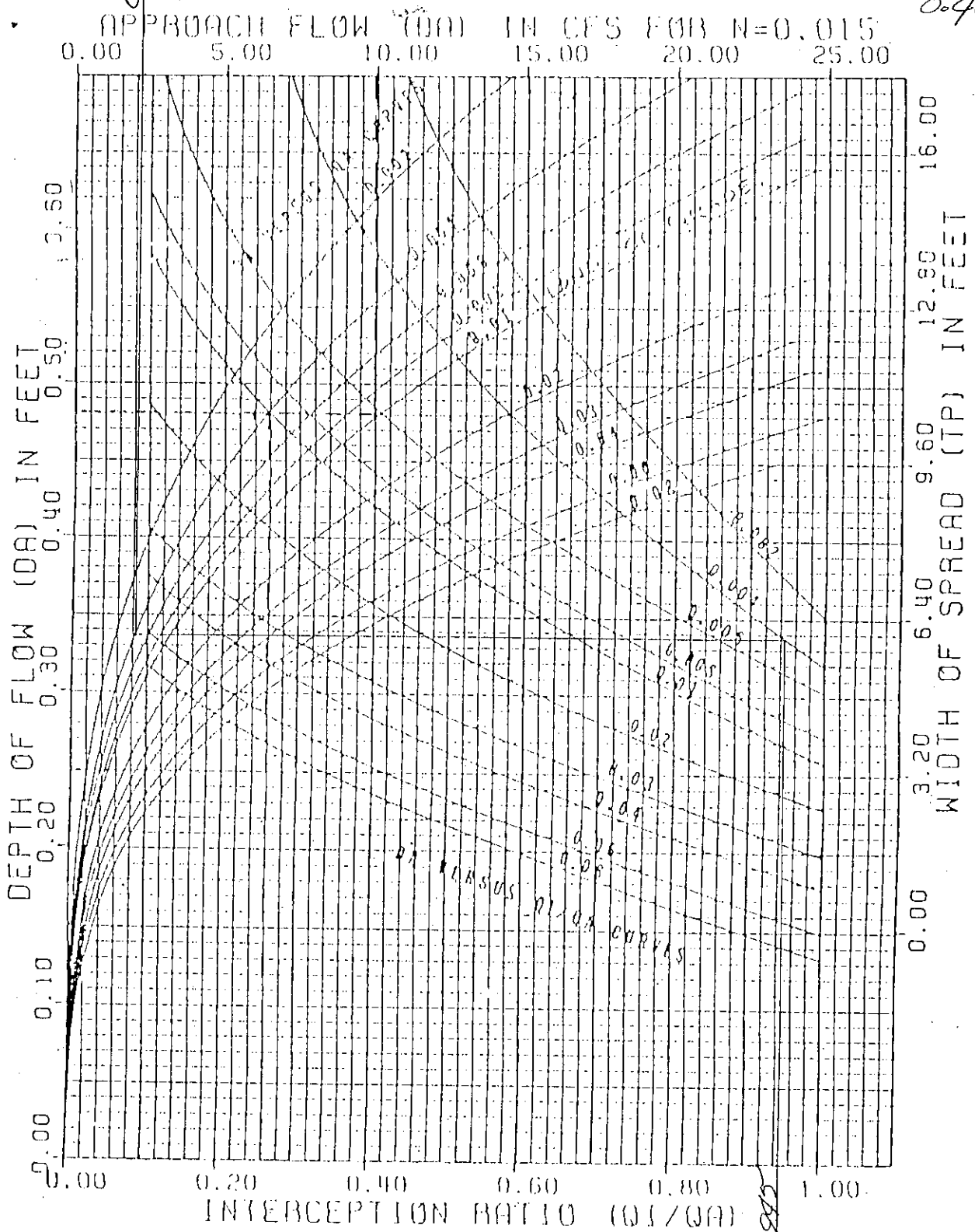


FIGURE A-7 DESIGN CURVES FOR SMC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE: $Q_A = 10$ cfs $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{3}{8} \frac{1}{32}$

150
5.5 cfs
0.40'

APPROACH FLOW (QA) IN CFS FOR N=0.015

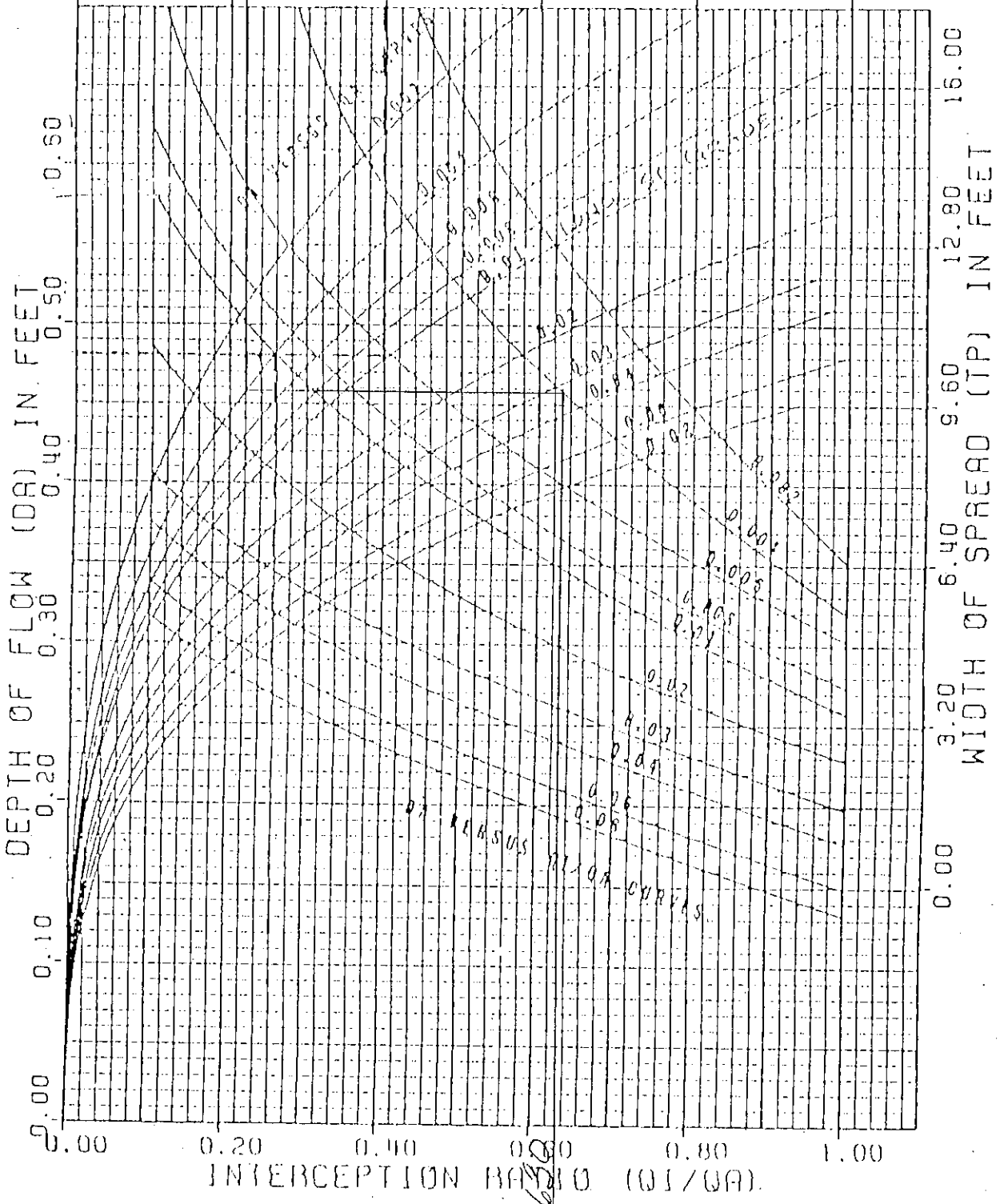


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EXAMPLE: $Q_A = 10$ cfs $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

7/21/31

740
6.0 cfs
1.25%

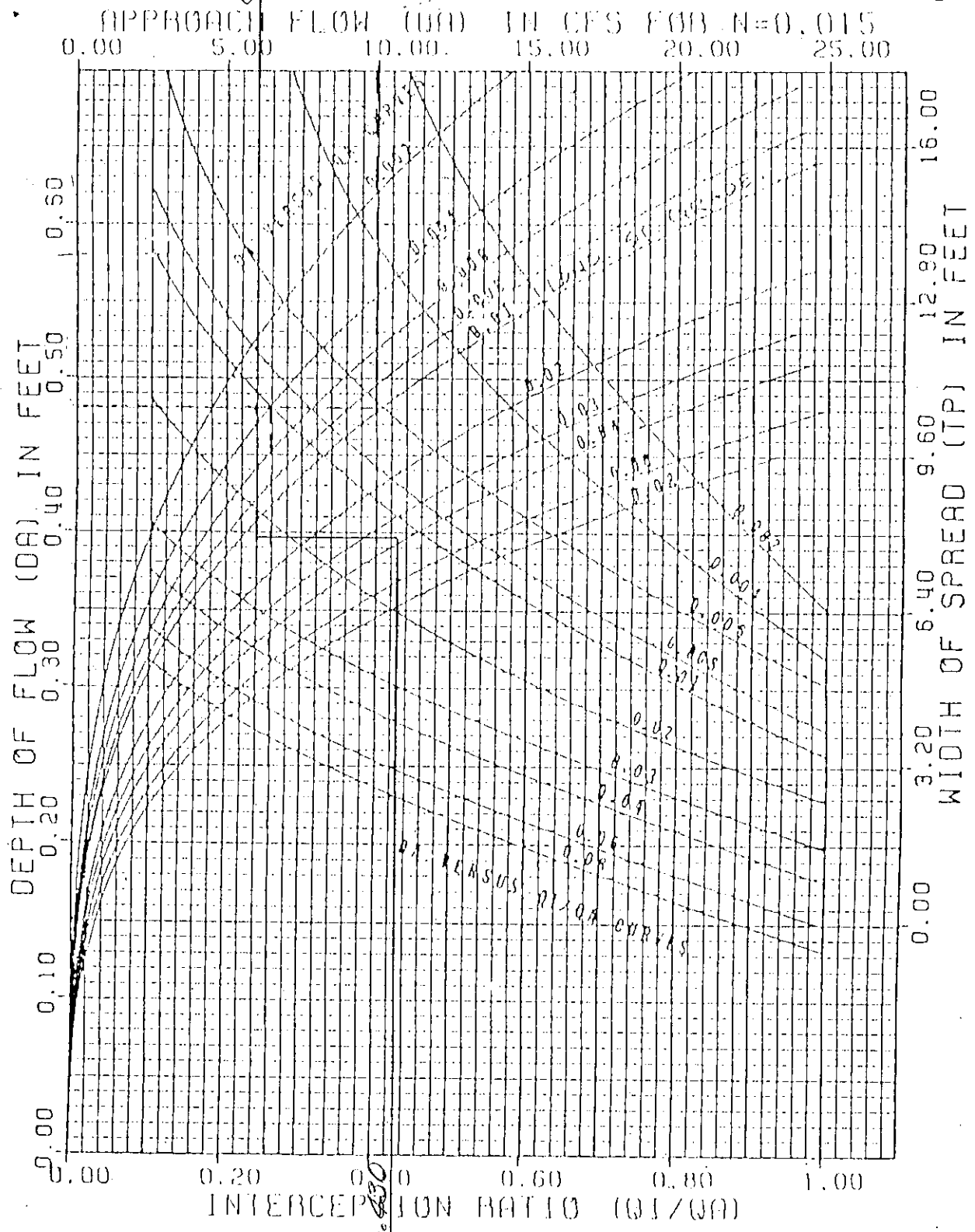


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET: $L_0 = 4$ FEET AND $S_x = 1/32$.

EXAMPLE: $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs $\frac{740}{32}$

120
108 cfs
1.25%

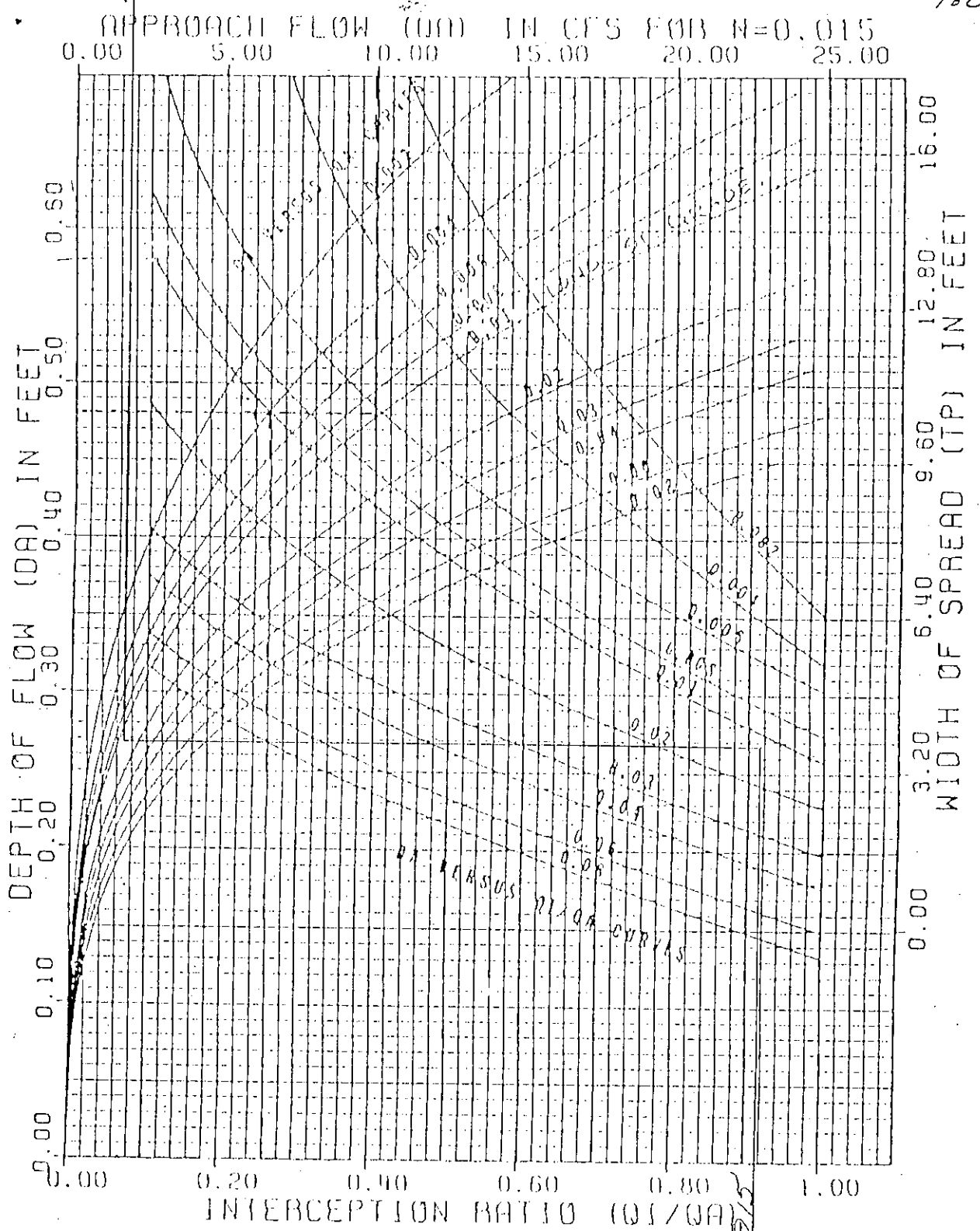


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EXAMPLE: $Q_A = 10$ cfs $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

3/12/51

631
5.5 cfs
1.50%

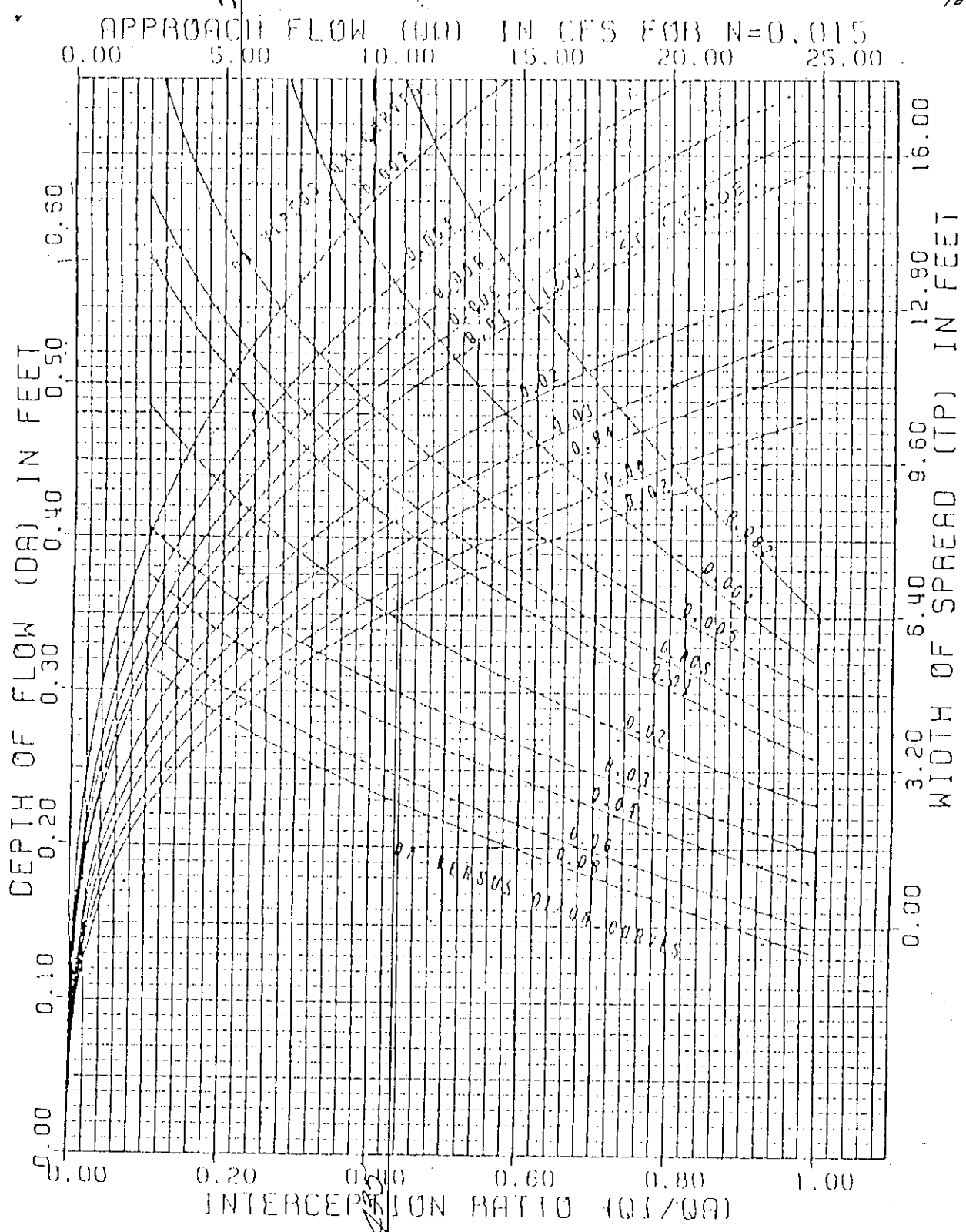


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EXAMPLE: $Q_A = 10$ cfs $s = 0.01$

∴ Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{2.6}{10}$

630
1.30 cfs
1.50%

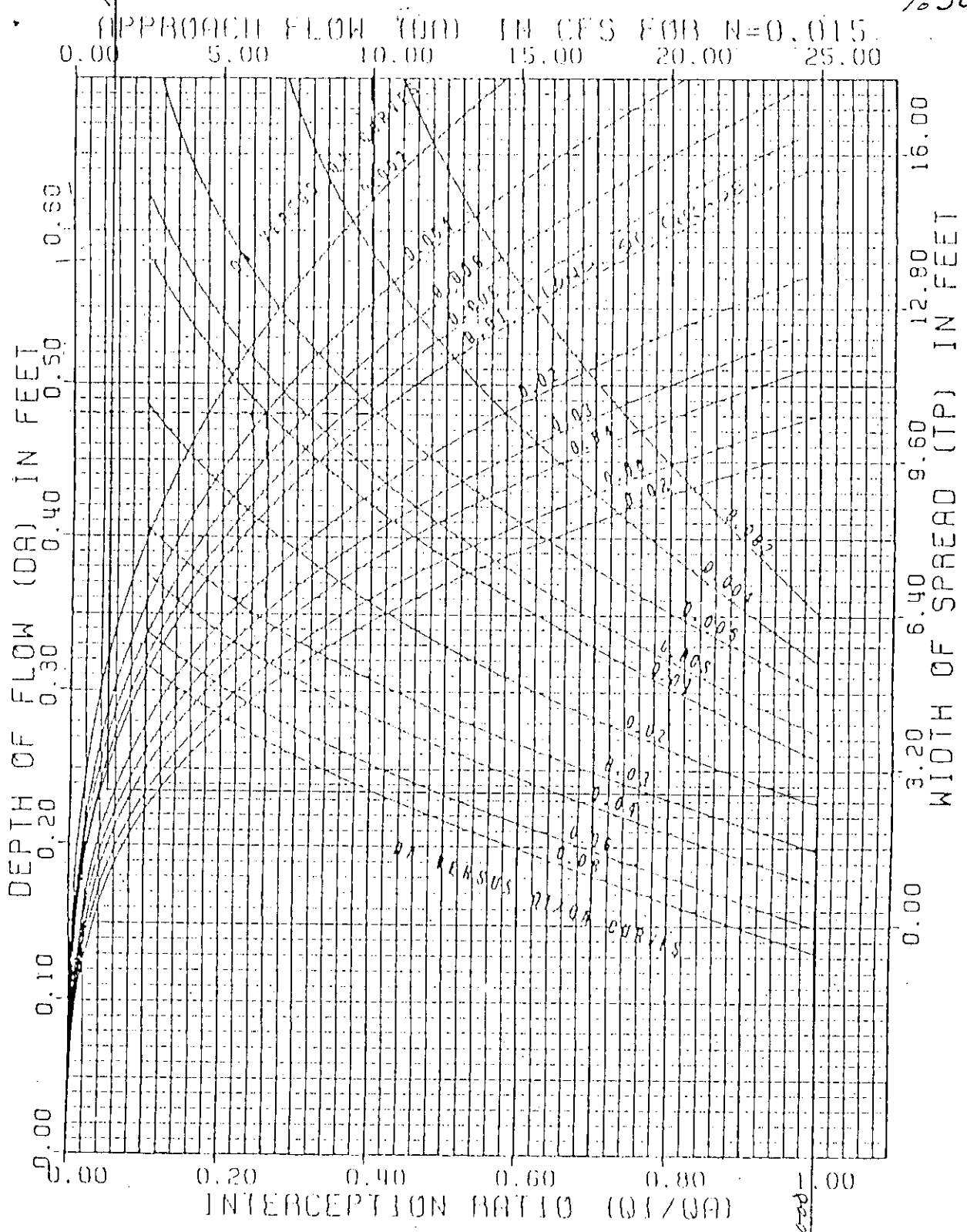


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EXAMPLE: $Q_A = 10$ cfs $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{2}{3} \frac{1}{31}$

510
5.30F
1025%

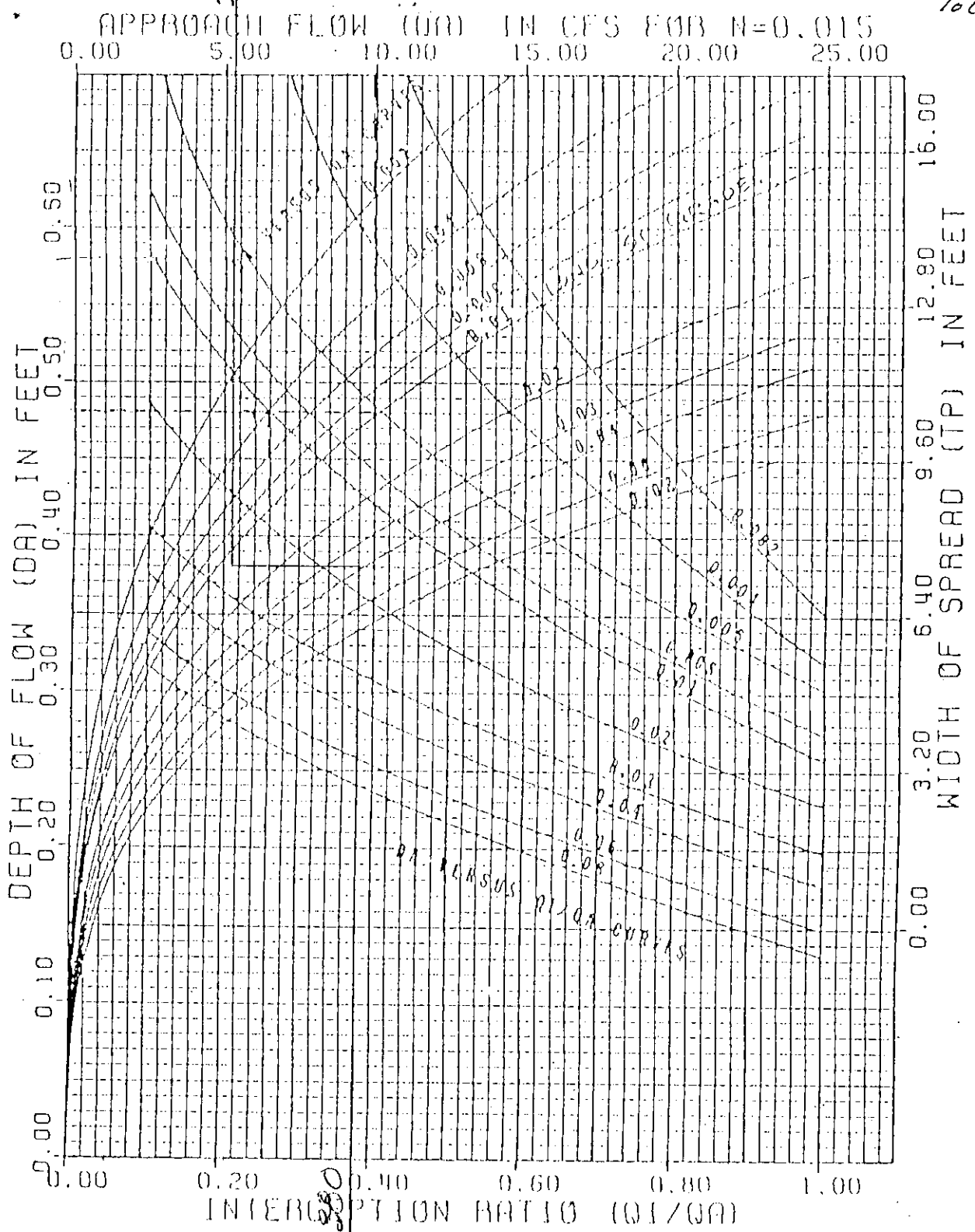


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EXAMPLE : $Q_A = 10 \text{ cfs}$ $s = 0.01$

\therefore Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{3}{8} \frac{1}{32}$

RECEIVED
APR 27 1979
Engineering Division

MEMO



TO: Mr. Dick Linn, P. E.
City Engineer
City Hall-Seventh Floor
455 North Main Street
Wichita, Kansas 67202

PROJECT NO. 30-78395-1047
PROJECT: Oak Knoll Addition
DATE: April 26, 1979

COPIES TO:

Yash Desai, P. E. ✓
Louise Olivarez
Max Greene, P. E.

ATTN:

FROM: Chris Brennenstuhl
REFERENCE: Drainage Plan

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

This is to confirm the approval of the Drainage Plan our firm prepared for Oak Knoll Addition and delivered to your office on April 10, 1979.

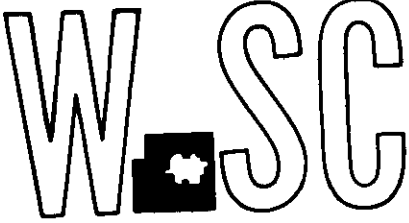
Following our meetings of Tuesday and Wednesday (April 24 and 25, 1979) it is our understanding that, while there may be a more efficient and/or economic way to drain the Plat, our design is in keeping with the request made by Public Works to drain as much of the area as possible to the west and therefore is acceptable; any redesign of the system will be done by Public Works at the time of final design.

Those changes requested as a condition of approval were:

1. To relocate the storm sewer outfall on the west line of the Plat to a point immediately west of the street labeled "Mattson" on the Preliminary Plat.
2. To show the storm sewer outfall on the west line of the Plat as a temporary open-channel which would allow more flexibility in the development design of the property immediately west.

If we receive no further comments by Wednesday, May 2, 1979, we will assume that your office will have no objection to that approval of the Final Plat of Oak Knoll Addition at the MAPC Subdivision Committee Meeting on Thursday, May 3, 1979.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 4, 1979

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

Re: S/D 79-43 - Preliminary plat of Leewood Heights 3rd
Addition

Gentlemen:


At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 3, 1979, 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. Prior to submission of a final plat, the applicant shall contact the Southwestern Bell Telephone Company about the possible need for a utility easement on Lot 1, or a guarantee for the relocation of existing telephone lines.
- B. Prior to submission of a final plat, the applicant shall contact Brent Remsberg of County Public Works to discuss the number of access points on Lot 1.
- C. The applicant shall contact the Health Department and obtain approval for the use of septic tanks and water wells to serve each lot being platted.
- D. 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
Junior Planner
LO:bh

Professional Engineering Consultants, P.A.
May 4, 1979
Page 2

cc: Joe Lee (Contract Purchaser) 5228 Primrose, 67219
Dean Sellers, Assistant City Engineer

September 10,
1979

METROPOLITAN AREA PLANNING DEPARTMENT

TO Utility Advisory Committee

FROM Louise Olivarez, Senior Planner

SUBJECT S/D 78-131 - revised final plat of Oak Knoll Addition;
south side of Pawnee in an area east of
Rock Road

On May 13, 1979, the Subdivision Committee and Utility Advisory Committee reviewed and approved the final plat of Oak Knoll Addition. Since that time, the plattors discovered a Continental Pipeline Company easement through the north end of this property which has necessitated a slight redesign of the plat. The northernmost lots in Blocks 2 and 3 have been increased in size while the other lots in those two blocks have been reduced in size.

Enclosed with this memo is a print of the revised final plat. It has been scheduled for consideration by the Planning Commission this Thursday, September 13, 1979. If you have any comments to make concerning this redesign, may I please hear from you prior to that meeting. You may call me or Forrest Nagley at 268-4421.

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

*Are there any building set
back requirements from the
pipeline easment?
JKS*

METROPOLITAN AREA PLANNING DEPARTMENT

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Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

9/13/79

Discovery of Continental Pipeline & easement through north end of property appears to conflict with proposed storm sewer lines leaving at north end of property. Written approval from Continental Pipeline will be necessary to utilize their easement. Also verification of pipe depth should occur to insure that the storm sewer will not conflict with same and necessary clearances for encasement is provided.

Received

SEP 10 1979

[Handwritten signature]

D. M. Cobb
District Manager

Continental Pipe Line Company
3025 East Skelly Drive, Suite 420
Tulsa, Oklahoma 74105

September 20, 1979

American Land Development Company
Attention Mr. Randy Voth
3202 West 13th Street
Wichita, Kansas 67203

To Whom it May Concern:

This document has been prepared to aid Mr. Randy Voth of the American Land Development Company obtain financing on his portion of the below described land. At present, Continental Pipe Line Company is in the process of restricting its blanket easement described as follows:

Beginning at the Northwest 1/4 of Section 5, Township 28 South, Range 2 East of the 6th P.M.; thence bearing $S0^{\circ}00'E$ along the East line of said Northwest 1/4 a distance of 1220.00 feet; thence bearing $N90^{\circ}00'W$ a distance of 1328.82 feet to a point in the West line of the East 1/2 of said Northwest 1/4; thence bearing $N0^{\circ}03'49''W$ along said West line a distance of 569.44 feet; thence bearing $S89.42^{\circ}00''E$ a distance of 265 feet; thence bearing $N0^{\circ}03'49''W$ a distance of 657.50 feet to a point in the North line of said Northwest 1/4; thence bearing $S89^{\circ}42'00''E$ along the North line of said Northwest 1/4 a distance of 1069.20 feet to the point of beginning.

The restrictment of Continental Pipe Line's right of way will be in two phases:

Phase I - Continental Pipe Line is in the process of restricting its blanket easement, described above, to a width of 100.00 feet. This 100 feet will cover both the proposed right of way of 44 feet, and the present location of the 6-inch products line. The writing of the 100.00 foot wide right of way will allow Mr. Voth to obtain his final plats on the proposed Oak Knoll Addition.

Phase II - Upon the advanced payment from American Land Development Company to Continental Pipe Line Company for all work and materials necessary to relocate approximately 440 feet of the 6-inch products line, and to encase the line at two proposed road crossings; and in addition, agree to all the terms listed in the attached 14 points letter, Continental Pipe Line intends to further restrict itself to a final 44.00 foot wide right of way.

Mike L.

American Land Development Company
September 20, 1979
Page 2

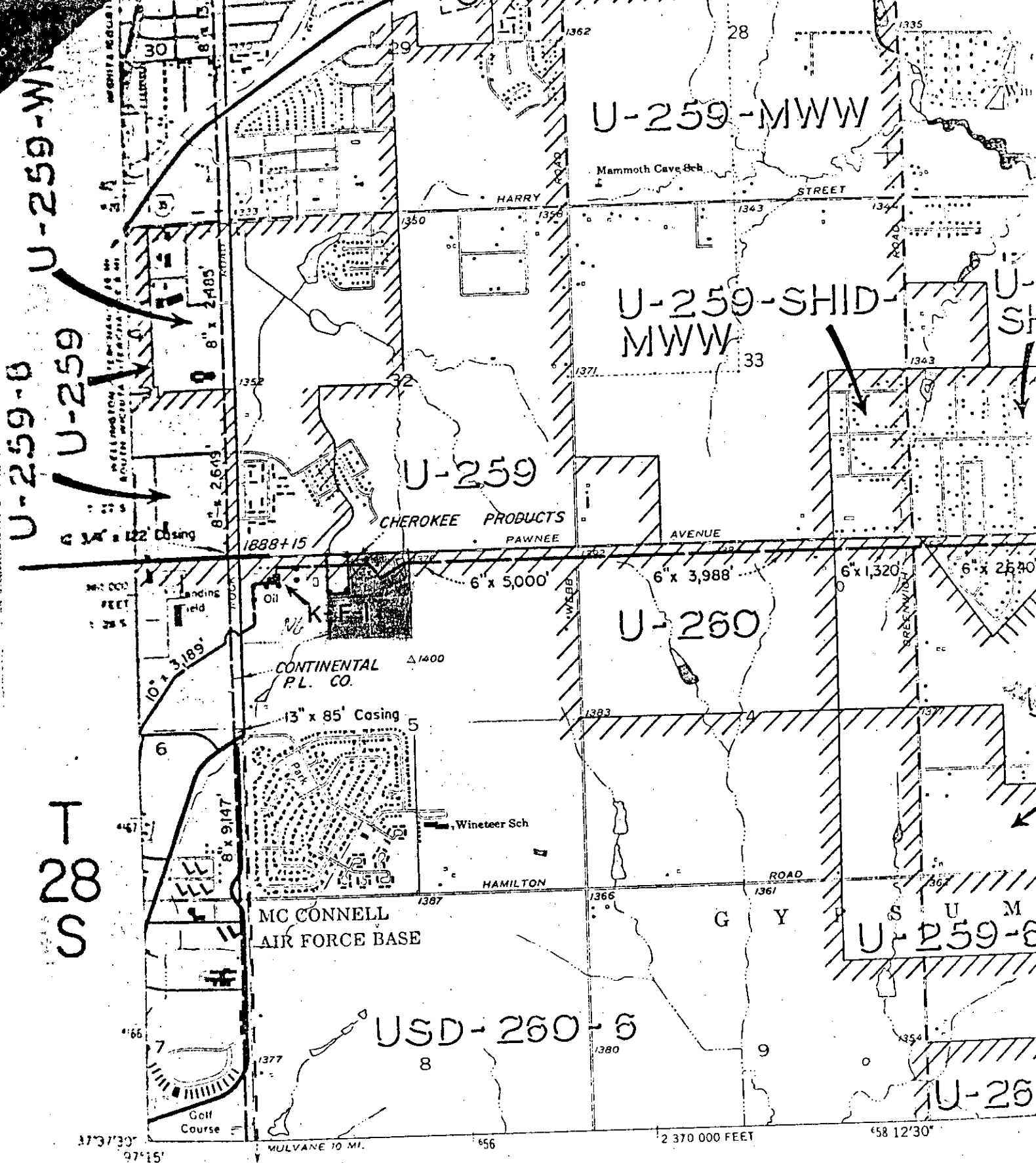
If there are any questions as to the steps being taken in the release of said blanket easement or the proposed final right of way width of 44.00 feet, please do not hesitate to call me at Tulsa, Oklahoma (918) 743-8803.

Sincerely,



D. M. Cobb

bjs
Enclosure



U-259-W
U-259

U-259-6

U-259-MWW

U-259-SHID-MWW

U-259

U-260

U-259-6

USD-260-6

U-260

T
28
S

R2E

1" = 2000'

37° 37' 30"

97° 15'

MULVANE 10 MI.

356

2 370 000 FEET

98 12' 30"

OAK KNOLL ADDITION

1. Continental's pipelines are presently in compliance with Department of Transportation regulations by which we are governed. Should your proposed plans alter the area through which our lines pass, causing them to not meet these regulations, modifications to the lines will be made to keep them in compliance and these will be at your expense.
2. No buildings, engineering works, or other similar permanent structures will be allowed over any portion of our easement:
3. All hard surface roads passing over our pipelines will require the installation of casing around our lines for the entire length which lies under the road(s). In addition, it may be necessary to lower the lines at the point of crossing to insure that they are not subjected to excessive stress from the movement of traffic. Any such modification to the lines will be made at your expense.
4. At any point in the easement where the existing grade profile will be lowered by the removal of earth, our lines must be lowered to a depth which provides a minimum cover of 36 inches after final grading. Any lowering which is necessary shall be done at your expense and shall include coating and wrapping the entire exposed portion of line.
5. Construction of concrete parking lots over the lines will not be allowed unless the lines are cased in the same manner as for road crossings. Asphalt parking lots overlying the lines will be allowed only with your execution of a hold harmless agreement which releases us from all damages to the asphalt associated with any maintenance on our lines.
6. All utilities which cross our lines must pass underneath our existing lines by a minimum of 12 inches. If there are specific instances for which you feel gravity flow utilities will not be able to comply with this requirement, please provide an accurate description of the proposed utility and we will be willing to discuss possible alternate solutions.
7. If any lines crossing our lines are installed and constructed of a material requiring cathodic protection, an interference survey shall be made and necessary steps will be taken to prevent the sacrifice of either line. This will be done at your expense.
8. We will allow no material to be used in the construction which would hinder or impair our ability to safely maintain and operate our lines.
9. We require the right to adequately mark our pipelines with permanent line markers to insure public safety and the future safe operation of the lines, and to meet Department of Transportation regulations.
10. This office must be provided with construction drawings for all work which will affect our pipeline easement, including a present plat and a profile showing any grade work to be done. Upon receipt of your drawings we will prepare a cost estimate of any modifications to our lines which will be necessary.
11. Before proceeding with construction, we will require that the cash equivalent of our cost estimate be placed in an escrow fund to cover construction costs in the event of a default. You will be charged actual costs for the construction, whether higher or lower than our estimated costs. Any construction work which is required shall be done by one of our maintenance contractors or another contractor acceptable to both parties. We reserve the right to have an inspector on the job to oversee all construction within our easement.
12. We require a minimum of ten days written notice prior to any excavation, construction, or movement of equipment across our right of way so that our lines can be staked to minimize the possibility of accidental damage. In the event that construction is necessary, Continental Pipe Line Company shall be indemnified and held harmless from and against any and all claims for injuries to person or persons or for damages to property arising directly or indirectly from work to be performed by you or those under contract to you.
13. No permanent structure will be built within 50 feet of our line unless landowner agrees to pay the cost of lowering our line to a depth of 48 inches to comply with Department of Transportation regulations.
14. Landowner requesting us to restrict our easement will have a center line survey of our line completed across his land by a professional engineer at landowner's expense.

Oak Knoll 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 50-foot, 25 feet on each side, Storm Sewer and Drainage Easement, located in the West 1/2 of the Northwest 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:

Commence 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 S 00°03'49" W, 989.44 feet to the Point of Beginning of said centerline; thence bearing S 90°00' W a distance of 600.00 feet; thence bearing S 37°30' W a distance of 330.00 feet to the Point of Termination.

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 3rd day of Oct, 1979.

R. J. Voth
Randall J. Voth, Vice President

STATE OF KANSAS) SS
SEDGWICK COUNTY)

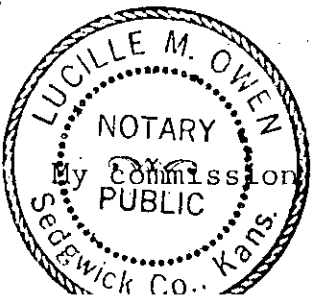
BE IT REMEMBERED, that on this 3rd day of October, 1979, before me, a Notary Public in and for the said County and State, came

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.

Lucille M. Owen
Notary Public



My Commission expires Jan 22, 1981

Indeluct

RESTRICTIVE COVENANT

THIS DECLARATION, made this 3rd day of October, 1979, by American Land Co., Inc., hereinafter called DECLARANT,

WITNESS

Whereas, DECLARANT is owner of:

Oak Knoll Addition to Wichita, Sedgwick County, Kansas,

and

Whereas, the undersigned wishes to plat said property as Oak Knoll Addition to Wichita, Sedgwick County, Kansas, and whereas it is required in connection therewith that restrictions involving development of certain lots be placed of record:

Now, Therefore, DECLARANT hereby declares and covenants that no development will occur on the following lots as platted by the plat of Oak Knoll Addition to Wichita, Sedgwick County, Kansas, until such time that Continental Pipe Line Company restricts its easement to 44 feet in width as indicated on the plat:

The north 100 feet of Lot 1, Block 1, Lots 1 and 19, Block 2, and Lot 1, Block 3.

This covenant is binding on the owner, their heirs or successors or assigns and is a covenant running with the land and is binding on all successors in title to the above described property, until such time that Continental Pipe Line Company restricts its easement to 44 feet in width as indicated on the plat.

EXECUTED the day and year first above written.

AMERICAN LAND CO., INC.

Randall J. Voth
Randall J. Voth, Vice President

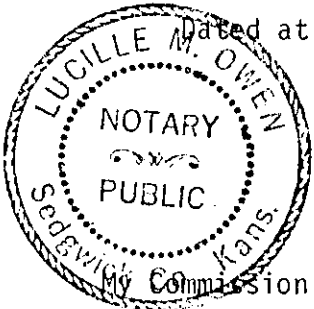
STATE OF KANSAS)

ss

SEDGWICK COUNTY)

Personally appeared before me, a Notary Public in and for the County and State aforesaid, American Land Co., Inc., by Randall J. Voth, Vice President, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 3rd day of October, 1979.



Lucille M. Owen
Notary Public

My Commission expires:

Jan. 22, 1981

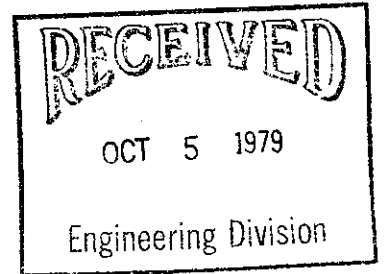
October 4, 1979

METROPOLITAN AREA PLANNING DEPARTMENT

TO E. H. Denton, City Manager

FROM Robert A. Lakin, Director of Planning

SUBJECT Annexation Request - Oak Knoll 2nd Addition



You have received a letter requesting annexation in an area known as Oak Knoll 2nd Addition. This area is south of Pawnee Avenue, and east of Rock Road. It is one of these areas that we had insufficient sewer capacity and also a gravity flow problem for this portion proposed to be platted. At the time the original request for annexation of this area came in, we agreed to recommend annexation for what is now Oak Knoll 1st Addition, with the applicant to provide an engineering study on how sewer can be provided. This information has been provided to Wynkoop and Sellers. We have had one meeting concerning the information contained in the study. The apparent results of that study show that not only do we have capacity and flow problems, but that we will indeed have capacity problems for that area already within the City and yet to be developed.

Before we proceed to bring a recommendation of annexation before the Commission, I believe we should have a firm recommendation from those responsible for the development of the sewer system. This will include recommendations as to construction of new and paralleling sewer lines. The estimated cost of these facilities is substantial. In connection with developing a recommendation for construction of adjacent lines, we need to develop a financing proposal also. Obviously, portions of the cost of these lines will need to be assumed by the land requesting to be annexed. Before we bring the land into the City, and then argue about cost, I believe we should attempt to resolve what our fair pro rata on sewer construction for Oak Knoll 2nd Addition, and identify the other funding sources that may be needed. We will work with Wynkoop and Sellers and the applicant to develop a proposal which can be submitted to the governing bodies at an early date.

A handwritten signature in cursive script, appearing to read "Robert A. Lakin".

Robert A. Lakin
Director of Planning

RAL:rme

cc: Ray Bruggeman, Director of Public Works
✓ Dean Sellers, City Engineering
John Wynkoop, Director of Water and Water Pollution Control
Randall J. Voth, American Land Development Co., Inc., Suite 1,
3202 W. 13th, 67203
Gary Wiley, Professional Engineering Consultants

COMMISSIONERS PROCEEDINGS

7847

August 21, 1979

Proposed Section 8 housing projects at Oak Knoll and Pawnee and 8th and Gilda, presented.

PROPOSED SECTION 8
HOUSING PROJECTS
AT OAK KNOLL AND
PAWNEE AND 8th
AND GILDA

The Department of Housing and Urban Development notified developers in July 1979 of the availability of Section 8 funds to provide rental assistance for approximately 65 family units and 10 large family units in Sedgwick and Butler counties. Section 8 is the federal rental assistance program which subsidizes the rent of low-income families in housing units owned and managed privately, or by public housing authorities.

The Metropolitan Area Planning Department recently received two proposals for projects located in Wichita. Proposal 2 is Sandpiper Bay at 8th and Gilda Streets and includes 300 units; however, only 60 of these would be subsidized under the Section 8 program. A project summary for each proposal is provided.

Under applicable federal regulations, HUD allows thirty days for the City to object to the approval of any of the proposed Section 8 projects. The City also has the opportunity to submit any other comments which are relevant to the determination of approval by HUD. However, unless the proposed project is inconsistent with the 5th Year Housing Plan, final selection and approval rests entirely with HUD. Both projects under review are in compliance with the City's Housing Assistance Plan.

Comments on the Oak Knoll project must be submitted to HUD by September 2, and comments on the Sandpiper Bay proposal must be returned to HUD by September 3.

The proposals have been forwarded to the respective CPO Councils and to the Community Action Agency for review and comment. These comments, in addition to staff comments, will be provided prior to City Commission consideration.

It is recommended that the City Commission provide any comments on the projects to HUD that it feels are in the best interest of the public.

Deputy City Manager reviewed the requirements for Section 8 housing to the Commission, and stated that the Commission could make their recommendation to HUD with comments in regard to the Commissioners' preferences on the selection of the Section 8 housing project.

Joe Forinash, Planning Department, reviewed the two requests and answered questions by the Commission.

Andy Peressin, Assistant Vice President, AmortiBanc, representing Gene Miles and the Sandpiper Development, reviewed the proposal with the Commission, showing the Commission a plat containing over 300 apartments, explaining that the 70 Section 8 apartments would be dispersed throughout the apartment complex, and answered questions by the Commission.

Gene Miles, developer, further reviewed the development and answered questions by the Commission.

Robert Finch

Joe Forinash

Andrew Peressin

Gene Miles

August 21, 1979

Glenn Fralich

Glenn Fralich, representing William G. Young, developer of Oak Knoll, reviewed the Oak Knoll project with the Commission and showed them a plat layout of the units and answered questions by the Commission. He explained that the entire Oak Knoll project is a Section 8 project.

The following area residents spoke against the Oak Knoll project:

Larry Schaar, 2220 Lori Lane;
Clifford Nies, developer of Cherry Creek Hills;
Paul Wachter, 2130 Flynn;
Randall Voth, developer of another Oak Knoll plat adjacent to this one;
Howard Miller, 2021 Flynn.

Jim Schraeder

Jim Schraeder, 5800 block West Franklin, spoke in opposition to the Section 8 housing within the Sandpiper Development.

Comm. Knight

Commissioner Knight stated that he liked the idea of incorporating the Section 8 apartments in with other regular apartments, and felt that if Mr. Miles was willing to put up his money for this type of development, that he was in favor of that. He stated that there was substantial opposition to the Oak Knoll development, and he would have to vote in favor of the Sandpiper development.

Comm. Porter

Commissioner Porter pointed out the general layout of the area and location of the Sandpiper Development, stating that there was not a great deal of other development in the area, and very few residents bordered by the turnpike and other natural barriers that would keep it isolated, and that he preferred the Sandpiper Development, with the idea of integrating Section 8 in with the other garden-luxury apartments.

Comm. Brown

Commissioner Brown reiterated his preference for the Sandpiper Development.

Motion--

Knight moved that a letter be submitted to HUD with strong comments favoring the Sandpiper Development.

Robert Finch

Deputy City Manager stated that the letter would be written with the Commissioners' comments, strongly favoring the Sandpiper Development.

--carried

Motion carried 5-0.

MEMO



30-78168-995
30-78310-1023
30-78395-1047

TO: Louise Oliverrez, Jr. Planner

PROJECT NO. 30-78395-1047

MAPD

PROJECT: Lee Cox, South Wind

455 N. Main

& Oak Knoll Additions

COPIES TO:

ATTN:

DATE: Feb. 26, 1979

Yash Desai

FROM: Chris Brennenstuhl

Max Greene, P.E. ✓

REFERENCE: Drainage Concepts

Brent Remsberg, P.E.

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

As per the request of your Department, herewith are delivered the preliminary drainage concept for each of the above-noted preliminary plans for distribution to the appropriate agencies for their review.

It is our understanding that the Final Drainage Plans to be submitted at the time the Final Plat is submitted for MAPD review.

Received

FEB 27 1979

Sellers

December 13, 1979

Mr. Barry G. Garvin
District Engineer
Continental Pipeline Company
3025 E. Skelly Avenue
Suite 420
Tulsa, Oklahoma 74105

Attention: Mr. Ken Habsor

Re: Oak Knoll Addition
NE 1/4 of the NW 1/4 Sec. 5,
T28S, R1E of the 6th P.M.
PEC File 30-79452-042

Dear Mr. Garvin:

Enclosed is a sketch showing proposed storm sewer alignments and elevations where Oak Knoll Subdivision abuts Pawnee Avenue in Wichita, Kansas. This information is being furnished to assist you in developing your plans for relocating the 6" gas line.

The elevations shown are preliminary but may be considered to be within one-half foot of final plan grades. If necessary, the locations of curb inlets can be adjusted in our final plan stage to clear the relocated pipeline. Elevation is more critical at this time than precise location.

We request that you please keep us advised of your plans to relocate the pipeline. It is especially important that we know when the work will be undertaken so we can obtain exact information as to location and grade at the time of construction.

Thank you for your continued cooperation. If additional information is desired please feel free to contact me or Mr. Charles Brown.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

Ronald D. Pletcher, P. E.
Project Manager

RDP:lo
Enclosure

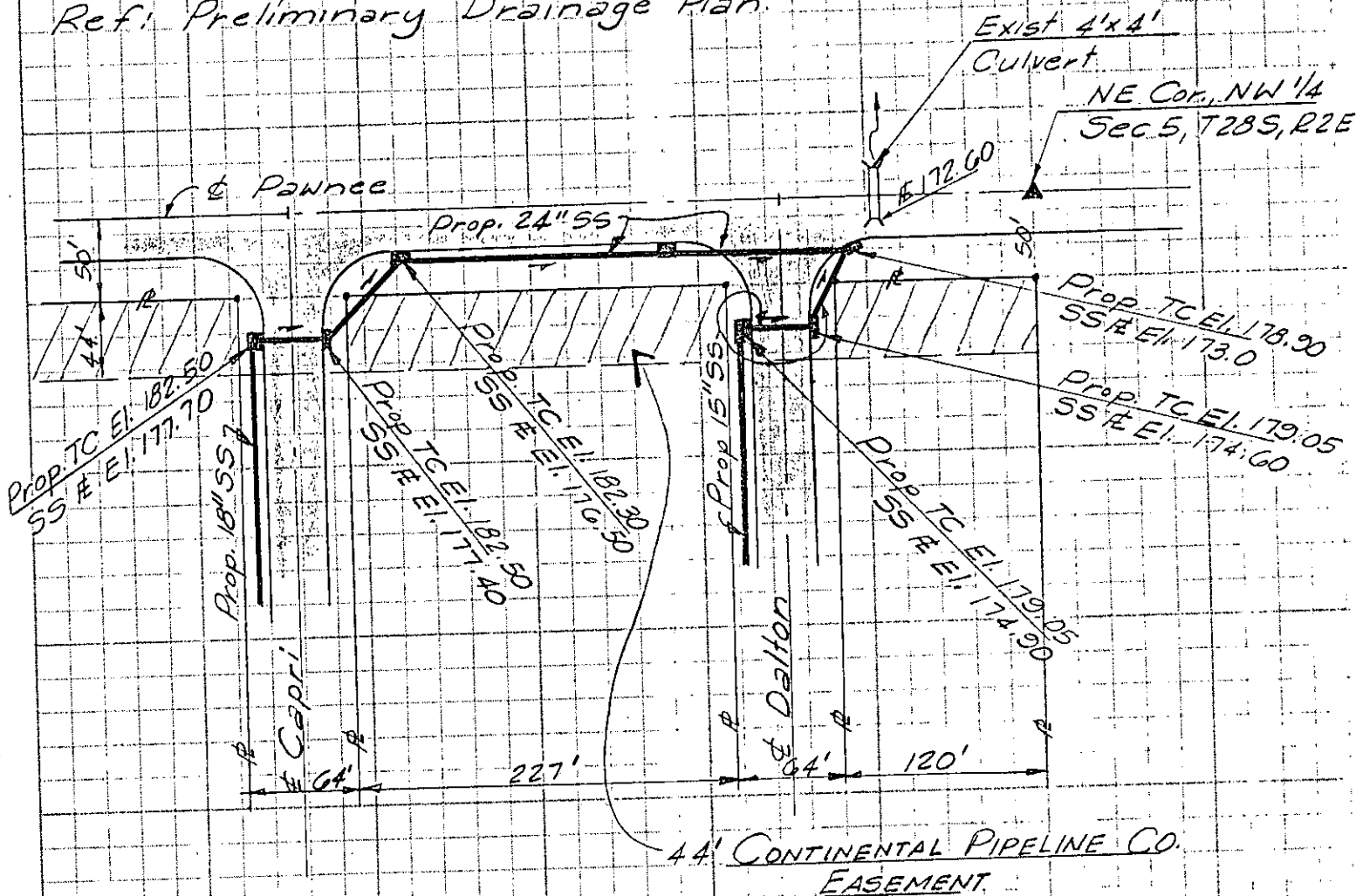


Date 12-12-79 Page 1 of 1

Project Oak Knoll Subdivision

Item Storm Sewer Elevations @ Crossings with Proposed Continental Pipeline Relocation

Ref: Preliminary Drainage Plan.



NOTE: Elevations are preliminary & subject to some refinement when final project plans are developed.

62.1'
So. Pawnee

3202 W 13th Suite #1
Wichita, Kansas 67203
December 17, 1979

Dean Sellers
Acting City Engineer
City Hall
455 N Main
Wichita, Kansas

RE: Engineering of sanitary sewer, storm sewer and streets of First
Phase Oak Knoll Addition to Wichita, Sedgwick County, Kansas.

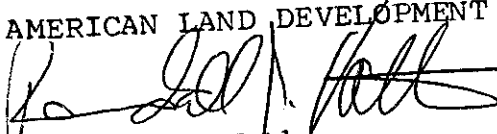
Dear Mr. Sellers:

This letter is to put in writing what was said at our meeting at
11:45, December 14, 1979. The people present were Dean Sellers, Bill
Keltner and Randall Voth.

Mr. Keltner presented you and myself a letter (attached hereto)
outlining their time table and cost to do the engineering of sewer,
water, storm drains and streets for Oak Knoll. It was your decision
not to award the work to Mr. Keltner's firm, Professional Engineering
Consultants. You stated that your department would do the engineering
for Oak Knoll - at which point you gave me a copy of Mr. Keltner's
letter on which you had penciled in dates reflecting 60 days for
sanitary sewer, 90 days for streets, and 90 days for storm drains. It
is my understanding that the Water Department will do the engineering
for the water lines.

My purpose for writing this letter is to be sure we are both
understanding the time that is involved in the engineering so that our
time tables will be the same and hopefully we will not have any problems.
As you know, time is a very valuable commodity to a developer and in
Oak Knolls case it is vital to us to have the utilities in time for
next spring's building season. Please don't hesitate to call if there
is any assistance I can give you.

Thank you,

AMERICAN LAND DEVELOPMENT

Randall J. Voth
Vice-President

RJV/rlm

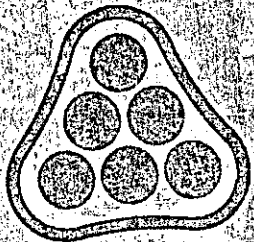
RECEIVED

DEC 18 1979

Engineering Division

DIRECTORS

- C. O. WNOP, P.E.
- R. B. PEUGH, P.E.
- C. J. FREUND, P.E.
- W. H. KELTNER, P.E.
- R. D. PLETCHER, P.E.
- F. D. MIDDLETON, JR., P.E.
- K. R. HORNER, P.E.
- D. E. MALTBIE, P.E.
- H. D. SCHOMAKER, P.E.



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION

November 30, 1979

Mr. Randall Voth, Vice President
American Land Development Company
3203 West 13th Street - Suite #1
Wichita, Kansas 67203

Re: Oak Knoll Addition
Streets & Storm Drains
PEC File 30-79452-042
Sanitary Sewers
PEC File 30-79407-042

Dear Randy:

Please accept this letter as our proposal to prepare engineering design plans for construction of sanitary sewers, streets, storm drains, and water lines as specified below. Our plans would be prepared to current City of Wichita criteria, and the schedules and costs noted are based on the scope of work as listed for each area.

*60 DAYS
R/W Approval*

Sanitary Sewers

Reserve: All lots within Oak Knoll Addition to Wichita, Sedgwick County, Kansas, including an outfall connection to an existing sanitary sewer lateral located near Parkmont Drive (as proposed in Cherry Creek Hills 3rd Addition preliminary plat).

Estimated Construction Cost - \$280,000.00
Proposed Lump Sum Fee - \$ 22,950.00

Plans to be completed for submittal to City of Wichita Engineering Department by February 8, 1980, if notice of agreement is issued by December 7, 1979.

Streets

All streets within Oak Knoll Addition to Wichita, Sedgwick County, Kansas.

90 DAYS

Estimated Construction Cost - \$375,000.00
Proposed Lump Sum Fee - \$ 28,050.00

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

Mr. Randall Voth
November 30, 1979
Page two

Plans to be completed for submittal to City of Wichita Engineering Department by March 21, 1980, if notice of agreement is issued by December 7, 1979.

Storm Drains

To serve: All lots within Oak Knoll Addition to Wichita, Sedgwick County, Kansas.

Estimated Construction Cost - \$140,000.00

Proposed Lump Sum Design Fee - \$12,400.00

Plans to be completed for submittal to City of Wichita Engineering Department by March 21, 1980, if notice of agreement is issued by December 7, 1979.

Water

Lines to be approximately 6-1/2 feet back of curb on one side of all streets as noted above, and two-thirds the distance around all cul-de-sacs (approximately 4,300 L.F.), plus 12" and 16" lines in Cherry Creek Hills and Pawnee, to the project.

Estimated Construction Cost - \$135,000.00

Proposed Lump Sum Design Fee - \$6,750.00

Plans to be completed for submittal to City of Wichita Water Department by February 8, 1980, if notice of agreement is issued by December 7, 1979.

We hope the above information will assist you in determining who is to be retained to provide these plans. We appreciate the opportunity to provide such services. If you have any questions, or need additional information, please contact the undersigned.

Very truly yours,

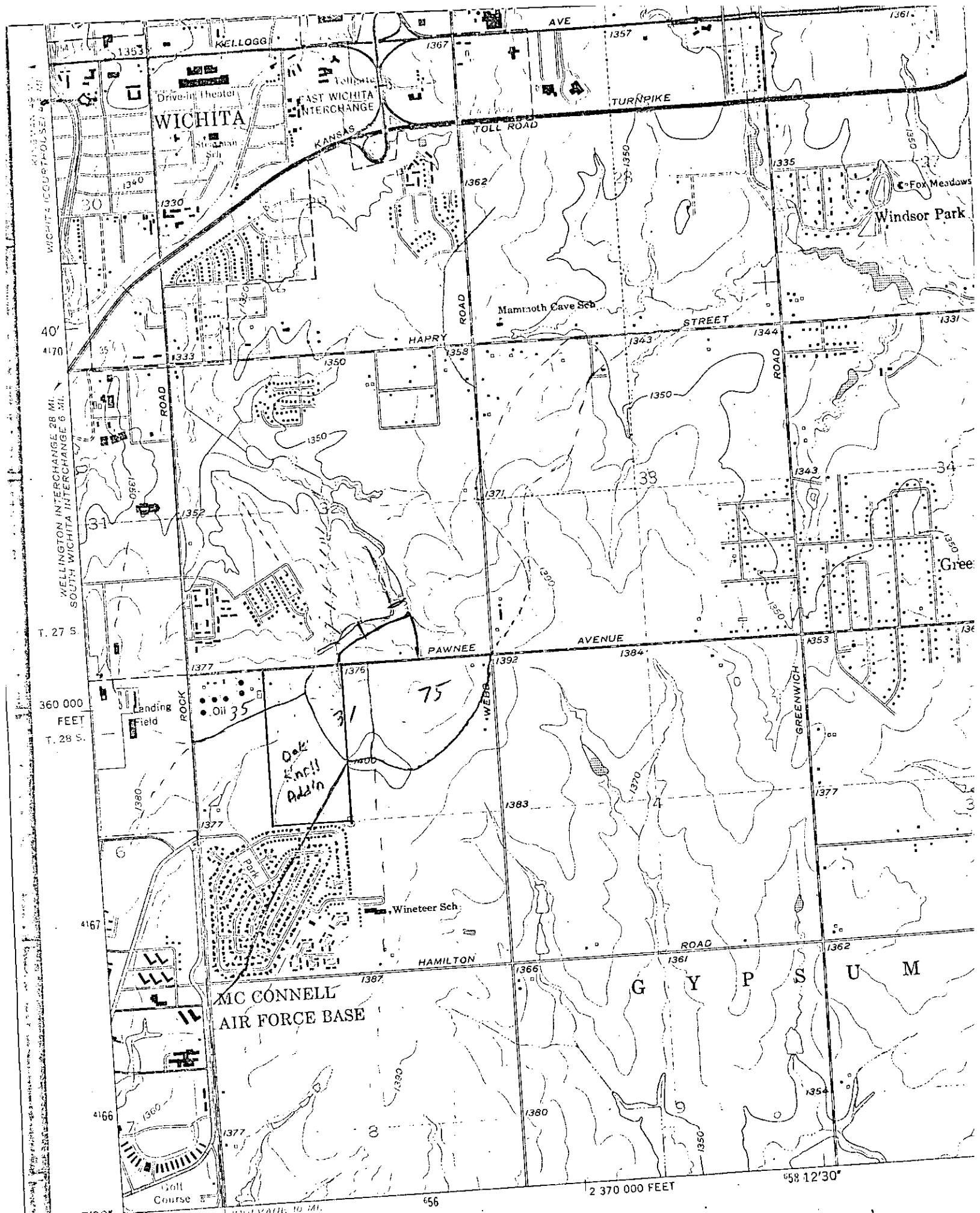
PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

William H. Keltner

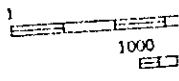
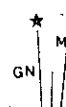
William H. Keltner, P. E.
Vice President

WHK:lo

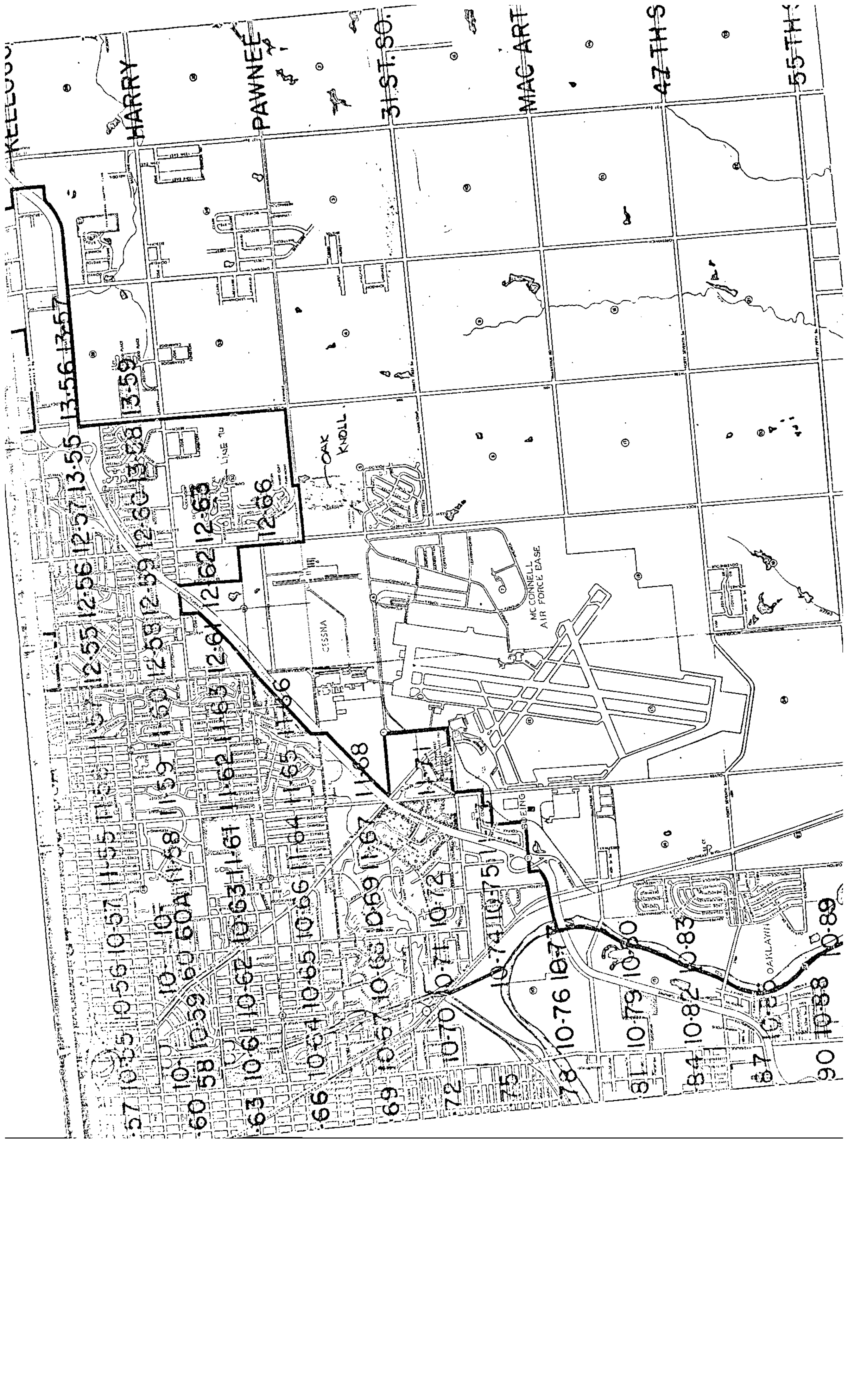
90
DAYS



Mapped, edited, and published by the Geological Survey
 in cooperation with State of Kansas agencies
 Control by USGS and USC&GS



USGS
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Date APRIL 9, 1979 Page 1 of 2

Project OAK KNOLL ADDITION

Item DRAINAGE PLAN - ESTIMATE

SOUTHERN SYSTEM

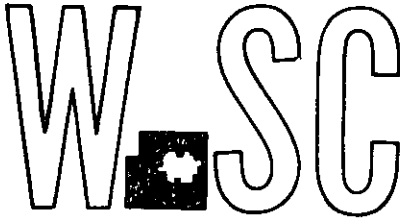
MANHOLES	3	1200 EACH	6,000 ⁰⁰
INLETS	27	900 EACH	24,300 ⁰⁰
PIPE			
15" RCP	853 L.F.	20 PER L.F.	17,060 ⁰⁰
18" RCP	385 L.F.	25 PER L.F.	9,625 ⁰⁰
24" RCP	870 L.F.	30 PER L.F.	26,100 ⁰⁰
30" RCP	1833 L.F.	36 PER L.F.	65,988 ⁰⁰
36" RCP	1150 L.F.	43 PER L.F.	49,450 ⁰⁰

END SECTION

36"	1	215 EACH	215 ⁰⁰
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SUBTOTAL			198,738 ⁰⁰
20% CONTINGENCY			39,747 ⁶⁰
TOTAL			238,485 ⁶⁰

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 4, 1979

Professional Engineering Consultants, P.A.

Attention: Gary Wiley

1440 E. English

Wichita, Ks. 67211

Re: S/D 78-131 - Final plat of Oak Knoll Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 3, 1979, the the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Final approval and recording of the plat shall be subject to annexation of the property.
- B. The applicant shall submit to the Planning Department for review and for recording a set of restrictive covenants which require all habitable structures to be built in such a manner that the interior noise level is reduced by 30 decibels. Specific construction standards as specified in the AICU report (or other standards if first submitted for review and approval) shall be included in the covenants. The applicant shall also grant the usual avigational easement.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall guarantee the paving of all interior streets, including the temporary cul-de-sacs.
- F. The temporary cul-de-sacs shall be dedicated by separate instrument or referenced in the plattor's text with the notation that their dedication becomes null and void at such time as the streets are extended south. The City Engineer recommends that these temporary cul-de-sacs be

dedicated on property south of the south line of this plat.

- G. Sidewalks will be required on both sides of all interior streets. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- H. Since Lori Ct. and a portion of Capri are being platted with only 58 feet of right-of-way, the applicant shall submit a covenant stating that all lots abutting these streets shall provide four off-street parking spaces per dwelling unit. The covenant shall also state that parking will be allowed on only one side of the street.
- I. The applicant shall guarantee the storm water sewers within the plat and the necessary outfall sewers west of the plat as required by his approved drainage plan.
- J. Complete access control to Pawnee shall be indicated along the entire north line of Lot 1, Block 1 except for the east 100 feet which is allowed one opening.
- K. The applicant has indicated a desire for R6 zoning on Lot 1, Block 1. A zone change application shall be submitted and will be held for processing after the property has been annexed.
- L. The applicant shall be advised that the report prepared for this property by the Soil Conservation Service indicates severe limitations for dwellings and for roads due to the high shrink-swell and low strength of the soil.
- M. Additional perimeter easements as requested by the City Engineer shall be added to the final plat tracing.
- N. 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. 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


P.E.C., P.A.

Page 3

5-4-79

consideration on Thursday, May 10, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,



Louise Olivarez
Junior Planner

LO:bh

cc: Randy Voth, Vice-Pres., American Land Dev. Co., Inc., 3202
W. 13th, Suite 1, 67203
X Dean Sellers, Assistant City Engineer