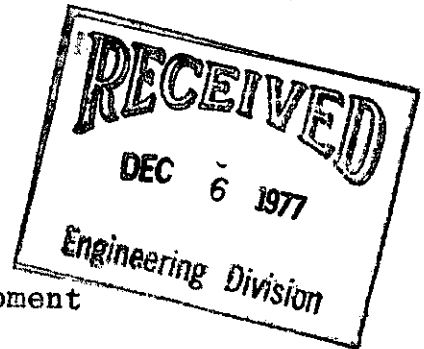


WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

December 6, 1977



TO Ray Bruggeman, Director of Public Works


FROM Jack H. Galbraith, Chief Planner

SUBJECT Alternatives for Washington Square development

Attached is a copy of our departmental report on alternatives for developing the Washington Square property located between Washington Avenue and I-235 and between 43rd and 47th Streets South. This matter has been scheduled for consideration by the Planning Commission this Thursday, December 8, 1977. Discussion of this item will commence shortly after 1:30 p.m. This matter will also appear on the Planning agenda of the City Commission at their regular December 13th meeting.

We would appreciate your having Dick Linn and M. S. Mitchell present at these meetings to answer any questions which may be raised by the Planning Commissioners and City Commissioners regarding drainage and paving.

Sincerely,

  
\_\_\_\_\_  
Jack H. Galbraith  
Chief Planner

JHG:LO:bh

cc: Dick Linn, City Engineer ✓  
M. S. Mitchell, Maintenance-Flood Control

COPY

WICHITA-SEDGWICK COUNTY

DATE

December 5, 1977

**METROPOLITAN AREA PLANNING DEPARTMENT**

TO Metropolitan Area Planning Commission

FROM Jack H. Galbraith, Chief Planner

SUBJECT Washington Square development and related drainage costs.

Approximately 15 months ago the Subdivision Committee and the Planning Commission reviewed an 83-lot residential plat between Washington Avenue and the interstate and between 43rd and 47th Streets South. Approval of the plat was recommended subject to the applicants guaranteeing the paving of the new streets; attempting to guarantee the paving of Washington Avenue and 43rd Street; extending sanitary sewer and city water to all lots; and designing an acceptable drainage plan. The applicants were able to meet these requirements and, on September 13th of this year, the plat and guarantees were considered by the Board of City Commissioners.

On that same date, the City Engineer presented plans for a storm sewer system to serve about 1/3 of Washington Square as well as approximately 21 acres of developed land east of Washington Avenue. This system called for underground storm sewer pipes in 46th Street (and 46th Street extended west) from Pattie to the interstate; a large pipe under the interstate; and either an open channel or underground pipe from the interstate to the Riverside Drainage Channel. Construction of the storm sewer would alleviate the drainage problems which already exist east of Washington Avenue and would allow the new streets in the Washington Square addition to be paved. Existing streets east of Washington Avenue could be paved in the future.

Residents of the area east of Washington Avenue were in attendance at the City Commission meeting and voiced their objections to the Washington Square development. They stated that, although they realized they had drainage problems and poor roads, they could tolerate them. However, they feared that the increased traffic through their area which would be generated by the Washington Square development would make their unpaved roads deteriorate rapidly. They feared that, in the near future, they would have to pay for paved streets. They stated that they did not feel the storm sewer project was necessary at this time unless Washington Square was allowed to develop and, therefore, they opposed this development.

In addition to the neighborhood's concern that it would have to bear future improvement costs, the City Commission was concerned about the development costs to the City at large for a portion of the storm sewer project (the tunnel under the interstate and the outfall system west of there). The action of the City Commission was to deny the plat. The developer subsequently requested a

rehearing and on October 18, after further discussion before the City Commission, on the public agenda, the Planning Commission was requested to study alternatives for the development of this tract of ground and determine the approximate drainage costs for each alternative. The Planning staff has researched this matter and offers the following information.

DEVELOPMENT ALTERNATIVES AND RELATED DRAINAGE COSTS

1. Develop the 83-lot residential plat as originally designed with Washington Avenue and all 7 Washington Courts paved and with the construction of the overall storm sewer system at this time.

Total cost of storm sewer project: \$271,000 to \$297,000  
 (cost differential dependent upon the outfall system west of the interstate being open channel or underground pipe)

Benefit district cost to Washington Square: \$45,600  
 (6 acres @\$7,600 per acre)

Benefit district cost to other property: \$159,400  
 (21 acres @\$7,600 per acre)

Cost to City at large for tunnel and outfall sytem: \$66,000 to \$92,000

Total Cose of Paving Washington Ave: \$118,000  
 Benefit District cost to Washington Square \$ 62,300  
 Benefit district cost to other property \$ 27,700  
 Cost to City at large for intersections \$ 28,000

2. Develop the 83-lot residential plat as originally designed with Washington Avenue and all 7 Washington Courts paved and with the construction of only that portion of the storm sewer project west of Washington Avenue.

Total cost of storm sewer project: \$131,000 to \$157,000

Benefit district cost to Washington Square \$65,000

Benefit district cost to other property 0

Cost to City at large for tunnel and outfall system: \$66,000 to \$92,000

Washington Avenue Paving Costs: Same as in Item 1

3. Develop the plat as proposed with Washington Avenue and the Washington Courts paved but with the southernmost portion of the site remaining undeveloped at this time. A holding pond of 6-acre-feet capacity would be built in this area to retain the drainage waters from Washington Avenue and from the area to the

east which already drains in this direction. No new tunnel under the interstate and no outfall system west of there would be constructed at this time. Cost of construction of the holding pond would be borne by the Washington Square development. There would be no immediate costs for drainage improvements to the neighborhood or the City-at-large. The drainage problems now existing in the neighborhood would continue to exist.

Washington Avenue Paving Costs: Same as Item # 1

4. Develop the 83-lot residential plat as originally designed with Washington Avenue being paved only from 43rd to 45th Streets. This portion of Washington drains to the north. Washington Avenue south of 45th Street would have to remain unpaved until a storm sewer system is constructed. All seven Washington Courts could be paved if they are re-designed to drain west to the interstate right-of-way. No storm sewer project would be initiated at this time and no immediate costs would accrue to the neighborhood or to the City at large.

Washington Avenue Paving costs from 43rd to 45th:	66,500
Benefit District cost to Washington Square	37,720
Benefit district cost to other property	10,780
Cost to city-at-large for intersections	18,000

*Delete*

5. Develop a residential subdivision with lots approximately the same size as the lots east of Washington Avenue (approximately 44 lots at 15,000 square feet each) and with unpaved streets. No storm sewer project would have to be constructed at this time. However, neither the Planning Department nor the Public Works Department supports the development of sand streets within the City limits. Sand street are acceptable only in fair weather and they require more maintenance than paved streets.

6. Another alternative to the proposed development of the site would be public acquisition of the property for park purposes. The owners have indicated that the 22 acre site is available for sale at a price of \$120,000. The Board of Park Commissioners staff has indicated that the cost of recently purchased property in the urban area for park purposes has been in the general range of \$2,000 per acre. The cost range of the property in question would be two and one half times higher than other recent park acquisition and would therefore, make acquisition for park purposes financially questionable.

It is also questionable whether a 22 acre site located adjacent to the I-235 By-pass would provide the desired pedestrian accessibility from the immediately surrounding neighborhood which is customary for community parks of this size. Vehicular accessibility would likely be adequate and may in fact result in the generation of as much or more traffic than the traffic generated by the originally

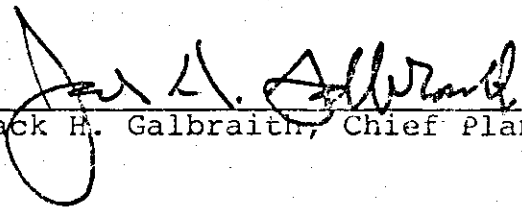
intended residential development now opposed by the neighborhood residents.

In general, it would appear that odd shaped pieces of land adjoining freeways or other forms of strong physical barriers which limit surrounding accessibility are not suitable for park purposes on a neighborhood and community scale. Locational standards for parks generally favor the establishment of neighborhood and community parks in conjunction with local, community and arterial street systems.

Notwithstanding the desirability of using the site in question for park purposes, it would appear that care should be taken to avoid the establishment of a precedent of publicly acquiring properties that are difficult to develop privately unless there is overwhelming economic justification to do otherwise.

Consieration of these alternatives are scheduled for your agenda on December 8, 1977, as item 10.

Sincerely yours,

  
\_\_\_\_\_  
Jack H. Galbraith, Chief Planner

JHG:bh

cc: Grey Dressie  
BFP, Inc., c/o Joel M. Pollock  
Baughman Company  
Ray Bruggeman, Dir. of Public Works  
Dick Linn, City Engineer ✓  
M. S. Mitchell, Maintenance-Flood Control

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING DEPARTMENT

DATE  
December 9, 1977

TO Board of City Commissioners  
FROM Jack H. Galbraith, Chief Planner  
SUBJECT Washington Square Development Alternatives

At the regular meeting of the Metropolitan Area Planning Commission on December 8, 1977, alternatives for developing the Washington Square property were discussed. A copy of our memo to the Planning Commission listing several alternatives is attached. After considerable discussion from the Planning staff, Ray Bruggeman and M. S. Mitchell, the developer's attorney and representatives of the neighborhood to the east, a motion was made by Bayouth, seconded by Savina, that was a modification to alternate #4, to recommend development of the property with all cul-de-sacs being designed to drain west; the developer granting an east-west drainage easement of approximately 70 feet in width across the southern portion of his plat for the purpose of future storm sewer construction; and not paving Washington Avenue. This motion failed to carry by a vote of 4 in favor (Bayouth, Cole, Hennessey and Savina) and 5 opposed (Barrier, Ball, Taylor, Greider and May). Hartstein absent.


A second motion was then made by Bell, seconded by Greider, which recommended development of the Washington Square property subject to the conditions as originally approved, which proposed the paving of Washington Avenue and the construction of the storm sewer project at this time. This motion passed 8 to 1 (Savina voting "no", Hartstein absent).

The Planning Commission's reason for requesting the construction of the storm sewer project now, rather than at a later date, is that a portion of Washington Square can be included in the storm sewer benefit district if the project is initiated now before Washington Square is developed. If Washington Square is allowed to develop with the interior cul-de-sacs draining west rather than east to Washington Avenue, then at a future date when a storm sewer project is initiated, very little if any of the Washington Square site could be included in the benefit district to help pay the costs because it would not be contributing its drainage waters to the district. The Planning Commission recognized that construction costs continue to rise and believed that lower assessment costs now would be better than high assessment costs later on.

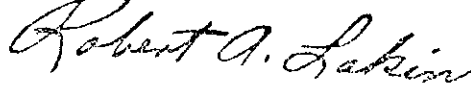
COPY

Board of City Commissioners  
December 9, 1977  
Page 2

Also attached with this memorandum is the referral sheet that was considered by the Commission on September 13th. Consideration of this plat is again scheduled for your meeting on December 13, 1977.

  
\_\_\_\_\_  
Jack H. Galbraith  
Chief Planner

APPROVED BY:



\_\_\_\_\_  
Robert A. Lakin  
Director of Planning

JHG:rme  
Attachments

cc: E. H. Denton, City Manager  
Ray Bruggeman, Director, Department of Public Works  
M. S. Mitchell, Maintenance-Flood Control  
Dick Linn, City Engineer

# COMMISSIONERS PROCEEDINGS

5463

December 13, 1977

Discussion  
John Dekker

Discussion was had and the Director of Law reviewed how those rates could be established and stated there is no requirement that the City set them.

Motion--

Sharahan moved that the Department of Law be authorized to make the appropriate revisions to City construction contracts and the City Manager be requested to report back in 8 weeks, the procedure and ways in which the review, survey or study might be made annually to determine prevailing wage rates within the Community.

Comm. Porter

Commissioner Porter suggested that both sides provide an advisory group to assist the City staff and Mr. Weems stated they would be glad to do that.

--carried

Motion carried 5 to 0.

S/D 76-39 PLAT OF  
WASHINGTON SQUARE  
ADDITION

S/D 76-39 - Plat of Washington Square Addition located on the west side of Washington between 43rd and 47th Streets South, presented.

On September 13, 1977, the above referenced plat was presented for consideration and was denied by the City Commission. An application for rehearing was subsequently filed by the applicants.

On October 18, 1977, the Commission referred the plat to the Metropolitan Area Planning Commission for reconsideration. Along with reconsideration of the present development proposal, the Commission asked that possible alternatives for the development of the property be provided.

The MAPC will reconsider the plat on Thursday, December 8, 1977, at their regularly scheduled meeting and a report and recommendation will be provided prior to the time the matter is considered by the City Commission.

Bob Lakin

Director of Planning, reviewed the matter and stated that it was the Planning Commission's recommendation that all conditions originally forwarded for the plat approval be recommended again. He also reviewed the alternates which were considered regarding this plat, and distributed a memorandum whereby the Director of Parks advised that the Park Board consensus was that there would be no particular desire for such properties unless it could be justified on the basis of need.

Gray Dressie

Gray Dressie, Attorney representing the applicant, spoke in support of the plat and reviewed Alternate #4 with the Commission, which they favored with modifications.

Comm. Donnell

\*Commissioner Donnell excused.

He stated they had previously and would again propose that Washington not be paved; the developer pave the cul-de-sacs which will be drained to the west; the developer to reserve one or two lots to the south and provide a 70' drainage easement. He stated this proposal would relieve the assessments to the property owners on the east. He further stated that the developer is willing to live with any of the alternates, but would prefer Alternate #4 with the modifications proposed.

The following persons spoke in opposition to the plat because of access limitations for this general residential area, increased traffic will result and subsequent assessments for paving, sewer and water, which they contend will be required later:

Chuck Townsend, 4640 S. Pattie, South Riverside Associates

Comm. Donnell

\*Commissioner Donnell present.

Alvey Daniels, 906 E. 43rd St. South  
Guy & Julia Bales, 4629 Lulu  
Ray Buchanan, 4656 Pattie  
Mr. Ruckle, 4726 Greenwood  
Gene Campbell, 4701 Ida  
Irving Bryant, Washington & 43rd  
Betty Huddleston, 1401 E. 45th South  
Nick Dockers, 4500 S. Ida  
Pete Bullock, 4701 Laura  
Joy Cheatum, 4628 Laura  
Jim Cogwell, 4726 Ellis

Mr. Dressie

In answer to inquiry by the Commission, Mr. Dressie stated the developer would be willing to pave Washington, 43rd to 45th, if the City would pay for the intersections.



# COMMISSIONERS PROCEEDINGS

5464

December 13, 1977

- Discussion  
Dick Linn                    Drainage was discussed and the City Engineer stated the surface drainage would be drained west under the Interstate to the slough through the Interstate ditch system.
- Motion--                    Donnell moved that the plat be denied. (Motion amended later)
- Comm. Porter                Commissioner Porter felt the area in question should be acquired and developed for park purposes.
- Discussion                 Discussion was had and Mr. Dekker explained the law regarding plat approval and indicated that if it is found incompatible with the area or if it is determined there is a use in the City for that land and within a reasonable period of time action is taken to acquire that land for a public purpose, then he felt it would be permissible to refuse platting on that basis.
- John Wynkoop              Director of Water, answered questions regarding water extension to serve this area.
- Mr. Dressie                Mr. Dressie again appeared and stated that the developer has complied with all the subdivision requirements and the law to have the land platted.
- Amendment -                Donnell, with consent of the second, accepted Commissioner Porter's suggestion and amended his motion to include that the plat be found incompatible with the neighborhood and that the City Manager be instructed to move with haste to acquire the property for park and open space use.
- Substitute motion-        Casado moved a substitute motion that the plat be returned to the Planning Subdivision Committee to resolve the problem. (motion died for lack of a second)
- carried                    Commissioner Donnell's motion, as amended, carried 3 to 2. Casado, Shanahan, "No".
- 
- RECESS                     The Commission recessed for dinner at 7:22 P.M. and reconvened at 9:00 P.M. with Mayor Casado in the Chair. Commissioners Donnell, Porter, Shanahan, present. Commissioner \*Peters, absent.
- REQUEST FOR WATER  
SERVICE TO DIST. 5,  
BUTLER COUNTY, KS        Request to provide water service to rural water District No. 5, Butler County, Kansas, presented.
- Reiss and Goodness Engineers, on behalf of Rural Water District #5, Butler County, Kansas, have requested a meeting with the City Commissioners to determine if the City is agreeable to entering into an agreement to provide water to the Rural Water District.
- Staff from Reiss and Goodness have previously met informally with City staff to discuss the matter prior to the formulation of a contractual agreement between the two governmental units.
- Mr. James J. Jackson of Reiss and Goodness Engineers will make the formal request for water service for Butler County, Kansas.
- James Jackson             James Jackson, Reiss and Goodness, presented the request and answered questions by the Commission regarding water service to serve subject district. He stated this would serve initially 375 to 400 families, with a potential of 700 to 800 users. In addition to serving this district, he requested consideration whether Wichita would object to their serving other small communities if the need arises.
- Comm. Peters                \*Commissioner Peters present.
- John Wynkoop              Director of Water, answered questions by the Commission regarding such water contracts and the limitations which can be imposed to prevent urban sprawl. He also discussed projections for future consumption of water as well as development of an additional source such as Corbin Reservoir, which would take 15 to 20 years. He stated that the City's present water supply was adequate to serve the district.
- E. H. Denton              City Manager, recommended that a contract be negotiated, but continue the present policy that urban sprawl be discouraged as well as service to industry, and at this time, not encourage development with other municipalities unless it would be something which would not endanger our water supply.
- Motion--                    Porter moved that the City Manager be authorized to enter into negotiations for providing water service to Rural Water District No. 5, Butler County, Kansas, consistent with current guidelines, restrictions and policies.
- carried                    Motion carried 5 to 0.

PLANNING AGENDA

1. INNER LOOP FREEWAY.

Pursuant to the direction of the Board of City Commissioners, several actions were taken by various public agencies to remove the Inner Loop Expressway from the Transportation Plan.

Following a public hearing on September 29, 1977, the Metropolitan Area Planning Commission (MAPC) voted against the deletion of the Inner Loop from the Transportation Plan. On November 1, 1977, the City Commission took action to overturn the MAPC decision and to delete the Inner Loop. The Commission further directed that a letter be sent to the MAPC stating the Commission's intent.

On November 10, 1977, the MAPC again considered the matter and found the question of deleting the Inner Loop a moot vote, 4 to 4. A 3/4ths majority vote of the City Commission will now be required to delete the Inner Loop from the Transportation Plan.

ACTION: Instruct the Secretary of the MAPC to post the amendment deleting the Inner Loop Freeway from the Transportation Plan in the Comprehensive Plan document; noting that a public hearing was held, the Planning Commission denied the amendment, the City Commission formally requested Planning Commission reconsideration, the Planning Commission reconsidered without a recommendation and the City Commission approved the amendment.

2. S/D 76-39 - PLAT OF WASHINGTON SQUARE ADDITION LOCATED ON THE WEST SIDE OF WASHINGTON BETWEEN 43RD AND 47TH STREETS SOUTH.

On September 13, 1977, the above referenced plat was presented for consideration and was denied by the City Commission. An application for rehearing was subsequently filed by the applicants.

On October 18, 1977, the Commission referred the plat to the Metropolitan Area Planning Commission for reconsideration. Along with reconsideration of the present development proposal, the Commission asked that possible alternatives for the development of the property be provided.

The MAPC will reconsider the plat on Thursday, December 8, 1977, at their regularly scheduled meeting and a report and recommendation will be provided prior to the time the matter is considered by the City Commission.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

*Applicant proposes alternate #4 with the ~~revisions that cost of Washington Ave paving be assessed to the west only!~~*

*Deletion of paving on Washington*

3. V-0814 - VACATION OF A UTILITY EASEMENT AND RIVERBANK ACCESS EASEMENT ON THE SOUTH SIDE OF TWENTY FIRST STREET IN AN AREA EAST OF WESTRIDGE DRIVE.

The Planning Commission recommends approval subject to:

- 1) The applicant dedicating a five (5) foot utility easement on the east five (5) feet of subject property.
- 2) Any relocation or reconstruction of utilities necessitated by this vacation being at the sole expense of the applicant.
- 3) All proceedings being without cost to the City, County or any utility company.

ACTION: Accept the easement and instruct the City Clerk to file the easement with the Register of Deeds and approve the request as recommended by the Metropolitan Area Planning Commission and place the ordinance on its first reading.



ARCHITECTS - ENGINEERS - PLANNERS  
**VAN DOREN - HAZARD - STALLINGS**  
250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67206  
TELEPHONE 316 686-7303

## CONFIRMATION MEMO

PROJECT Brookings By-Pass Second Addition

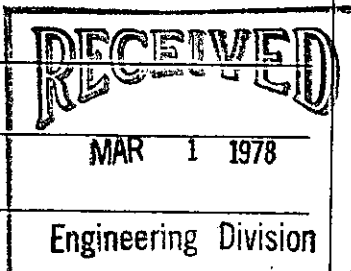
DATE February 28, 1978

JOB NO. 78-206-AO

TO R. W. Linn City Engineer

FROM Kenneth H. Bengtson

REFERENCE \_\_\_\_\_



COPIES TO:

Dean Sellers  
Yash Desai  
M.S. Mitchell  
M. Green  
Don Shirey

During our meeting on Friday, February 24, 1978, the following items were proposed:

1. Brookings By-Pass 2nd Addition will grant a 30' easement for a 48" storm water sewer adjacent to the south line of the plat.
2. The open channel will be constructed for handling a 100 year storm along the existing alignment on or adjacent to the east and south lines of Brookings By-Pass Addition. Additional right-of-way would be granted where necessary. (Study information will be supplied by Van Doren-Hazard-Stallings).

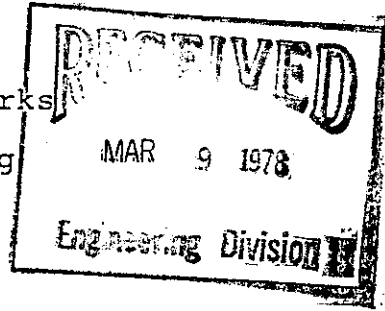
It is also understood that:

1. Within state right-of-ways, State Highway Department standards will be used in designing the channel.
2. The 48" storm drain placed within the easement granted with this plat will not be assessed against Brookings By-Pass 2nd Addition.
3. Mr. Linn will investigate the possibility of the channel improvements being paid by the "City-at-large".

*Kenneth H. Bengtson*

March 8, 1978

TO Ray Bruggeman, Director of Public Works  
FROM Robert A. Lakin, Director of Planning  
SUBJECT S/D 76-39 Washington Square Addition



The Board of City Commissioners, at its regular meeting of February 28, 1978, reconsidered the above captioned plat. The developers and representatives of the neighborhood association had been negotiating several issues which the neighborhood believed would make the plat acceptable. The action of the City Commission was to approve the plat basically subject to the conditions, as recommended by the Planning Commission, and subject to four conditions that are still to be resolved prior to releasing the tracing for recording. I've attempted to outline all the various items below and whose responsibility we believe it is to see that they are accomplished.

1. Mr. Daniels, who owns property north of 43rd and west of Washington, already has water and the applicants have agreed to have him excluded, if possible, from the water petition or pay his cost of extending water. The applicants need to contact the Water Department and make satisfactory arrangements to accomplish this and we need a letter for our files stating that this issue has been satisfactorily resolved. The Water Department will need to provide to us an agenda item as to water service. I would hold this and send when we have the drainage and paving items listed below.
2. In regard to drainage, it was stated that additional drainage easements from each cul-de-sac to I-235 right-of-way are needed. As the plat was approved as is, it will be necessary for easements to be submitted by separate instrument. The applicants are responsible for contacting the Engineering Division and seeing that the necessary easements are prepared, executed and returned to our office. It will also be necessary for Engineering to again obtain written permission from the State Department of Transportation to now drain all the water from all the cul-de-sacs onto the highway right-of-way. If, for any reason, such approval is not granted, an alternate drainage plan will need to be devised.
3. As to blocking of access from 43rd to Washington, the neighborhood has specifically requested that the traffic from the mobile home park, to the north of 43rd, be prohibited from traveling south on Washington after it is opened and improved.

Please have the Traffic Engineering Division review the alternatives and recommend which method best accomplishes this. Two alternatives that would seem to solve the problem are to pave Washington to 43rd and place barricades at the end of Washington, or to place them across 43rd just east of Washington, which would mean that traffic from the eight lots proposed for development on 43rd would have to turn south on Washington. No traffic on 43rd could travel west to reach these lots. The property owners on the north side of 43rd Street west of Washington should be contacted to determine which option they prefer. An agreed to recommendation should be available when the revised petitions on Washington are reconsidered by the City Commission.

Galbraith advises that he has been in contact with representatives of the mobile home park to the north and, as they have a pending vacation case on Laura, he mentioned the neighborhood's desire that the park not have access to 43rd. They are going to further discuss this possibility as the first indication is that they might dedicate complete access control.

4. New petitions need to be prepared for Washington which provide that the developer will pay most of the paving costs with a minimum amount to be assessed to the benefit district to the east. Linn earlier had suggested a 90 - 10 split with the area to the east also paying the cost for driveways. Mr. Townsend said it was his understanding the area to the east would pay \$10 plus the cost for driveways. This amount should be resolved between the developers and Mr. Townsend before the petitions are prepared and scheduled for City Commission action.

In addition to resolving these four issues, Public Works were requested to review two alternatives for providing paved access from this development to 47th Street. One consideration would be the creation of a new street from the south end of Washington east to Ida across lots 4 and 5, and then possibly paving a portion of Ida on south to 47th. The second alternative would be to provide estimates comparing the cost of paving 46th between Washington and Ida and then Ida on south to 47th. Cost estimates for acquiring right-of-way and construction costs with accompanying drawings should be prepared for submission back to the City Commission for a final determination.

In addition to the above items, prior to our releasing the tracing for recording, the following is a list of items that must also be satisfied.

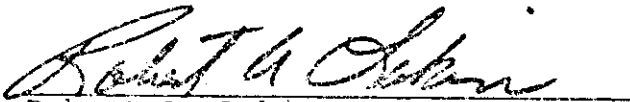
Submission of a letter from B.F.P., Inc. withdrawing their zone change request, Z-1826.

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 owners of each lot on all the Washington Courts when requests are made for building permits.

Submitting a deed for Lots 1, 2 and 3 for drainage and park and open space purposes. The applicant should contact Dick Linn and Tom Allen and determine the form or forms necessary to accomplish these dedications.

These are the conditions that are necessary to complete this plat. If you or any of those receiving copies of this memo have questions on these conditions or disagree with them, please contact either me or Galbraith. It is our intent that all of these items be resolved prior to their being rescheduled for final consideration by the Board of City Commissioners. Also, inasmuch as we have a number of petitions in our file that never were acted on, and as sidewalk petitions are no longer required, I am returning all of them to Linn, including the petitions for sanitary sewer and paving Washington, so that Linn can determine those that are still necessary to be returned to the City Commission.



Robert A. Lakin  
Director of Planning

RAL:JHG:et

cc:

Grey Dresie, Attorney at Law, 433 N. Broadway, Wichita, Ks 67202  
Jerrold Feldman, 1901 West 13th St., Wichita, Kansas 67203  
Joel M. Pollack, 1901 West 13th St., Wichita, Kansas 67203  
Chuck Townsend, 4640 South Pattie, Wichita, Kansas 67217  
Gene Campbell, 4701 Ida, Wichita, Kansas 67217  
Bob Finch, Assistant City Manager  
Thomas P. Allen, Jr., Director of Parks  
Dick Linn, City Engineer  
Paul Graves, Traffic Engineer  
M. S. Mitchell, Asst. Supt. Public Works Maint./Flood Control Supr.  
John D. Wynkoop, Director of Water & Water Pollution Control  
Bill Otten, Chief Engineer-Water Engineering  
City Clerk

## METROPOLITAN AREA PLANNING DEPARTMENT

March 8, 1978

TO Ray Bruggeman, Director of Public Works  
FROM Robert A. Lakin, Director of Planning  
SUBJECT S/D 76-39 Washington Square Addition

The Board of City Commissioners, at its regular meeting of February 28, 1978, reconsidered the above captioned plat. The developers and representatives of the neighborhood association had been negotiating several issues which the neighborhood believed would make the plat acceptable. The action of the City Commission was to approve the plat basically subject to the conditions, as recommended by the Planning Commission, and subject to four conditions that are still to be resolved prior to releasing the tracing for recording. I've attempted to outline all the various items below and whose responsibility we believe it is to see that they are accomplished.

1. Mr. Daniels, who owns property north of 43rd and west of Washington, already has water and the applicants have agreed to have him excluded, if possible, from the water petition or pay his cost of extending water. The applicants need to contact the Water Department and make satisfactory arrangements to accomplish this and we need a letter for our files stating that this issue has been satisfactorily resolved. The Water Department will need to provide to us an agenda item as to water service. I would hold this and send when we have the drainage and paving items listed below.
2. In regard to drainage, it was stated that additional drainage easements from each cul-de-sac to I-235 right-of-way are needed. As the plat was approved as is, it will be necessary for easements to be submitted by separate instrument. The applicants are responsible for contacting the Engineering Division and seeing that the necessary easements are prepared, executed and returned to our office. It will also be necessary for Engineering to again obtain written permission from the State Department of Transportation to now drain all the water from all the cul-de-sacs onto the highway right-of-way. If, for any reason, such approval is not granted, an alternate drainage plan will need to be devised.
3. As to blocking of access from 43rd to Washington, the neighborhood has specifically requested that the traffic from the mobile home park, to the north of 43rd, be prohibited from traveling south on Washington after it is opened and improved.

Please have the Traffic Engineering Division review the alternatives and recommend which method best accomplishes this. Two alternatives that would seem to solve the problem are to pave Washington to 43rd and place barricades at the end of Washington, or to place them across 43rd just east of Washington, which would mean that traffic from the eight lots proposed for development on 43rd would have to turn south on Washington. No traffic on 43rd could travel west to reach these lots. The property owners on the north side of 43rd Street west of Washington should be contacted to determine which option they prefer. An agreed to recommendation should be available when the revised petitions on Washington are reconsidered by the City Commission.

Galbraith advises that he has been in contact with representatives of the mobile home park to the north and, as they have a pending vacation case on Laura, he mentioned the neighborhood's desire that the park not have access to 43rd. They are going to further discuss this possibility as the first indication is that they might dedicate complete access control.

- 4. New petitions need to be prepared for Washington which provide that the developer will pay most of the paving costs with a minimum amount to be assessed to the benefit district to the east. Linn earlier had suggested a 90 - 10 split with the area to the east also paying the cost for driveways. Mr. Townsend said it was his understanding the area to the east would pay \$10 plus the cost for driveways. This amount should be resolved between the developers and Mr. Townsend before the petitions are prepared and scheduled for City Commission action.

65,0  
 + 68,500  
 2/w 14,000  
 ditch 17,000  
 -----  
 68,000

In addition to resolving these four issues, Public Works were requested to review two alternatives for providing paved access from this development to 47th Street. One consideration would be the creation of a new street from the south end of Washington east to Ida across lots 4 and 5, and then possibly paving a portion of Ida on south to 47th. The second alternative would be to provide estimates comparing the cost of paving 46th between Washington and Ida and then Ida on south to 47th. Cost estimates for acquiring right-of-way and construction costs with accompanying drawings should be prepared for submission back to the City Commission for a final determination.

In addition to the above items, prior to our releasing the tracing for recording, the following is a list of items that must also be satisfied.

Submission of a letter from B.F.P., Inc. withdrawing their zone change request, Z-1826.

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 owners of each lot on all the Washington Courts when requests are made for building permits.

Submitting a deed for Lots 1, 2 and 3 for drainage and park and open space purposes. The applicant should contact Dick Linn and Tom Allen and determine the form or forms necessary to accomplish these dedications.

These are the conditions that are necessary to complete this plat. If you or any of those receiving copies of this memo have questions on these conditions or disagree with them, please contact either me or Galbraith. It is our intent that all of these items be resolved prior to their being rescheduled for final consideration by the Board of City Commissioners. Also, inasmuch as we have a number of petitions in our file that never were acted on, and as sidewalk petitions are no longer required, I am returning all of them to Linn, including the petitions for sanitary sewer and paving Washington, so that Linn can determine those that are still necessary to be returned to the City Commission.



Robert A. Lakin  
Director of Planning

RAL:JHG:et

cc:

Grey Dresie, Attorney at Law, 433 N. Broadway, Wichita, Ks 67202  
Jerrold Feldman, 1901 West 13th St., Wichita, Kansas 67203  
Joel M. Pollack, 1901 West 13th St., Wichita, Kansas 67203  
Chuck Townsend, 4640 South Pattie, Wichita, Kansas 67217  
Gene Campbell, 4701 Ida, Wichita, Kansas 67217  
Bob Finch, Assistant City Manager  
Thomas P. Allen, Jr., Director of Parks  
Dick Linn, City Engineer  
Paul Graves, Traffic Engineer  
M. S. Mitchell, Asst. Supt. Public Works Maint./Flood Control Supr.  
John D. Wynkoop, Director of Water & Water Pollution Control  
Bill Otten, Chief Engineer-Water Engineering  
City Clerk

3-16-78  
DJB

## Washington Square Addr.

meeting concerning re pet. on subj  
Addr. Feldman Follock, Linn, me  
Makinley

Hwy Permit. We will take care of  
ER permit Drainage Dick converse with Linn

lots 1, 2, 3, ded. to City as drainage  
Park purposes Dick converse with T Allen  
on description form

(3) Need to discuss with TE Wash N end

Pet. Washington S 46<sup>th</sup> to S 43<sup>rd</sup>  
Taken Asses + Dr. Cost on E side bal  
to plat fractional basis <sup>Linn review</sup> Townsend Asses <sup>from</sup>  
incl the Alternate in pet if nec incl money to <sup>City @</sup> Lg.  
col-de-sac one proj in one pet.  
update to current financing & drainage

condemn RLW E side Wash, N end  
City @ Large

Dick to contact Townsend about method  
of Alternates concerning plat  
& imed. processing



ARCHITECTS - ENGINEERS - PLANNERS  
**VAN DOREN - HAZARD - STALLINGS**  
250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67206  
TELEPHONE 316 686-7303

*Washington Square Addition*

PROJECT Brookings By-Pass Second Addition  
JOB NO. 78-206-A0  
TO Mr. R. W. Linn  
FROM Kenneth H. Bengtson  
REFERENCE Drainage Easement

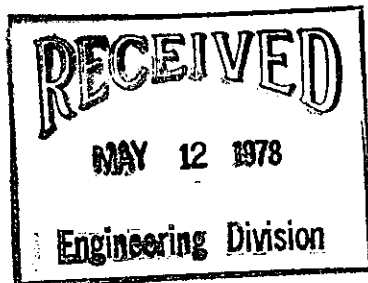
## CONFIRMATION MEMO

DATE May 11, 1978

COPIES TO: Dean Sellers  
Max Greene  
Yash Desai  
Don Shirey

Based on our meeting of Monday, May 8, 1978, we will record an easement to reflect the necessary right of way from Brookings By-Pass Addition for the proposed channel improvements. This work in shaping the channel is understood to be incidental to the paving of Santa Fe Road.

Finally, we feel that at the intersection of Santa Fe with 47th Street South that the northeast curb radius should be 50 feet. This suggested radius length is based on discussions with the Traffic Engineering staff.



*Ken*

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE May 17, 1978

TO Bob Lakin, Director of Planning

FROM R.W. Linn, City Engineer

SUBJECT S/D 76-39  
Washington Square Addition

Your memo of March 8, 1978 outlined the several issues which need resolution in order to proceed with the above referenced plat. Listed below are the items referred to the Department of Public Works and the action taken:

- (2) Drainage
  - (a) Attached are executed drainage easements for the drainage from the cul-de-sacs and across the north 70' of Lots 2 and 3.
  - (b) A revised Highway Permit has been requested. Favorable response is expected in the near future. A copy of the request has been forwarded to your office.
- (3) The Traffic Engineering Division has studied several traffic control alternatives. They have reviewed the alternates with representatives of the neighborhood and will be available for presentation to the City Commission.
- (4) Washington paving - The division of costs for the paving of Washington Street from 46th Street South to 43rd Street South has been resolved as follows:- The properties on the east side of the street will be assessed a token cost of \$100.00 per ownership, plus the cost of their driveway construction. The balance of the cost payable by the benefit district will be assessed to Lots 4 through 83 inclusive in Washington Square Addition on a fractional basis (\$ 1,150.00 per lot).

The Engineering Division has reviewed the following two alternatives for providing paved access to 47th Street South.

- (a) Paving Washington South from 46th, paving a new street connection to Ida, and paving a short segment of Ida.

Pavement Construction Cost	=	\$60,500.00
Right-of-way Cost	=	14,000.00
Regrading of ditches on 46th and Ida,		
Entrance and cross-road Pipes	=	<u>25,500.00</u>
TOTAL	=	\$ 100,000.00

- (b) Paving 46th Street South, Washington to Ida; and Ida, 46th Street South to 47th Street South

Construction Cost	=	\$60,000.00
-------------------	---	-------------

This alternate eliminates the cost of acquiring right-of-way,

construction of the new street connector between Washington and Ida, and the costs of regrading the ditches on 46th Street South and Ida required in Alternate A (\$100,000.00).

This alternate will require the construction of a storm sewer in 46th Street South. The elevations of future paving have been established to be compatible with the existing development in the area. It is not possible to pave the streets (46th and Ida) without an underground storm sewer system.

This area conforms to the criteria of the new drainage policy which would provide for a 50% City - 50% special assessment of the storm sewer cost. Listed below is the estimated cost of the storm sewer system:

- (a) Out-fall system - east line I-235 Highway to the Slough:  
City at large = \$85,000.00
- (b) Collection system - east line I-235 to Pattie Avenue  
Benefit District = 29.5 acres - 26.5  
Total Cost = \$110,000.00  
50/50 financing = \$ 55,000.00 special assessment  
Estimated assessment = \$ <sup>2,085</sup> 1,865.00 per acre 2085  
\$950.850.00 per lot (133.5' x 148.5')  
15 year assessment = \$ <sup>7.44</sup> 6.67 per month 7.44

The paving of the new connector street does not eliminate the possible future paving of 46th Street South and Ida or the potential need for the storm sewer system. Consideration should be given to the paving of this method of access.

R.W. Linn, City Engineer

RWL:gd  
CC: R.W. Bruggeman, Director of Public Works  
Paul Graves - Traffic Engineering

# Washington Square Add'n

Flow under I 235

Existing 8'x3' RCB 120' Long USFL 78.3 DSFL 78.0

Proposed 48" RCP 150' Long USFL 74.35 DSFL 74.20

Downstream Water Surface design @ 78.20

48" pipe  $K_0 + K_L = 1$ ,  $K_H + K_E = 0.5$ ,  $K_F = \left(\frac{5.47}{1.43}\right)^2 \cdot 150 = 0.63$   $K = 2.13$

$A = 12.566 \text{ SF}$

8'x3' RCB 120' Long (Free outlet;  $K_0 + K_L = 0$ ) ( $K_H + K_E = 0.5$ )

$D_c = 0.0785 Q^{2/3}$

DSWSC 78.20

$K = 2.13$   $A = 12.566$

$K = 2.13$   $A = 12.566$

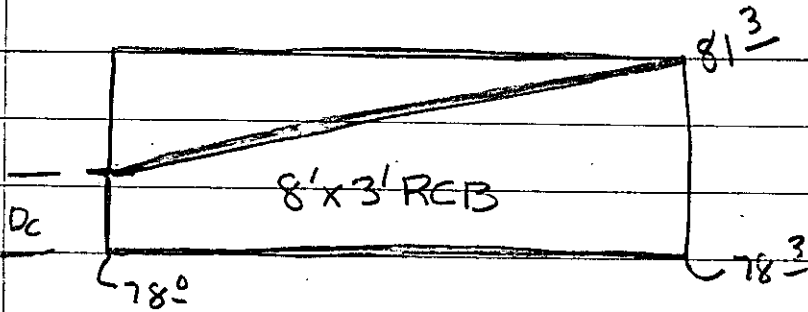
Q Box	Dc	A	P	r	$K_F$	K	V Box	Fritting and/or Drop	USWS	Drop Total	V 48"	Q 48"	Q Total
20	.5784	4.627	9.15	.5053	1.25	1.75	4.322	0.51	79.29	1.09	5.74	72.09	92.09
40	.9181	7.345	9.83	.7468	1.7437	1.244	5.446	0.57	79.69	1.49	6.71	84.29	124.29
60	1.2031	9.625	10.406	.9249	2.5592	1.059	6.234	0.64	80.04	1.84	7.45	93.67	153.67
80	1.457	11.656	10.914	1.068	3.4616	.9616	6.863	0.70	80.36	2.16	8.08	101.44	181.44
100	1.691	13.528	11.382	1.189	4.4000	.9000	7.392	0.76	80.66	2.46	8.62	108.30	208.30
120	1.910	15.280	11.82	1.293	5.3577	.8577	7.853	0.82	80.93	2.73	9.08	114.09	234.09
140	2.117	16.936	12.234	1.384	6.3266	.8266	8.266	0.88	81.20	3.00	9.52	119.60	259.60
160	2.314	18.512	12.628	1.466	7.3026	.8026	8.643	0.93	81.45	3.25	9.91	124.49	284.49
180	2.503	20.024	13.006	1.538	8.3318	.8318	8.989	1.04	81.75	3.55	10.35	130.11	310.11
200	2.685	21.480	13.37	1.609	9.3668	.8668	9.311	1.17	82.05	3.85	10.78	135.49	335.49
220	2.861	22.888	13.722	1.671	10.4082	.9082	9.612	1.30	82.37	4.17	11.22	141.01	361.01
236.25	3.000	24.000	22.00	1.0909	0.449	0.949	9.844	1.43	82.63	4.43	11.57	145.33	381.58
240	"	"	"	"	"	"	10.000	1.48	82.68	4.48	11.63	146.16	386.16
260	"	"	"	"	"	"	10.833	1.73	82.93	4.73	11.95	150.18	410.18
280	"	"	"	"	"	"	11.667	2.01	83.21	5.01	12.30	154.56	434.56
300	"	"	"	"	"	"	12.5	2.31	83.51	5.31	12.66	159.12	459.12
10	.3644	2.5152	8.7287	.3340	2.1746	2.6745	3.4302	0.49	79.05	0.85	5.06	63.66	73.66
5	.2295	1.836	8.459	.2171	3.8622	4.3622	2.723	0.51	78.93	0.732	4.70	59.08	64.08
0									78.3	0.1	1.74	14.30	14.30
25							13.542	2.71	83.91	5.71	13.13	165.01	490
50							14.58	3.14	84.34	6.14	13.61	171.08	521.07

Top Box = 81.3

6449



$$K = 1.5 + \left(\frac{5.4 \text{ m}}{1.3}\right)^2 L$$



$$D_c = .314 \left(\frac{Q}{b}\right)^{2/3} \quad (\text{For RCB}) \quad L = 120$$

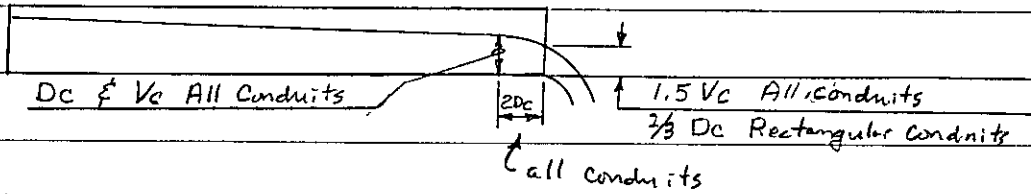
$$b = 8' \quad D_c = 0.0785 Q^{2/3}$$

Q	D <sub>c</sub>	V <sub>c</sub>	r	K <sub>f</sub>	K	D <sub>mp</sub>	USWS
0	0	0					78.3
5	0.23	2.72	.217	3.85	4.35	0.50	78.73
10	0.36	3.47	.330	2.21	2.71	0.41	78.77
20	0.58	4.31	.5066	1.25	1.75	0.50	79.08
40	0.92	5.43	.748	0.742	1.24	0.57	79.49
80	1.46	6.85	1.070	0.4606	0.96	0.70	80.16
100	1.69	7.40	1.188	0.4005	0.90	0.77	80.46
140	2.12	8.25	1.386	0.3262	0.83	0.87	80.99
160	2.31	8.65	1.464	0.3030	0.80	0.93	81.24
180	2.50	9.00	1.340	0.3411	0.84	1.06	81.56
200	2.68	9.33	1.215	0.3887	0.89	1.20	81.88
220	2.86	9.62	1.091		0.9486		82.22
236.25	3.00	9.84	1.091		0.9486	1.42	82.43
240	-	10.00	"		0.9486	1.47	82.47
260	-	10.83	"		0.9486	1.73	82.73
280		11.67			"	2.01	83.01
300		12.50			"	2.30	83.30
320		13.33			"	2.62	83.62
340		14.17			"	2.96	83.96

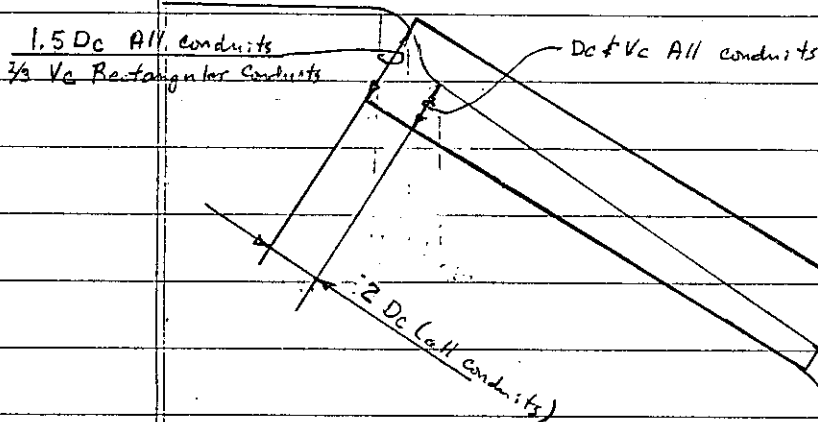
DSWS  
78.0

(81)

Conduits w/ free-outlets (less than critical slope)



Conduits w/ free-inlets (Greater than critical slope)



NOTE: In most cases, computations can consider  $D_c$  as a vertical measurement at end of pipe.

Critical Flow (page 8-8 King's Handbook)

$$v_c = \sqrt{g D_m} \quad \text{or} \quad Q = a \sqrt{g D_m}$$

Rectangular conduit  $Q = \sqrt{g} b D_c^{3/2}$   
 $Q = 4.04 b D_c^{3/2}$

$$D_c = .314 \left( \frac{Q}{b} \right)^{2/3}$$

Circular Channels (approximately)

$$Q = 5.6 D_c^2 d^{1/2}$$

$$D_c = 0.42 \frac{Q^{1/2}}{d^{1/4}}$$

$$r = .33 D_c^{4/3} d^{1/3} = 7-41$$

$$a = .94 D_c^{1.3} d^{0.7} = 7-41$$

check (Use 24" pipe  $d=2$ )

Table 114 p 8-80

$D_c/d$	$K_c$	$Q = K_c d^{5/3}$	$Q = 8.017 D_c^2$
.2	.1	0.34	0.32
.5	.3666	2.07	2.00
1	1.396	7.79	8.02
1.5	3.061	17.32	18.64
1.8	4.70	26.59	25.96

$$D_c^2 = \frac{Q}{5.6 d^{1/2}}$$

$$D_c = \frac{Q^{1/2}}{5.6^{1/2} d^{1/4}}$$

$$D_c = \frac{Q^{1/2}}{2.3664 d^{1/4}}$$

$$D_c = 0.4226 \frac{Q^{1/2}}{d^{1/4}}$$



$r = cd$

$\frac{D}{d}$	$c$	$c$	$c$
.1	.063	.072	.071
.25	.147	.132	.131
.5	.25	.208	.208
.75	.302	.271	.272
1	.25	.327	.33

$c = .327 \frac{D}{d}^{0.656}$

$r = .33 D_c^{2/3} d^{1/3}$

$a = cd^2$

$\frac{D}{d}$	$c$	$c$	$c$	$c$
.1	.0409	.0434	.047	.047
.25	.1535	.1441	.155	.155
.5	.393	.3573	.382	.382
.75	.632	.6078	.646	.646
1	.7854	.886	.94	.94

$c = .886 \frac{D^{1.31}}{d}$

$a = .94 \frac{D^{1.3}}{d^{1.3}} d^2$

$a = .94 D_c^{1.3} d^{0.7}$

$d=1$	$D_c = .1$	$A = .047$
	.25	.155
	.5	.382
	.75	.646
	1	.94

8-80

$Q = K_c' d^{5/2}$

$\frac{D}{d}$	$K_c'$	$K_c'$
.1	.0605	.056
.25	.3666	.35
.5	1.396	1.4
.75	3.061	3.15
.9	4.70	4.53

$K_c' = 5.555 \left(\frac{D_c}{d}\right)^{1.96}$

$K_c' = 5.6 \left(\frac{D_c}{d}\right)^2$

$Q = 5.6 \frac{D_c^2}{d^2} d^{2.5}$

$Q = 5.6 D_c^2 d^{1/2}$

$Q = \frac{d^{1/2} D_c^2}{0.1764}$

# Washington Square Add'n

Existing RCB under I 235

Size 8'x3' A=24 L=120 K=1.95

Let downstream water surface equal 81.0

Q	V	$\frac{V^2}{2g}$	Drop	Upstream Water Surface
120 cfs	5.00	0.38868	0.76	81.76
185	7.71	0.92379	1.80	82.80
240	10.00	1.55173	3.03	84.03
320	13.33	2.76396	5.39	86.39

Proposed 48" under I 235

A=12.566 L=150' K=2.13

Let downstream water surface = 78.20

(When upstream water surface = 78.30, Box start to flow)

Box flow  $Q = 23.4 (x - 78.30)^{1.49}$  when x = upstream water surf.

H 74.35	Q (48" pipe)	V	Drop	Upstream Water Surface	H 78.3	Flow thru 3'x8' Box	Total Flow	
20	1.59	0.08	78.28	0	20			
40	3.18	0.336	78.54	2.71	42.71			
60	4.77	0.755	78.95	12.46	72.46			
80	6.37	1.342	79.54	32.33	112.33			
100	7.96	2.097	80.30	65.59	165.59			
110	9.55	2.538	80.74	88.27	198.27			
120	10.35	3.020	81.22	115.51	235.51			
130	11.14	3.544	81.74	147.74	277.74			
140	11.14	4.111	82.31	185.36	325.35			
				V=7.724				
				H <sub>v</sub> =.92739				
				H=4.11				
				K=4.43				
Upstream Water Surface	H	$\frac{V^2}{2g}$ (48")	$\frac{V^2}{2g}$ (Box)	V <sub>48</sub>	V <sub>box</sub>	Q <sub>48</sub>	Q <sub>box</sub>	Q <sub>total</sub>
83	4.8	2.25	1.083	12.04	8.348	151.29	200.36	351.65
84	5.8	2.72	1.309	13.23	9.177	166.30	220.24	386.54

~~$$\begin{array}{r} 79.15 \\ 75.60 \\ \hline 3.55 \\ 3.51 \end{array}$$~~

~~$$\begin{array}{r} 87.08 \\ 82.62 \\ \hline 4.46 \\ 4.475 \end{array}$$~~

~~$$\begin{array}{r} 98.47 \\ 91.61 \\ \hline 6.86 \\ 6.82 \end{array}$$~~

$$\begin{array}{r} .6 \\ .2 \\ \hline .1 \end{array}$$

~~$$\begin{array}{r} 31.41 \\ 24.96 \\ \hline 6.45 \end{array}$$~~

~~$$\begin{array}{r} 37.85 \\ 33.41 \\ \hline 4.44 \end{array}$$~~

~~$$\begin{array}{r} 42.64 \\ 37.85 \\ \hline 4.79 \end{array}$$~~

$$\begin{array}{r} 78.3 \\ 3.5 \\ 2.4 \\ \hline 84.2 \end{array}$$

$$\begin{array}{r} 3.85 \\ 1.25 \\ \hline 2.6 \end{array}$$

Use  $2.8$

$$\begin{array}{r} 3.3 \\ .1 \\ \hline .33 \\ .4 \end{array}$$

1.5

76.94

82.9

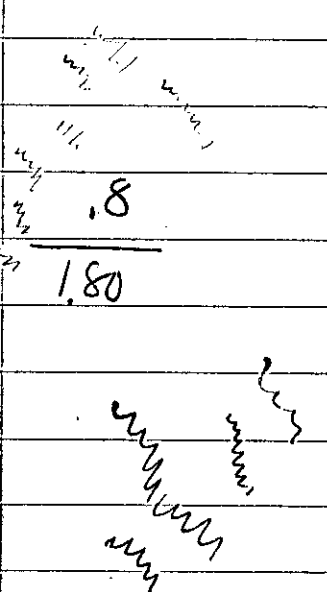
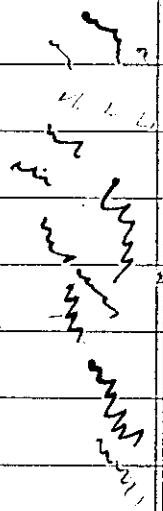
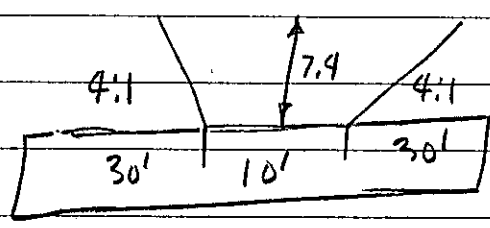
6

1.2

75.0

$$\begin{array}{r} 1.5 \\ .1 \\ \hline 1.15 \end{array}$$

$$\begin{array}{r} 82 \\ 74.565 \\ \hline 7.435 \end{array}$$



$Q = 50 \quad D = 4 \quad n = .035 \quad S = .001$   
 $K = \frac{Qn}{D^{2/3} S^{1/2}}$

$K = \frac{50(.035)}{40.3(.0316)} = 1.374$

18"

$$\begin{array}{r} 32 \\ 16 \\ 16 \\ \hline 80 \end{array}$$

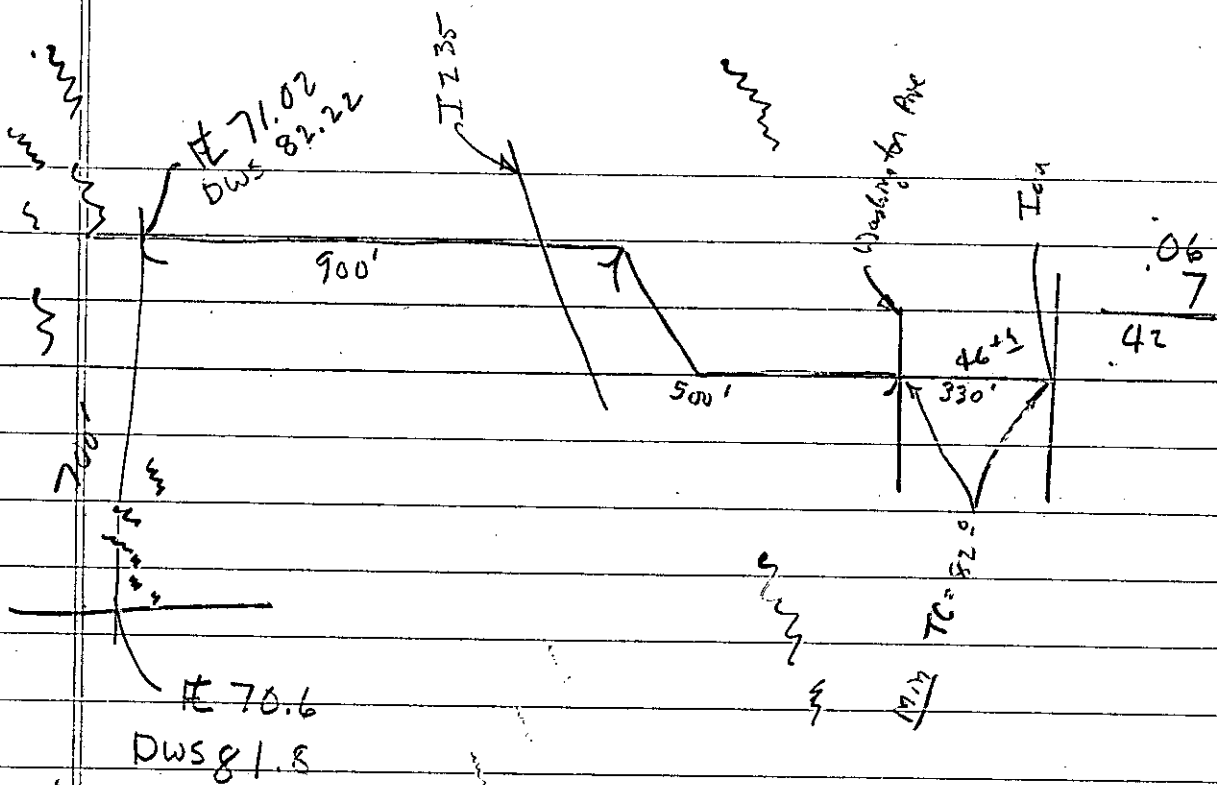
$$\begin{array}{r} 60 \\ 80 \\ 30 \\ 40 \\ 16 \\ 40 \\ 60 \\ 40 \\ 40 \\ 30 \end{array}$$

$$\begin{array}{r} 700 \\ 300 \\ \hline 1000 \end{array}$$

220

60 4x36

80 + 8(32)



1730' From Drainage Canal to 46+5 of Ida  
 w/ 0.1% = 1.73' drop

@ 46 of Ida min E = 72.25

max E (48" pipe) 75.5

82.00  
6.5

1300 1.3

Extend diaphragm 2' below encasement  
 each side S.S.

82.30	82.30
<u>82.4</u>	<u>82.38</u>
82.67	82.65
<u>82.73</u>	<u>82.71</u>
83.00	82.98
<u>83.06</u>	<u>83.04</u>
83.32	83.30

$$Q/B = 25$$

$$Q = 75$$

no

no



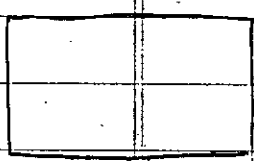
VOID

Lulu	TC 83.2	Top Pipe 81.3	DWS = 83.2
Pattie	330'	Top pipe 81.3	
Laura	330'		
Ida	330'		
Washington	300'		
Outfall	EL 78.3	3' Pipe Top Pipe = 81.3	DWS 81.3

Hydraulic  
Energy Gradient = 0.17%  
(Use s = 0.19% for friction)

Pipe Slope Level

L = 1620



$Q = 35.0 \quad D = 3' \quad n = 0.012 \quad s = .001$

$K = \frac{Qn}{D^{8/3} s^{1/2}} = \frac{35(.012)}{3^{8/3} (.001)^{1/2}} = .7094567817$

$\frac{D}{b} = 1.06 \frac{s}{10} = 1.005 \quad \text{Let } b = 3 \text{ ft}$

$A = 9 \quad r = \frac{9}{12} = .75$

$V = \frac{1.486}{0.012} (.75)^{2/3} (.001)^{1/2} = 3.233 \text{ fps}$

$Q = 29.09$

OK Try 3.5  $A = 10.5 \quad r = \frac{10.5}{13} = .80769...$

$V = \frac{1.486}{.012} (.80769...)^{2/3} (.001)^{1/2} = 3.396...$

$Q = 35.66 \text{ cfs}$

Try 4'  $A = 12 \quad r = \frac{12}{14} = .857...$

$V = \frac{1.486}{.012} (.857...)^{2/3} (.001)^{1/2} = 3.53... \text{ fps}$

$Q = 42.4 \text{ cfs}$

OK Try 4.1  $A = 12.3 \quad r = \frac{12.3}{14.2} = .866...$

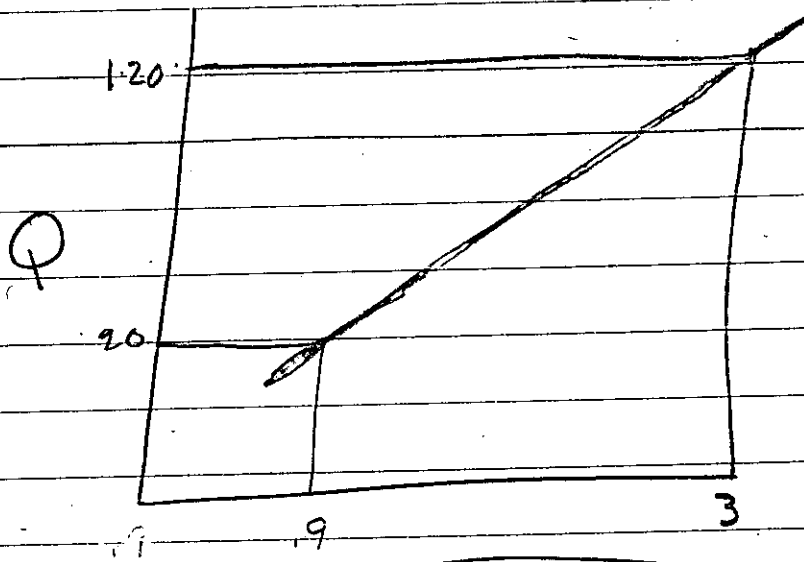
$V = \frac{1.486}{.012} (.866...)^{2/3} (.001)^{1/2} = 3.558... \text{ fps}$

$Q = 43.77$

Try 4.7  $A = 14.1 \quad r = \frac{14.1}{15.4} = .915...$

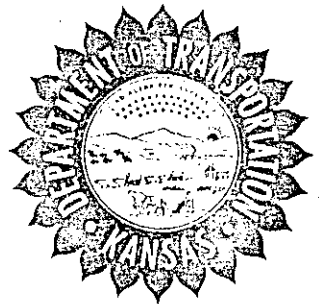
$V = \frac{1.486}{.012} (.915...)^{2/3} (.001)^{1/2} = 3.69... \text{ fps}$

$Q = 52.05$



$$Q = 23.4 H^{1.49}$$

# KANSAS DEPARTMENT OF TRANSPORTATION



O. D. TURNER, Secretary of Transportation

ROBERT F. BENNETT, Governor

Hutchinson, Kansas  
P. O. Box 769  
May 19, 1978

Highway Permit No. 5-78116  
I-235, Sedgwick County

City of Wichita  
455 North Main  
Wichita, Kansas 67202

Attention: Mr. R. W. Linn

Gentlemen:

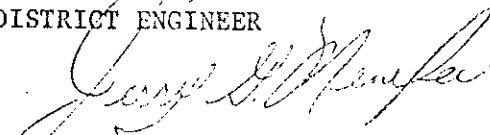
We are attaching your copy of the above numbered highway permit, granting permission to construct storm drains along I-235 in Wichita, Sedgwick County, Kansas, as per attached.

Before beginning this work, please notify our Utility Coordinator, Mr. James Duncan, in Wichita, Kansas. When this work has been completed, if you will so inform Mr. Duncan, he will inspect your work and, upon approval, your permit will be released.

If there are any questions or further correspondence concerning this permit, please refer to the highway permit number.

Very truly yours,

M. G. SEIBEL, P. E.  
DISTRICT ENGINEER

  
BY: JERRY G. MENELEE, C.E.T.  
OFFICE COORDINATOR

JGM:jb  
attach.

cc Permit to Mr. W. H. Wright, Engineer of Maintenance  
Mr. James Duncan, Utility Coordinator



White—Maint. Dept.  
Yellow—Petitioner  
Pink—District  
Green—Area  
Blue—F. H. W. A., City or Sub-area

KANSAS DEPARTMENT OF TRANSPORTATION  
Maintenance Department

**HIGHWAY PERMIT**

District Permit No. 5-78116

Whereas, City of Wichita 455 North Main Wichita  
Name Street & No. City  
Owner, and R.W. Linn, City Engineer 455 North Main Wichita  
Name Street & No. City

as Agent, Lessee, Contractor, hereinafter termed the petitioner, request permission and authority to do certain work involving State

Highway right-of-way in, upon or along State Highway Route I-235 Sec 16 Twp 28S Range 1E,  
Sedgwick County, 0.13 Miles North From 47th Street South, described as fol-  
(City) (Jct.)

- works:
1. Construct storm water drains @ Sta. 29+80+, 34+40+, 35+90+, 39+90+, 42+10+, and 43+90+ on the east side of I-235 Highway, between 47th Street South and 43rd Street South
  2. Regrade the existing east ditch along I-235 between Sta. 29+80+ and 47+00+

subject to the following conditions and restrictions:

- 1.0 PLANS: Petitioner shall furnish five (5) sets of comprehensive plans or sketches, 8 1/2" x 11" or larger, of the proposed work.
  - 1.1: Plans for commercial entrances must include the plot plan of the proposed installation and will be reviewed by the Urban Highways Department.
  - 1.2: Entrance locations and utility installations must be approved by the Transportation Engineer or his duly authorized representative.
  - 1.3: Drainage structure requirements to be determined by the District.
- 2.0 MATERIALS AND METHODS: All materials and construction methods used on work within the limits of the right-of-way shall be equal to or better than that required by the Standard Specifications for State Road and Bridge Construction, current edition.
  - 2.1: Commercial Entrances shall be surfaced with material of the same general type as roadway surfacing.
- 3.0 COMPLETION: The Petitioner shall furnish all material, do all work, pay all costs and restore said right-of-way to the condition existing prior to approval of work described on this permit. Work to be completed within \_\_\_\_\_ Da./Mo. of APPROVAL DATE, otherwise permit null and void. An extension of time may be requested in writing.
  - 3.1: Petitioner agrees that an approved signed copy of permit will be on premises before any work is performed.
- 4.0 BOND: A check, or other suitable bond, in the amount of \_\_\_\_\_ dollars \$\_\_\_\_\_, made payable to the Kansas Department of Transportation, is hereby deposited with this permit to guarantee satisfactory performance of the conditions of the permit.
  - 4.1: The Petitioner agrees that bond will be forfeited in case of failure or refusal to perform the work to the satisfaction of the Department.
  - 4.2: The Petitioner agrees to notify the District Engineer or Area Superintendent when work covered by the permit is initiated and again when completed.
  - 4.3: The Department agrees that upon satisfactory compliance with all conditions of the permit, said bond will be released.
- 5.0 OBSTRUCTION OF TRAFFIC: Petitioner agrees that highway traffic will be free of interference unless specifically provided for as part of the permit. Traffic protection to be in accordance with the Manual on Uniform Traffic Control Devices.
- 6.0 RIGHT-OF-WAY: Petitioner agrees that the right-of-way will be kept free from parking, advertising signs or any other commercial activity.
  - 6.1: Any sod, shrubs or trees destroyed by this work shall be replaced as directed by the Transportation Engineer or his authorized representative.
- 7.0: The Petitioner, his successors, or assigns, shall assume all risk and liability for accidents and damages that may accrue to persons or property on account of this work.
- 8.0: That in the event the Department of Transportation deems it necessary or proper to make any alteration or improvement along or upon the highway or right-of-way, the petitioner agrees to save the Department of Transportation harmless for any damage to said petitioner's construction along or upon the said highway or right-of-way and the Petitioner further agrees that upon notice being served upon him, he will, within a reasonable time, after, change the location, or move his construction or work as requested by said Department or its duly authorized representative without expense to the Department aforesaid.
- 9.0: ATTACHMENT TO STRUCTURES: Permits for the attachment of pipelines carrying liquid petroleum, hazardous and/or corrosive products must have attached D. O. T. Form No. 304B, Attachment of Pipeline to Bridges.

10.0: MAINTENANCE: All utility installations must be maintained by the owner.

11.0: ADDITIONAL CONDITIONS where Interstate or other Freeway Right-of-way is Involved: The Petitioner agrees that the installations and maintenance of work covered by this permit will be done in accordance with the current "POLICY ON THE ACCOMMODATION OF UTILITIES ON THE NATIONAL SYSTEM OF INTERSTATE AND DEFENSE HIGHWAYS OR OTHER FREEWAYS," adopted by the American Association of State Highway Officials, with which the Kansas Department of Transportation is affiliated.

Proposed construction approved on this Permit is to be conducted in such a manner to prevent any interference with construction or contractor's work on a project.

This permit is hereby accepted and its provisions agreed to this \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

RECOMMENDED:  
*James G. Duncan*  
Hwy. Maint. Supt.—Res. Engr. Utility Coordinator

OWNER *City of Walcott*

RECOMMENDED:  
*Bill [unclear]*  
District Engineer

AGENT LESSEE CONTRACTOR *[Signature]*  
City Engr.

Permit Granted this 19<sup>th</sup> day of May 1978

ALL PARTIES TO THIS AGREEMENT ARE ON NOTICE OF THE PROVISIONS OF K.S.A. 1970 SUPP. 46-901 ET SEQ.

Approved: *[Signature]*  
Secretary of Transportation of the State of Kansas

### SCHEDULE OF DEPOSITS

The MINIMUM deposit which must accompany all permits is as follows:

#### EXCAVATION:

- Excavation within Right-of-Way limits ..... \$100.00
- Boring under pavement with auger ..... 100.00
- Tunneling under pavement ..... 500.00
- Trenching across driving surface of Highway is prohibited; unless specifically approved by the District Engineer or his Agent.

#### ENTRANCES:

- Private entrance for farm or home 24' or less in width ..... \$25.00
- Commercial entrances including filling stations, each ..... 150.00  
(Maximum width 40 feet)

#### TREE TRIMMING:

A deposit of \$5.00 for each tree to be trimmed with a minimum deposit of \$100.00.

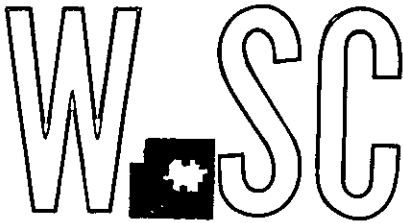
#### SIDEWALKS:

A deposit of \$10.00 per each lineal foot of sidewalk is required for all sidewalks built on highway right-of-way.

#### EXCEPTIONS:

A deposit is not required from non-profit governmental units doing work with own forces.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

May 19, 1978

Subject: Consideration of various intersection alternatives at Washington and 43rd Street South and at Ida and 43rd Street South to discourage traffic movements to the south.

To Whom It May Concern:

This is to advise that the Board of City Commissioners will consider several proposals which may alter traffic patterns at the intersection of 43rd Street South and Washington and the intersection of 43rd Street South and Ida to discourage or prohibit traffic on 43rd Street from using either Washington or Ida as a means of traveling south to get to 47th Street.

This matter is being considered at the request of residents of the neighborhood south of 43rd Street in connection with their concern about present traffic problems in the area and the potential of more traffic in the area as a result of the land on the west side of Washington and south of 43rd Street being platted as a residential subdivision called Washington Square Addition (S/D 76-39).

As a resident or land owner in the vicinity of the intersections of Washington and 43rd Street and Ida and 43rd Street, you are being notified of this hearing so that you may appear or be represented to express your concerns regarding the proposals. This matter will be considered by the Board of City Commissioners at 10:00 a.m. on May 30, 1978 in the City Commission Meeting Room, First Floor, City Hall, 455 North Main, Wichita, Kansas.

In addition, Mr. Chuck Townsend, who has been a spokesman for the neighborhood, advises that he is planning on holding a neighborhood

meeting some evening next week to review the alternate proposals and that if there are questions he can be phoned at 522-0274.

If there are questions concerning the matters to be discussed before the Board of City Commissioners, please call either Curtis Newby pf our staff or me at 268-4421.

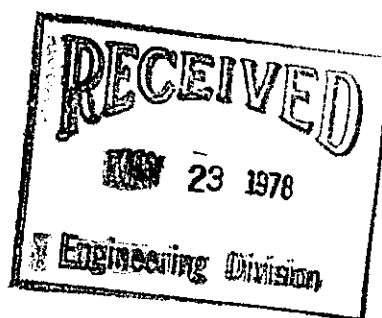
Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:et

cc:

Alney J. Daniels, 906 E. 43rd St. South, Wichita, Ks 67216  
John Anglin, 920 E. 43rd St. South, Wichita, Ks 67216  
Irvin J. Bryant, 929 E. 43rd St. South, Wichita, Kansas 67216  
Orville R. Hatt, 951 E. 43rd St. South, Wichita, Kansas 67216  
James Flener, 1205 E. 43rd St. South, Wichita, Kansas 67216  
Occupant, 1205½ E. 43rd St. South, Wichita, Kansas 67216  
Mitchell Byers, 1211 E. 43rd St. South, Wichita, Kansas 67216  
Cecil C. Carrell, 4443 S. Ida, Wichita, Kansas 67216  
Nicholas I. Dockers, 4500 S. Ida, Wichita, Kansas 67216  
Occupant, 4501 S. Ida, Wichita, Kansas 67216  
Occupant, 4500 S. Washington, Wichita, Kansas 67216  
Arthur J. Casado, 1000 E. 44th St. South, Wichita, Kansas 67216  
Thomas E. Lawson, 1040 E. 44th St. South, Wichita, Kansas 67216  
Kenny Hill, Reiss & Goodness Engineers, 2160 W. 21st, Wichita, Ks  
Don Clarkson, Vice President, Lakeside Development, Inc. 4133  
Gardner Avenue, Kansas City, Kansas 64120  
Grey Dresie, Attorney at Law, 433 N. Broadway, Wichita, Kansas 67202  
Jerrold Feldman, 1901 West 13th St., Wichita, Kansas 67203  
Joel M. Pollack, 1901 West 13th St., Wichita, Kansas 67203  
Chuck Townsend, 4640 South Pattie, Wichita, Kansas 67217  
Gene Campbell, 4701 Ida, Wichita, Kansas 67217  
Dick Linn, City Engineer  
Ray Bruggeman, Director of Public Works  
Bill McKinley, Assistant Traffic Engineer



Cost Estimate for Storm Water Sewer  
(Washington Square Addition & property east of Wash. Ave.)

Yours 5/20/78

Quantity	Item	Unit Cost	Amount
260 Ft	42" Pipe	48.00	12,480.00
330 Ft	36" Pipe	42.00	13,860.00
475 Ft	30" Pipe	36.00	17,100.00
350 Ft	24" Pipe	30.00	10,500.00
200 Ft	18" Pipe	25.00	5,000.00
200 Ft	15" Pipe	20.00	4,000.00
4 Ea	Manholes	1300.00	5,200.00
16 Ea	Curb Inlets	900.00	14,400.00
Subtotal			82,540.00
Add 25% Engg, Admin + Cont.			20,635.00
Preliminary Estimate			1,031,750.00
Hence Take <u>\$105,000</u>			\$1,100,000
(a) Area served is approximately 29.5 acres without Streets R/W & Res.			
(b) Area served is approximately 36.0 acres with Streets R/W & Res.			
Average lot size is 0.455 ac. (133.5 x 148.5)			
Hence Cost per acre per (a) = $\frac{\$3559.32}{}$ ; per lot = $\frac{\$1619.49}{}$			
Cost per acre per (b) = $\frac{\$2916.67}{}$ ; per lot = $\frac{\$1327.08}{}$			

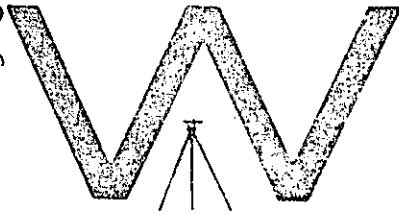
Preliminary Cost Estimate  
 SWS (West of Washington Square Addition)

JWW  
 5/20/78

WRITE  
 COLUMN

Quantity	Item	Unit Cost	Amount		
1	800 ft 48" Pipe	60.00	48000.00	50,000	
2	150 ft. 48" Pipe (Jacked)	85.00	12750.00	15,000	
3	4000 cu yd Channel Excavation	1.50	6000.00		
4	1.5 Ac Prairie Hay mulch	500.00	750.00		
5	130 lb Grass Seed	2.00	260.00		
6	500 lb Fertilizer	1.60	800.00		
7	1 Ea Headwall Structure	200000	200000	3,000	
10	Subtotal			70560.00	68,000
11	Eng. Adm. + Conting. (20%)			14112.00	12,000
12					80,000
15	Engineering Estimate				84,672.00
18	Hence take \$85,000 all City Funds.				
24	N. N/				

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION  
CITY HALL -- SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

98 Lots

May 22, 1978

Dear Citizen:

Subject: Washington Square Addition  
Access and Street Paving

This letter is to notify you that the property you own may be included in a benefit district to be assessed for the proposed paving and improvement of Washington Street, from I-235 to 43rd Street, Ida, from 47th Street, South to 46th Street South and 46th Street South, from Ida to Washington Street.

If you rent or lease the property described above, please forward this letter to the property owner at once. If you own the property, please make careful note of the following:

Consideration is being given these improvements as the result of a petition in connection with Washington Square Addition. And, unless the petition is found legally invalid, the Board of City Commissioners will make a final determination to initiate or cancel the project at their regularly scheduled meeting of May 30, 1978, at approximately 10:00 A.M.

The Special Assessment Assistance Program approved for CDA funding provides for payment of special assessments for owners who meet the income guidelines of this program. Detailed information regarding this program may be obtained from the City Clerk's Office, phone 268-4526.

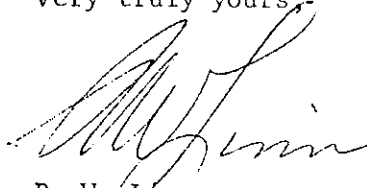
If you desire, you may express your opinion on this matter by writing the Board of City Commissioners, c/o the Mayor's Office, 1st Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202. You also are welcome to speak or be represented by a spokesman at the Commission Meeting at which this matter will be considered. Petitions of protest and other documents related to the project also may be presented, or forwarded to the Board of City Commissioners for review at the meeting.

Should you require additional information about the project or any of the procedures outlined above, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4669.

Page 2  
May 22, 1978

The Citizen Participation Organization Area Council may consider this item at its next meeting. For time and place of CPO Meetings call 268-4516.

Very truly yours,

A handwritten signature in cursive script, appearing to read 'R. W. Linn', written in dark ink.

R. W. Linn  
City Engineer

RWL/dla

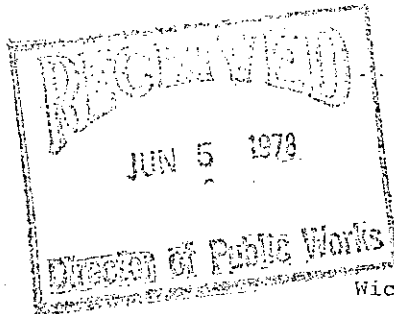


EXTRACT  
COPY

COMMISSIONERS PROCEEDINGS

6106

s/p 76-39 Washington  
Square Addition



Wichita, Kansas, May 30, 1978  
Tuesday, 9:05 A.M.

MINUTES OF THE MEETING OF THE BOARD OF COMMISSIONERS

The Commission met in regular session with Mayor Peters in the Chair. Commissioners Casado and Shanahan, present. \*Commissioners Donnell and Porter, absent.

E. H. Denton, City Manager; Eugene Pirtle, First Assistant City Attorney; Donald C. Gisick, City Clerk; present.

The invocation was by the Reverend Dean Underwood, Calvary Assembly of God.

The minutes of the previous meeting of May 23, 1978, were read and on motion approved 3 to 0.

Comm. Donnell

\*Commissioner Donnell present.

CERTIFICATES

Mayor Peters presented Certificates of Appointment and the City Clerk administered the oath to those new appointees present.

PROCLAMATIONS

Mayor Peters presented proclamations previously approved by the City Commission.

Comm. Porter

\*Commissioner Porter present.

PRESENTATION OF  
SAFETY AWARD TO MTA

Presentation of Safety Award to representatives of the Metropolitan Transit Authority, appeared on the agenda.

The Wichita Metropolitan Transit Authority has been awarded the American Public Transit Association Silver Award for safety for 1977. The silver award is the first place award in Wichita's population category.

Representing the MTA to receive the award will be Richard Ruddell, Safety Officer and Robert Hanks and Kenneth Norton, Bus Operators.

Presentation

Mayor Peters, on behalf of the City Commission and the citizens of Wichita, presented the Safety Award to the MTA representatives.

PRESENTATION OF  
LADIES AUXILIARY  
FOR RE: POLICE  
SALARIES

Presentation by the Ladies Auxiliary of the Fraternal Order of Police in support of increase police salaries, appeared on the agenda.

Barbara Stewart

Requested by Barbara Stewart, Jenny Hadsell and M.J. Hageman, PH.D. Barbara Stewart, Fraternal Order of Police Ladies Auxiliary, and Dr. M.J. Hageman, WSU, Administration of Justice Department, both spoke in support of a salary increase for police officers as many find it necessary to supplement their income by working part-time jobs during off hours. Dr. Hageman pointed out that stress factors should be considered. Barbara Stewart also presented letters of support for a substantial wage increase for the officers, which also indicated support for a sales tax if necessary to generate the needed revenue for such wage increase.

Motion--  
--carried

Peters moved that the letter of support be received and filed. Motion carried 5 to 0.

Mrs. Bobish

Mrs. Bobish, wife of a Police Officer, pointed out that the starting pay will not qualify them for a home mortgage.

HEARING ON REVOCATION  
OF CMB LICENSE  
OF BETTY J. STILES  
FOR PHERIES LOUNGE

Hearing on revocation of cereal malt beverage license of Betty J. Stiles for the Pheries Lounge, 1507 East Pawnee, appeared on the agenda.

Deferred two weeks from the meeting of May 16, 1978, to allow City Attorney to research expungement action taken on this case. The City Attorney advises that additional time will be necessary in order to complete the research.

In accordance with Section 4.12.150(c) and 4.12.050(d) of the City Code, the Chief of Police recommended the revocation of the general retailer

# COMMISSIONERS PROCEEDINGS

6110

May 30, 1978

S/D 76-39 WASHINGTON  
SQUARE ADDITION.

S/D 76-39 - Washington Square Addition -- Consideration of paving petition and drainage, extension of Washington to 47th Street and closing of access to Washington from 43rd Street, presented.

On February 28, 1978, the Commission approved the final plat of Washington Square Addition subject to four (4) conditions as follows:

- 1) The applicants submitting a new water petition assuming all costs of extending the water service.
- 2) The applicant submitting additional drainage easements by separate instrument to drain each cul-de-sac to the I-235 right-of-way.
- 3) Examine alternatives to the best method of blocking access to Washington from 43rd Street South.
- 4) New paving petitions for Washington being submitted with the applicant paying most of the cost with a minimum amount to be assessed to the benefit district to the east.

The water petition has been submitted to the Water Department and the additional drainage easements have been submitted. The Traffic Engineering Division will review several possible alternates for blocking access to Washington from 43rd Street. Notices have been sent to the affected residents along 43rd Street.

New paving petitions for paving Washington from 46th Street South to 43rd Street South have been submitted. The properties on the east side of the street will be assessed a token cost of \$100 per ownership plus driveway construction costs. The balance of the cost payable by the benefit district will be assessed to Lots 4-83 inclusive on a fractional basis (\$1,150 per lot).

The applicant was also to submit the following:

- 1) A sidewalk acknowledgement
- 2) The paving petitions for the cul-de-sac streets and sanitary sewer petitions for the plat
- 3) A deed for Lots 1, 2 and 3 for drainage and park and open space.

The applicant has submitted a sidewalk acknowledgement for the required sidewalks in the plat. Regarding the deeding of Lots 1, 2 and 3 for drainage, park and open space, the Park Department has indicated it does not want the property for park purposes and the City Engineer has advised that only part of Lots 2 and 3 are necessary for drainage purposes.

The City Engineer has prepared two alternates for providing paved access to 47th Street South:

Alternate #1

Pave Washington South from 46th Street (Pave a new street connection to Ida and pave a short segment of Ida)

Pavement Construction Cost	\$ 60,500
Right-of-way Cost	14,000
Regrading of Ditches on 46th and Ida, Entrance and cross-road pipes	<u>25,500</u>
TOTAL COST	\$100,000

# COMMISSIONERS PROCEEDINGS

6111

May 30, 1978

## Alternate #2

Pave 46th Street South, Washington to Ida; Pave Ida, 46th Street South to 47th Street South.

This alternate will require construction of a storm sewer in 46th Street South. The elevations of future paving have been established to be compatible with existing development in the area. It is not possible to pave the streets (46th to Ida) without an underground storm sewer system. It should be pointed out that the paving of the new connector street (Alternate #1) does not eliminate the possible future paving of 46th Street South and Ida or the potential need for the storm sewer system.

Construction Cost	\$ 60,000
Out-fall system (east line I-235 Highway to the Slough - City-at-large)	85,000
Collection system - (east line of I-235 to Pattie Avenue:	<u>110,000*</u>
*Benefit District (26.5 acres) (50/50 financing = \$55,000 special assessments/\$55,000 City-at-large)	
<b>TOTAL COST</b>	<b>\$225,000</b>

The area conforms to the criteria of the new drainage policy which would provide for a 50% City - 50% special assessment of the storm sewer cost. The estimated assessment is \$2,085 per acre.

The City Manager recommended that the City Commission approve alternate #2 as the proposed alternate for extending Washington Street to 47th Street; determine a method for closing access to Washington Street from 43rd and authorize release of the plat.

Bob Lakin

Director of Planning, briefly reviewed this matter with the Commission. He pointed out that a portion of Ida Street north of 43rd Street has been petitioned for vacation and approved by the Planning Commission but has not yet been forwarded to the City Commission.

Bill McKinley

Assistant Traffic Engineer, reviewed six alternatives for the handling of traffic through this neighborhood including placing of cul-de-sacs, closing and/or vacating portions of streets, and answered questions by the Commission.

Chuck Townsend

Chuck Townsend, President of South Riverside Home Owners, stated that the feeling in the neighborhood is that if the vacation of Laura north of 43rd Street (Alternate #6) is accomplished, that then having Washington and Ida both connect to 43rd Street in a grid-type pattern would probably be the most beneficial.

Dick Linn

City Engineer, reviewed Alternates #1 and #2 outlined on the agenda for providing paved access to 47th Street South from subject plat. He noted that the agenda was in error, that the benefit district area under Alternate #2 should be 26.5 acres, and that the estimated assessment per acre should be \$2,085. He stated that the average assessment estimated per lot was \$950. He explained the staff's recommendation for Alternate #2.

Mr. Townsend

Mr. Townsend again spoke and in answer to inquiry by Commissioner Porter, stated that he knew of no one living in this area as having drainage problems. He stated that he had not been able to discern any clear consensus of the preference of the neighborhood regarding acquisition of right-of-way for the connection to 47th Street South nor the paving of 46th and Ida Streets.

Jerry Feldman

Jerry Feldman, one of the Developers, stated that they would go along with the neighborhood, which does not want paved streets, and they would prefer Alternate #1 and at such time as the neighborhood wants paving they can petition for it, and also the drainage.

The following documents were presented:

Acknowledgement

Sidewalk policy acknowledgement from B-F-P, Inc., dated May 15, 1978.

Drainage Easement

Drainage Easement from B-F-P, Inc., dated May 19, 1978.

# COMMISSIONERS PROCEEDINGS

6112

May 30, 1978

Deed

Statutory Warranty Deed from B-F-P, Inc., dated May 19, 1978.

Petition

Paving Petition for Washington Avenue and access streets from the NL of 47th Street South to the SL of 43rd Street South.

Petition

Sanitary Sewer Petition for Washington Square Addition (west of Washington between 43rd Street South and 47th Street South.

Petition

Paving Petition for streets in Washington Square Addition.

Motion--

Shanahan moved that the City proceed with Alternate #1 for the connection of Washington to 47th Street South and with Alternate #6 as to the handling of the traffic through the neighborhood as presented by the Traffic Engineering Division; that the petitions be approved and the Director of Law be instructed to prepare the necessary resolutions and the City Clerk be instructed to file the certificate, the sidewalk acknowledgement, drainage easement and statutory warranty deed with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant, and release of the plat be authorized.

The property owner at 4629 Lulu appeared and stated that they have not had a drainage problem, but she was desirous of a through street from MacArthur Road to provide fire and police protection to their area.

--carried

Motion carried 4 to 1. Porter "No".

LUNCH RECESS

The Commission recessed for lunch at 12:40 P.M. and reconvened at 1:38 P.M. with Mayor Peters in the Chair. Commissioners Casado, Donnell, Porter, Shanahan, present.

PUBLIC HEARING ON  
REAL PROPERTY  
CONSTRUCTION

Public Hearing on proposed Ad-Hoc Committee to study permits, code enforcement and all activities related to real property construction, repair and renovation, presented.

On April 25, 1978, the City Commission discussed a proposal that an Ad-Hoc Committee be established to "receive comment, organize opinions and present recommendations to the City Commission regarding permits, code enforcement and all activities related to real property construction, repair and renovation."

The following guidelines were suggested for such a committee, if created:

- 1) Each City Commissioner will appoint one representative of the public, with at least three members being representatives of the industry interested.
- 2) Appointments will be for one year or until the Committee completes its task.
- 3) Staff support will be found from the City Commission Aide, with technical assistance provided by the administration upon request.

A public hearing has been scheduled for 1:30 P.M. on this date. Organizations routinely involved with Central Inspection have been provided notification of hearing. Interested parties were heard at this time.

Commissioner Porter stated that he was in favor of this committee because he had heard some accusations and he repeated that they were second and third hand accusations against Public Works and Central Inspection Departments and he felt this committee could possibly help in that regard.

Mayor Peters stated that this was a public hearing and asked if there were members of the public to be heard at this time.

Tom Jacob, representing the Wichita section of the American Institute of Architects, stated that they support the appointment of an Ad-Hoc Committee. He further stated that they recommended that the Committee be made up of people experienced in the trade and further recommended that a member of the following Committee's be appointed to the Ad-Hoc Committee:

- 1) Board of Appeals.
- 2) American Institute of Architects
- 3) Associated General Contractors
- 4) Home Builders Association
- 5) Board of Realtors
- 6) Plumbing, Electrical and Mechanical Boards

Comm. Porter

Mayor Peters

Tom Jacob

# COMMISSIONERS PROCEEDINGS

6110

May 30, 1978

S/D 76-39 WASHINGTON  
SQUARE ADDITION

S/D 76-39 - Washington Square Addition -- Consideration of paving petition and drainage, extension of Washington to 47th Street and closing of access to Washington from 43rd Street, presented.

On February 28, 1978, the Commission approved the final plat of Washington Square Addition subject to four (4) conditions as follows:

- 1) The applicants submitting a new water petition assuming all costs of extending the water service.
- 2) The applicant submitting additional drainage easements by separate instrument to drain each cul-de-sac to the I-235 right-of-way.
- 3) Examine alternatives to the best method of blocking access to Washington from 43rd Street South.
- 4) New paving petitions for Washington being submitted with the applicant paying most of the cost with a minimum amount to be assessed to the benefit district to the east.

The water petition has been submitted to the Water Department and the additional drainage easements have been submitted. The Traffic Engineering Division will review several possible alternates for blocking access to Washington from 43rd Street. Notices have been sent to the affected residents along 43rd Street.

New paving petitions for paving Washington from 46th Street South to 43rd Street South have been submitted. The properties on the east side of the street will be assessed a token cost of \$100 per ownership plus driveway construction costs. The balance of the cost payable by the benefit district will be assessed to Lots 4-83 inclusive on a fractional basis (\$1,150 per lot).

The applicant was also to submit the following:

- 1) A sidewalk acknowledgement
- 2) The paving petitions for the cul-de-sac streets and sanitary sewer petitions for the plat
- 3) A deed for Lots 1, 2 and 3 for drainage and park and open space.

The applicant has submitted a sidewalk acknowledgement for the required sidewalks in the plat. Regarding the deeding of Lots 1, 2 and 3 for drainage, park and open space, the Park Department has indicated it does not want the property for park purposes and the City Engineer has advised that only part of Lots 2 and 3 are necessary for drainage purposes.

The City Engineer has prepared two alternates for providing paved access to 47th Street South:

#### Alternate #1

Pave Washington South from 46th Street (Pave a new street connection to Ida and pave a short segment of Ida)

Pavement Construction Cost	\$ 60,500
Right-of-way Cost	14,000
Regrading of Ditches on 46th and Ida, Entrance and cross-road pipes	<u>25,500</u>
TOTAL COST	\$100,000

# COMMISSIONERS PROCEEDINGS

6111

May 30, 1978

Alternate #2

Pave 46th Street South, Washington to Ida; Pave Ida, 46th Street South to 47th Street South.

This alternate will require construction of a storm sewer in 46th Street South. The elevations of future paving have been established to be compatible with existing development in the area. It is not possible to pave the streets (46th to Ida) without an underground storm sewer system. It should be pointed out that the paving of the new connector street (Alternate #1) does not eliminate the possible future paving of 46th Street South and Ida or the potential need for the storm sewer system.

Construction Cost	\$ 60,000
Out-fall system (east line I-235 Highway to the Slough - City-at-large)	85,000
Collection system - (east line of I-235 to Pattie Avenue:	<u>110,000*</u>

\*Benefit District (26.5 acres)  
(50/50 financing = \$55,000 special assessments/\$55,000 City-at-large)

TOTAL COST \$225,000

The area conforms to the criteria of the new drainage policy which would provide for a 50% City - 50% special assessment of the storm sewer cost. The estimated assessment is \$2,085 per acre.

The City Manager recommended that the City Commission approve alternate #2 as the proposed alternate for extending Washington Street to 47th Street; determine a method for closing access to Washington Street from 43rd and authorize release of the plat.

Bob Lakin

Director of Planning, briefly reviewed this matter with the Commission. He pointed out that a portion of Ida Street north of 43rd Street has been petitioned for vacation and approved by the Planning Commission but has not yet been forwarded to the City Commission.

Bill McKinley

Assistant Traffic Engineer, reviewed six alternatives for the handling of traffic through this neighborhood including placing of cul-de-sacs, closing and/or vacating portions of streets, and answered questions by the Commission.

Chuck Townsend

Chuck Townsend, President of South Riverside Home Owners, stated that the feeling in the neighborhood is that if the vacation of Laura north of 43rd Street (Alternate #6) is accomplished, that then having Washington and Ida both connect to 43rd Street in a grid-type pattern would probably be the most beneficial.

Dick Linn

City Engineer, reviewed Alternates #1 and #2 outlined on the agenda for providing paved access to 47th Street South from subject plat. He noted that the agenda was in error, that the benefit district area under Alternate #2 should be 26.5 acres, and that the estimated assessment per acre should be \$2,085. He stated that the average assessment estimated per lot was \$950. He explained the staff's recommendation for Alternate #2.

Mr. Townsend

Mr. Townsend again spoke and in answer to inquiry by Commissioner Porter, stated that he knew of no one living in this area as having drainage problems. He stated that he had not been able to discern any clear consensus of the preference of the neighborhood regarding acquisition of right-of-way for the connection to 47th Street South nor the paving of 46th and Ida Streets.

Jerry Feldman

Jerry Feldman, one of the Developers, stated that they would go along with the neighborhood, which does not want paved streets, and they would prefer Alternate #1 and at such time as the neighborhood wants paving they can petition for it, and also the drainage.

The following documents were presented:

Acknowledgement

Sidewalk policy acknowledgement from B-F-P, Inc., dated May 15, 1978.

Drainage Easement

Drainage Easement from B-F-P, Inc., dated May 19, 1978.

# COMMISSIONERS PROCEEDINGS

6112

May 30, 1978

- Deed Statutory Warranty Deed from B-F-P, Inc., dated May 19, 1978.
- Petition Paving Petition for Washington Avenue and access streets from the NE of 47th Street South to the SL of 43rd Street South.
- Petition Sanitary Sewer Petition for Washington Square Addition (west of Washington between 43rd Street South and 47th Street South).
- Petition Paving Petition for streets in Washington Square Addition.
- Motion-- Shanahan moved that the City proceed with Alternate #1 for the connection of Washington to 47th Street South and with Alternate #6 as to the handling of the traffic through the neighborhood as presented by the Traffic Engineering Division; that the petitions be approved and the Director of Law be instructed to prepare the necessary resolutions and the City Clerk be instructed to file the certificate, the sidewalk acknowledgement, drainage easement and statutory warranty deed with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant, and release of the plat be authorized.
- The property owner at 4629 Lulu appeared and stated that they have not had a drainage problem, but she was desirous of a through street from MacArthur Road to provide fire and police protection to their area.
- carried Motion carried 4 to 1. Porter "No".

## LUNCH RECESS

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## PUBLIC HEARING ON REAL PROPERTY CONSTRUCTION

Public Hearing on proposed Ad-Hoc Committee to study permits, code enforcement and all activities related to real property construction, repair and renovation, presented.

On April 25, 1978, the City Commission discussed a proposal that an Ad-Hoc Committee be established to "receive comment, organize opinions and present recommendations to the City Commission regarding permits, code enforcement and all activities related to real property construction, repair and renovation."

The following guidelines were suggested for such a committee, if created:

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- 2) Appointments will be for one year or until the Committee completes its task.
- 3) Staff support will be found from the City Commission Aide, with technical assistance provided by the administration upon request.

A public hearing has been scheduled for 1:30 P.M. on this date. Organizations routinely involved with Central Inspection have been provided notification of hearing. Interested parties were heard at this time.

Comm. Porter

Commissioner Porter stated that he was in favor of this committee because he had heard some accusations and he repeated that they were second and third hand accusations against Public Works and Central Inspection Departments and he felt this committee could possibly help in that regard.

Mayor Peters

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Tom Jacob

Tom Jacob, representing the Wichita section of the American Institute of Architects, stated that they support the appointment of an Ad-Hoc Committee. He further stated that they recommended that the Committee be made up of people experienced in the trade and further recommended that a member of the following Committee's be appointed to the Ad-Hoc Committee:

- 1) Board of Appeals.
- 2) American Institute of Architects
- 3) Associated General Contractors
- 4) Home Builders Association
- 5) Board of Realtors
- 6) Plumbing, Electrical and Mechanical Boards

4. CLAIM FOR DAMAGES -- DOONAN ELECTRIC, INC. IN THE AMOUNT OF \$3,792.51.

The claim for damages was filed against the City on May 1, 1978, in connection with a bill for services rendered to Anna Marie Mexican Products.

In accordance with City Commission policy, the recommendation of the City Attorney and City Manager will be provided at the time the matter is considered.

The claimant has been notified of hearing.

ACTION: Take such action as the Commission deems to be in the best interest of the public.

NOTE: The following item is scheduled for consideration at 10:00 a.m.

5. BIDS ON CITY OF WICHITA GENERAL OBLIGATION TEMPORARY NOTES IN THE AMOUNT OF \$15,300,000.

The opening of bids for Series 112 General Obligation Temporary Notes in the amount of \$15,300,000 is set for this date.

Proceeds of this issue will reissue temporary notes outstanding in the amount of \$11,794,570 and provide \$3,505,430 in new Temporary Notes to finance various improvements.

ACTION: Open and tabulate the bids and award the sale to the firm offering the lowest net interest rate to the City.

NOTE: The following item will immediately follow the note sale.

6. ORDINANCE PROVIDING FOR THE ISSUE OF SERIES 112 GENERAL OBLIGATION TEMPORARY NOTES IN THE AMOUNT OF \$15,300,000.

ACTION: Place the ordinance on first reading.

*03 Proj 07 Slide Drainage*  
*03 Proj 08 " " Part*

7. S/D 76-39 - WASHINGTON SQUARE ADDITION -- CONSIDERATION OF PAVING PETITION AND DRAINAGE, EXTENSION OF WASHINGTON TO 47TH STREET AND CLOSING OF ACCESS TO WASHINGTON FROM 43RD STREET.

On February 28, 1978, the Commission approved the final plat of Washington Square Addition subject to four (4) conditions as follows:

- 1) The applicants submitting a new water petition assuming all costs of extending the water service.
- 2) The applicant submitting additional drainage easements by separate instrument to drain each cul-de-sac to the I-235 right-of-way.
- 3) Examine alternatives as to the best method of blocking access to Washington from 43rd Street South.
- 4) New paving petitions for Washington being submitted with the applicant paying most of the cost with a minimum amount to be assessed to the benefit district to the east.

The water petition has been submitted to the Water Department and the additional drainage easements have been submitted. The Traffic Engineering Division will review several possible alternates for blocking access to Washington from 43rd Street. Notices have been sent to the affected residents along 43rd Street.



ITEM # 7 Continued

New paving petitions for paving Washington from 46th Street South to 43rd Street South have been submitted. The properties on the east side of the street will be assessed a token cost of \$100 per ownership plus driveway construction costs. The balance of the cost payable by the benefit district will be assessed to Lots 4-83 inclusive on a fractional basis (\$1,150 per lot).

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The City Engineer has prepared two alternates for providing paved access to 47th Street South:

Alternate #1

Pave Washington South from 46th Street (Pave a new street connection to Ida and pave a short segment of Ida)

Pavement Construction Cost	\$ 60,500
Right-of-way Cost	14,000
Regrading of Ditches on 46th and Ida, Entrance and cross-road pipes	<u>25,500</u>
<b>TOTAL COST</b>	<b>\$100,000</b>

Alternate #2

Pave 46th Street South, Washington to Ida; Pave Ida, 46th Street South to 47th Street South.

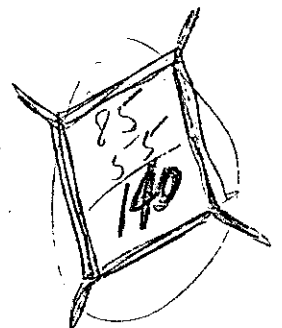
This alternate will require construction of a storm sewer in 46th Street South. The elevations of future paving have been established to be compatible with existing development in the area. It is not possible to pave the streets (46th to Ida) without an underground storm sewer system. It should be pointed out that the paving of the new connector street (Alternate #1) does not eliminate the possible future paving of 46th Street South and Ida or the potential need for the storm sewer system.

<u>Paving</u> - Construction Cost	\$ 60,000	
SWS - Out-fall system (east line I-235 Highway to the Slough - City-at-large	85,000	60
Collection system - (east line of I-235 to Pattie Avenue:	<u>110,000*</u>	85,000
		<u>55,000</u>
		140,000
*Benefit District (29.5 acres) (50/50 financing = \$55,000 special assessment/\$55,000 City-at-large)		
<b>TOTAL COST</b>	<b>\$225,000</b>	

The area conforms to the criteria of the new drainage policy which would provide for a 50% City - 50% special assessment of the storm sewer cost. The estimated assessment is \$1,865-per acre.

\$ 2085

not nec. if Alt #2 is used:  
 R/W = 14,000  
 Ditching etc. 25,000  
 connector 21,000  
 (11,000)  
 36,000 min  
 40,000 max



ITEM # 7 Continued

The City Manager recommends that the City Commission approve alternate #2 as the proposed alternate for extending Washington Street to 47th Street; determine a method for closing access to Washington Street from 43rd and authorize release of the plat.

ACTION: Approve and file the documents as submitted;  
Determine the method for closing access to  
Washington from 43rd Street; Approve  
Alternate #2 paving/drainage plat; and release  
the plat.

*If Alt. #2 is approved - Action should be to approve the plat subject to a revised plat on Wash. & set public hearing for paving of 46th St. So. & Washington Ida & SWS.*

NOTE: The following item is scheduled for 1:30 p.m.

8. PUBLIC HEARING ON PROPOSED AD-HOC COMMITTEE TO STUDY PERMITS, CODE ENFORCEMENT AND ALL ACTIVITIES RELATED TO REAL PROPERTY CONSTRUCTION, REPAIR AND RENOVATION.

On April 25, 1978, the City Commission discussed a proposal that an Ad-Hoc Committee be established to "receive comment, organize opinions and present recommendations to the City Commission regarding permits, code enforcement and all activities related to real property construction, repair and renovation."

The following guidelines were suggested for such a committee, if created:

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- 2) Appointments will be for one year or until the Committee completes its task.
- 3) Staff support will be found from the City Commission Aide, with technical assistance provided by the administration upon request.

A public hearing has been scheduled for 1:30 p.m. on this date. Organizations routinely involved with Central Inspection have been provided notification of hearing. Interested parties will be heard at this time.

ACTION: Close the public hearing and take such other action as the Commission deems to be in the best interest of the public.

9. DISCUSSION OF THE SALARIES OF THE MAYOR, VICE MAYOR, AND CITY COMMISSIONERS.

On May 2, 1978, the City Commission heard, on the Public Agenda, a recommendation that the Commission give consideration to increasing the salaries of the Mayor, Vice Mayor and City Commissioner positions. At that time, the Commission moved to place the matter on the agenda in four weeks for further hearing.

In the interim, the administrative staff has conducted a survey of Mayor, Vice Mayor and Commission salaries in comparable council-manager cities. The survey results are contained in Commission Communication No. 731 which has been provided to the Commissioners.

ACTION: Receive and file CC 731; and take such other action as the Commission deems to be in the best interest of the public.

DRAINAGE EASEMENT

THIS EASEMENT made this 19th day of May, 1978 and between B-F-P, Inc.

of the first part and the City of Wichita on the second part.

WITNESSETH: That the said first party, in consideration of the sum One Dollar (\$1.00) and other valuable consideration, the receipt whereof hereby acknowledged, do hereby grant and convey unto the said second party perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing a drainage system, over, along and under the following described real estate situated in Sedgwick County, Kansas; to wit:

- The North ten (10) feet of Lot 13, Washington Square Addition
  - The South ten (10) feet of Lot 14, Washington Square Addition
  - The North ten (10) feet of Lot 31, Washington Square Addition
  - The South ten (10) feet of Lot 32, Washington Square Addition
  - The Northwestern ten (10) feet of Lot 54, Washington Square Addition
  - The Southeastern ten (10) feet of Lot 55, Washington Square Addition
- Also that part of Lots 2 & 3, Washington Square Addition more fully described as beginning at the Northeast Corner Lot 3, Washington Square Addition; thence South along the West line Washington Street, a distance of seventy (70) feet; thence Westeryly parallel to the North line of Lot 3 in said Addition to the East right-of-way line of I-235; thence Northwesterly along said East right-of-way line to the Northwest Corner of Lot 3 in said Addition; thence Easterly along the North line of said Lot 3 to the point of beginning.

And said second party is hereby granted the right to enter upon said lands at any time for the purpose of constructing, operating, maintaining, repairing such drainage system.

IN WITNESS WHEREOF: The said first party has signed these presents day and year first written.

Original Compared With Record

STATE OF KANSAS  
 SEDGWICK COUNTY  
 FILED FOR RECORD AT  
 JUN 6 1978  
 3 87922  
 NO. BETTE F. MCCART  
 REGISTER OF DEEDS

B-F-P Inc.  
 Jerrold Feldman - Vice-President  
 B-F-P Inc.

OF KANSAS) SS  
 CK COUNTY)

personally appeared before me, a notary public, in and for the County of Sedgwick, Kansas, the said Jerrold Feldman

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

at Wichita, Kansas

11-5053

E. R. Brookings and Hazel O. Brookings, his wife, 4545 South Broadway, Wichita, Kansas; subject to a lease in favor of E. B. Shawver, Petroleum Building, Wichita, Kansas.

A tract of land for highway RIGHT OF WAY in the Southwest Quarter of Section 16, Township 28 South, Range 1 East described as follows: BEGINNING at a point on the South line 150.0 feet west of the Southeast corner of said Quarter Section; First Course, thence North 300.0 feet; Second Course, thence East 150.0 feet to a point on the East line of said Quarter Section; THIRD COURSE, THENCE NORTHWESTERLY 345.8 FEET TO A POINT 212.1 FEET WEST OF SAID EAST LINE; FOURTH COURSE, THENCE NORTHWESTERLY 400.0 FEET TO A POINT 336.7 FEET WEST OF SAID EAST LINE; FIFTH COURSE, THENCE NORTHERLY TO A POINT ON THE NORTH LINE 2042.9 FEET EAST OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; Sixth Course, thence West along said North line 1007.5 feet; SEVENTH COURSE, THENCE SOUTHEASTERLY 481.8 FEET TO A POINT 326.4 FEET SOUTH OF SAID NORTH LINE; EIGHTH COURSE, THENCE SOUTHEASTERLY 1807.2 FEET TO A POINT 621.8 FEET WEST OF SAID EAST QUARTER SECTION LINE; NINTH COURSE, THENCE SOUTHERLY 746.2 FEET TO A POINT 105.0 FEET NORTH OF THE SOUTH LINE OF SAID QUARTER SECTION; Tenth Course, thence West parallel to said South line 428 feet, more or less, to the Easterly right of way line of the Riverside Drainage Canal; Eleventh Course, thence Southerly 105.9 feet, more or less, along said canal right of way line to the South line of said Quarter Section; Twelfth Course, thence East along said South line to the place of beginning. The above contains 32.31 acres, more or less, exclusive of the existing highway. Together with the abutter's right of access to the highway over and across the following described courses: All of said 'THIRD', 'FOURTH', 'FIFTH', 'SEVENTH', 'EIGHTH', and 'NINTH' courses.

APPRAISEMENT:

LAND TAKEN	\$ <u>94,440.00</u>
DAMAGE TO REMAINDER, IF ANY	\$ <u>2,700.00</u>
_____	\$ _____
_____	\$ _____
TOTAL	\$ <u>97,140.00</u>

*pd*  
*OK # C-4042*

*Appeal*  
*A-78 & 73*

Elmer J. White and Sadie B. White, his wife, 1020 East 47th South, Wichita, Kansas.

(a) A tract of land for highway RIGHT OF WAY in Lot 5, Block 1, Cedarvale Acres, Sedgwick County, Kansas, described as follows: BEGINNING at the Southeast corner of said Lot; First Course; thence North along the East line of said Lot 35.0 feet; SECOND COURSE, THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE 29.1 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT; Third Course, thence South along the West line to the Southwest corner of said Lot; Fourth Course, thence East along the South line of said Lot to the place of beginning. The above contains 0.34 acre, more or less. Together with the abutter's right of access to the highway over and across the following described courses: All of said 'SECOND' course.

APPRAISEMENT:

LAND TAKEN	\$ 1,020.00
DAMAGE TO REMAINDER, IF ANY	\$ 830.00
	\$
	\$
TOTAL	\$ 1,850.00

(b) A tract of land for highway RIGHT OF WAY in Lot 4, Block 1, Cedarvale Acres, Sedgwick County, Kansas, described as follows: BEGINNING at the Southeast corner of said Lot 4; FIRST COURSE, THENCE WESTERLY TO A POINT ON THE WEST LINE 35.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID LOT; Second Course, thence South 35.0 feet along said West line of said Lot; Third Course, thence East along the South line of said Lot to the place of beginning. The above contains 0.06 acres, more or less. Together with the abutter's right of access to the highway over and across the following described courses: All of said 'FIRST' course except the Easterly 111.3 feet.

APPRAISEMENT:

LAND TAKEN	\$ 280.00
DAMAGE TO REMAINDER, IF ANY	\$ 2,520.00
	\$
	\$
TOTAL	\$ 2,800.00

ch# 5960 - 7312  
3054.00  
1596.00

DRAINAGE (46th St. So., Pattie to Drainage Canal)  
See overlay 1"=150' dated 5/18/78

5-18-78

Pattie DA =  $340 \times 7.50 + 170 \times 130 = 6.4 \text{ Ac}$

$L = 100.0$  Drop =  $85.9 - 83.6 = 2.3$   $t_c = 24.1$

$I_L = 2.70$   $C = 0.9$   $Q_2 = 6.91 \text{ cfs}$  Use 3 inlets

Laura: DA =  $345 \times 8.10 + 175 \times 85 + 170 \times 175 = 7.4 \text{ Ac}$

$L = 100.0$  Drop =  $85.5 - 82.5 = 3'$   $t_c = 22.5$

$I_L = 2.78$   $C = 0.4$   $Q_2 = 8.23 \text{ cfs}$  Use 3 inlets

Ida: DA =  $490 \times 15.45$

$- 230 \times 335$   $- 40 \times 60$   $- 60 \times 65$   $- 130 \times 60$   $- 165 \times 130$

$- 175 \times 70$   $- 65 \times 85$   $- 60 \times 130$   $- 130 \times 45$

+ 757,050

- 144,025

613,025 SF

DA = 14.1 Ac

$L = 1100'$  Drop =  $86.10 - 82.3 = 3.8 = 22.8 \text{ mins}$

$I_L = 2.76$   $C = 0.4$   $Q_2 = 15.57 \text{ cfs}$  Use 5 inlets

Washington  $(175 \times 133.0) + (285 \times 258) + (40 \times 60) + (65 \times 85) + (60 \times 65) + (60 \times 130) + (130 \times 60)$   
 $+ (130 \times 45) + 60 \times 235$  8.1  
DA = 7.8

$L = 100.0$  Drop =  $84.8 - 82.0 = 2.8$   $t_c = 22.9$

$I_L = 2.74$   $C = 0.4$   $Q_2 = 8.55 \text{ cfs}$  Use 4 inlets

TOTAL DA =  $6.4 + 7.4 + 14.1 + 7.8 = 35.7 \text{ Ac}$

Sewer Data:

Top of Pipe @ Pattie 81.2 Pipe R 79.9

Top of Pipe @ Canal 79.6 Pipe F 76.6

Distance  $\frac{2275}{2330}$

Pipe Slope =  $\frac{0.070}{0.468\%}$  (Match Top.)

Pipe Slope =  $\frac{0.148}{0.1416\%}$  (Match R.s.)

Water @ Pattie 83.6

Water @ Canal (Top of Pipe)  $\frac{36''}{79.6}$

Hydraulic Slope =  $\frac{0.175896}{0.1716\%}$

Design on Hydraulic Slope of  $\pm 0.16\%$  to size Pipe

Make R Pipe to clear surface of gutter R = 76.6  
and  $\frac{1}{2}$  full flow @ 2 fps

646  
1140  
570  
285

2630  
1922  
4550  
2295

Patric to Laura

DA = 6.4

$t_c = 24.1$

$I_2 = 2.70$

C = 0.4

$Q_2 = 6.91$

Pipes 21" = 6.86 cfs when S = 0.16% V = 2.87 T = 2.0 mins

~~340' of 21" Pipe USFL 79.4 DSFL 78.1 Pipe slope = 0.38%~~  
~~Use 340' of 18" Pipe USFL 79.6 DSFL 78.3 Pipe slope = 0.38% Use 21" Pipe~~

Laura to Ida

DA = 13.8

$t_c = 26.1$

$I_2 = 2.60$

C = 0.4

$Q_2 = 14.35$

Pipe 27" = 13.41 cfs when S = 0.16% V = 3.61 T = 1.5 mins

325' of 27" Pipe USFL 77.6 DSFL 77.3 Pipe slope = 0.1%

EL Ida to WL Ida

DA = 23.2 A<sub>c</sub>

$t_c = 27.6$

$I_2 = 2.52$

C = 0.4

$Q_2 = 23.39$  cfs

Pipe 33" = 22.95 cfs when S = 0.16% V = 3.94 T = 0.3

75' of 33" Pipe USFL 76.8 DSFL 76.7 slope = 0.13%

33" Pipe @ 2 fps = slope of 0.05%

WL Ida to EL Washington

DA = 27.9  $t_c = 27.9$   $I_2 = 2.50$  C = 0.4  $Q_2 = 27.9$

Pipe 36" = 28.88 cfs when S = 0.16% V = 4.09 T = 1.0  
 V = 2 fps then S = 0.04%

250' of 36" Pipe USFL 76.55 DSFL 76.45 Slope = 0.04%

EL Washington to WL Washington

DA = 34.0  $t_c = 28.9$   $I_2 = 2.45$  C = 0.4  $Q_2 = 33.32$

V = 2 fps then S = 0.04%

Pipe 36" = 28.88 cfs when S = 0.16% V = 4.09 T = 0.3

70' of 36" Pipe USFL 76.45 DSFL 76.40 Slope = 0.07%

WL Washington to Canal

DA = 36.0  $t_c = 29.2$   $I_2 = 2.44$  C = 0.4  $Q_2 = 35.14$

V = 2 fps then S = 0.04%

Pipe 42" = 43.64 cfs when S = 0.16%

1220' of 42" Pipe USFL 76.05 DSFL 75.56 Slope = 0.04%

77.6  
76.6  
1

36" = 28.88  
42" = 43.6

## COST ESTIMATE (East of W.L. Washington Square Add'n)

	230	LF	42" Pipe	@ \$50	11,500
	320	LF	36" Pipe	@ \$43	13,760
	80	LF	33" Pipe	@ \$40	3,200
	330	LF	27" Pipe	@ \$32	10,560
	340	LF	21" Pipe	@ \$25	8,500
	120	LF	18" Pipe	@ \$22	2,640
350	230	LF	15" Pipe	@ \$18	4,140
	11	Ea	Curb Inlets	@ \$800	8,800
	5	Ea	Spec Curb Inlets	@ \$1200	6,000
			+ 20%		13,826
			TOTAL		\$82,920

## COST ESTIMATE (West of W.L. Washington Square Add'n)

	850	LF	42" Pipe	@ \$50	\$42,500
	140	LF	Jack 42" Pipe	@ \$135	18,900
	3	Ea	Manholes	@ \$3000	9,000
	1	Ea	Headwall	@ \$2000	2,000
			+ 20%		14,450
			TOTAL		\$86,850



Private Property

Blk C, Wyatt Add.	Lot 5 (135.6 x 50) =	6780 SF	0.16 ✓
Blk B,	Lot 4 (59 x 132.25), Lot 5 (121 x 132.25), Lot 6 (80 x 132.25) =	30,417.5 SF	0.70 ✓
Blk A,	Lot 4 (79 x 132.3) Lot 5 (121 x 132.3) Lot 6 (121 x 132.25) Lot 7 (59 x 132.25) =	50,265 SF	1.15 ✓
Blk I, Ives L <sup>nd</sup> Add'n	(269.5 x 602.68) =	162,422	3.73 ✓
Blk E,	(270.10 x 602.33) =	162,689	3.73 ✓
Blk 3, Cedarvale Acres	(601.20 x 264.5) =	159,017	3.65 ✓
Blk 4,	(265.05 x 600.86) =	159,258	3.66 ✓
Blk 1,	(164.75 x 368.5) + (132.5 x 103.5) + (140.5 x 195.5) =	101,658	<u>3.24</u> 2.75
Blk 2,	Lots 1 to 3 & 5 to 7 (264.5 x 368.5) = 97,468 (2.74) Lot 4 (24 x 132.25) + (128.5 x 90) + (56 x 120) = 21,459 (0.49)	118,927	2.73 ✓
Blk 2 Ives Add'n	(135 x 392.2) + (118.5 x 134.75) =	68,915	1.58 ✓
Blk 1 Ives Add'n	(185 x 134.75) + (57 x 134.75) =	32,610	0.75 ✓
			24.17

Washington Square Add'n

$(273.13 \times 260.81) - (60 \times 63) - \pi 50^2 = 59,601 \text{ SF} \quad 1.37 \text{ Ac}$

Summary

East of Washington	1,052,958 SF	24.17 Ac
Washington Square	59,601 SF	1.37 Ac
<b>TOTAL PRIVATE PROPERTY</b>	<b>1,112,559 SF</b>	<b>25.54 Ac</b>
		<u>.91</u>
		26.45

- Profiles  
 3-15-4-16  
 3-15-4-3  
 3-15-4-5  
 3-1-2-10  
 3-2-1-21  
 3-1-4-23

(From 1/4 Sec Sheets with Benefit District)  
DA = Benefit District

Pattie TC 83' ±

VOID

DA = 6.2 Ac

$t_c = 25$  mins

$I_2 = 2.65$

$C = 0.4$

$Q_2 = 6.6$

Req. 2 inlets

Pattie to Laura

DA = 6.2 Ac

$t_c = 25$  mins

$I_2 = 2.65$

$C = 0.4$

$Q_2 = 6.6$

Req. 340' of 15" Pipe @ 0.89%  $V = 5.37$  fps  $(T = 1.1$  mins.) 3.03'

Alt #1 18" @ 0.34% (1.16')  $V = 3.74$  fps  
Alt #2 " " "

Laura

Use

(11)

DA = 7.0 Ac

$t_c = 25$  mins

$I_2 = 2.65$

$C = 0.4$

$Q_2 = 7.4$

Req. 3 inlets

Laura to Ida

DA = 13.2 Ac

$t_c = 26.1$

$I_2 = 2.60$

$C = 0.4$

$Q_2 = 13.7$

Req. 330' of 21" @ 0.64%  $V = 5.70$  fps  $(T = 1.0$  mins.) 3.11'

Alt #1 24" @ 0.32% (1.06')  $V = 4.36$  fps  
Alt #2 " " "

Ida

Use

(15)

DA = 8.0

$t_c = 25$  mins

$I_2 = 2.65$

$C = 0.4$

$Q_2 = 8.5$

Req. 3 inlets

Ida to Washington

242

DA = 21.2 Ac

**VOID**

$t_c = 27.1$

$I_2 = 2.55$

$C = 0.4$

$Q_2 = 21.6$

Req 330' of 24" @ 0.78%

$V = 6.87$  fps

( $T = 0.8$  mins)

2.57'

Alt #1 27" @ 0.42% (1.39')

Alt #2 30" @ 0.14% (0.79')  $V = 4.40$  fps - Use

Washington

DA = 11.0 Ac

(0.15)

$t_c = 25$  mins

$I_2 = 2.65$

$C = 0.4$

$Q_2 = 11.7$  cfs

Req 4 inlets

Washington to I 235 Ditch

DA = 32.2 Ac

$t_c = 27.9$

$I_2 = 2.50$

$C = 0.4$

$Q_2 = 32.2$  cfs

Req 330' of 27" @ 0.92%

$V = 8.10$  fps

( $T = 0.7$  mins)

3.04'

Alt #1 30" @ 0.53% (1.75')

Alt #2 36" @ 0.20% (0.66')  $V = 4.56$  - Use

**COST ESTIMATE:**

330 LF 27" Pipe @ 32 =	10,560	Alt #1 330' of 30" @ #36	11,880
330 LF 24" Pipe @ 29 =	9,570	330' of 27" @ #32	10,560
330 LF 21" Pipe @ 25 =	8,250	330' of 24" @ #29	9,570
700 LF 15" Pipe @ 18 =	12,600	340' of 18" @ #22	7,480
12 Ea Inlets @ 8.00 =	9,600	360' of 15" @ #18	6,480
+20%	10,116	12 Inlets @ 800	9,600
<b>TOTAL (Design #1)</b>	<b>\$60,696</b>	+20%	11,114
		<b>TOTAL (Alt #1)</b>	<b>66,684</b>

Alt #2 330' of 36" @ #344	14,190	14,520
330' of 30" @ #3638	11,880	12,540
330' of 24" @ #2938	9,570	10,560
340' of 18" @ #2225	7,480	8,500
360' of 15" @ #1820	6,480	7,200
4 Manholes @ 1500	6,000	6,000
6 Inlets @ 800	4,800	4,400
head wall structure	2,000	2,000
+20%	11,840	75,720
		15,144
		<b>\$90,864</b>

Total (Alt #2) = \$71,040

$t_{min}$  Losses = 0.85' or total = 4.52',  $\Delta$  drop = 4.5'

From 1/4 Sec. Sheet with Street Grads shown  
 From Prel. Plat. Wash. Square w/ I-235 Ditch - R shows  
 83.1 TC Patches  
 Ditch 78.6  
 $\Delta = 4.5'$  Drop  
 USFL = 79.4  
 DSFL = 78.6  
 Drop R 0.8'  
 Dist. 1330'  
 Pipe slope = 0.06%  
 Match R @ J.B's

$\frac{990}{700} = 1.414$   
 $\frac{1190}{275} = 4.327$

Av. lot. 120' x 135'

\$522.045/lot #2821/ ac #10449%

March 28, 1979

Mr. & Mrs. Raelof Bos  
4730 S. Washington  
Wichita, Kansas 67216

Subject: Paving of Washington Avenue

Dear Mr. & Mrs. Bos:

In reference to your letter of March 26, 1979 requesting information in connection with the acquisition of right-of-way and the paving of Washington Avenue south of 46th Street South.

Field surveys have been completed in connection with this project and preliminary design is in progress. The right-of-way necessary for this project will be determined upon completion of final design of the project plans. Appraisers will be retained to determine the value of the right-of-way to be acquired. City staff will contact you when this work has been completed.

Please contact me if additional information is desired.

Very truly yours,

R. W. Linn  
City Engineer

RWL:ck

{ Wash. Square Addn.  
{ Washington from 47th up to 43rd }

March 26, 1979

Dear Mr. Pinn;

Concerning the paving of Washington Street and acquisition of right away, we would like to know what the plans are. We were to find out at the end of last year, but we have not had any information regarding this. We have seen several people staking out and measuring in the past week, so we would like to know what the plans are. Since this will mean cutting through our property, we would like to know what to expect and when this will be started and when the appraisers will be out to give us an estimate of what they will reimburse us for our property. We look forward to your reply.

Sincerely

Mr. + Mrs. Raeford Bo  
4730 S. Washington

July 14, 1980

Mr. Fred Caldwell  
2757 S. Seneca  
Wichita, Kansas 67217

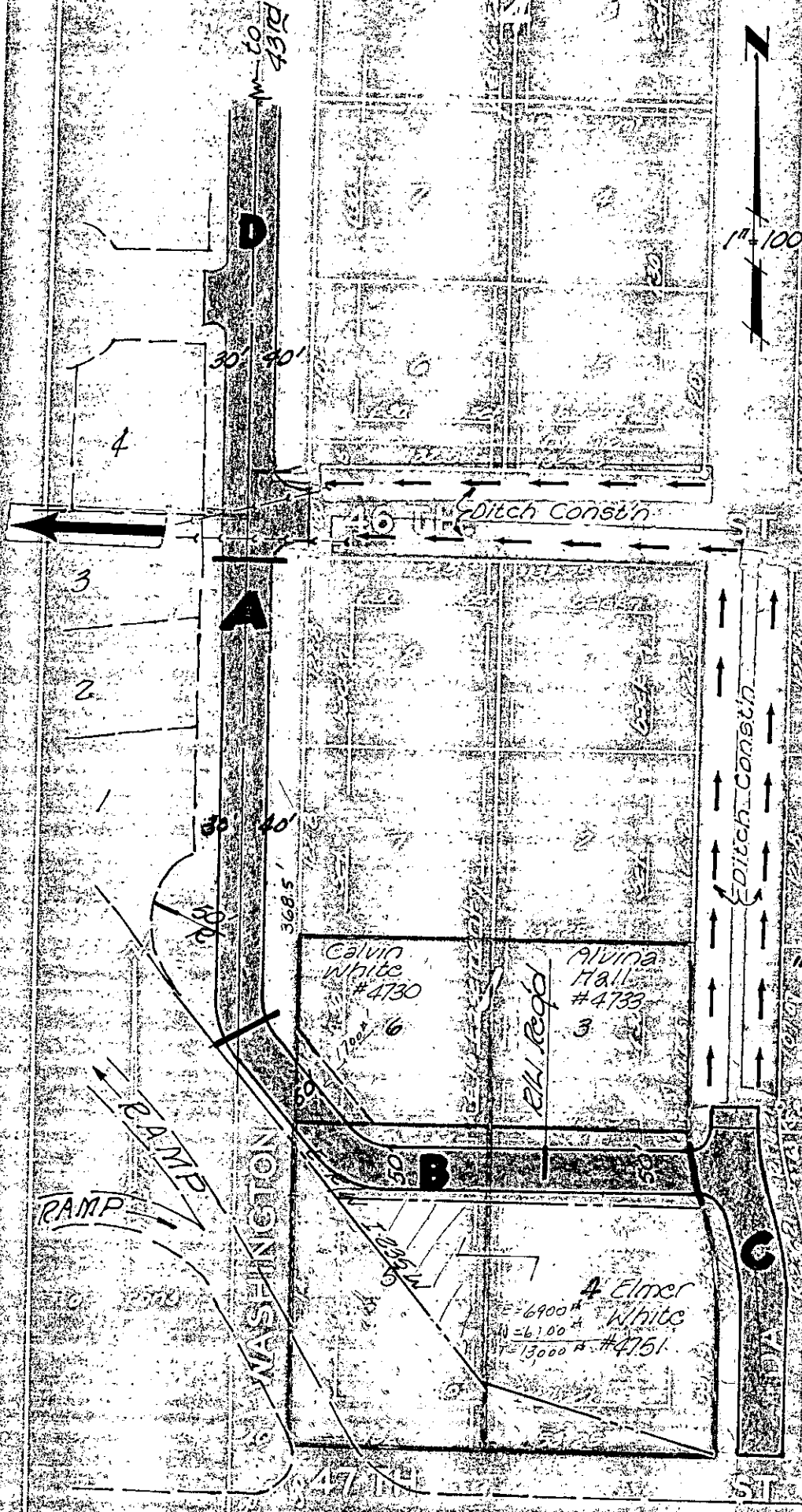
Dear Mr. Caldwell:

The pavement and sanitary sewers built in Washington Square Addition were constructed to City of Wichita specifications and will be maintained by the City.

Very truly yours,

Dean Sellers  
Acting City Engineer

DS:ck



(31' B-B) Asphalt Pavement Cost

(A) = \$23,000.00 (P)  
 (B) = \$24,000.00 (P)  
 (C) = \$18,000.00 (P) + \$3,600.00 (C)  
 (D) = \$17,000.00 (P) + \$3,500.00 (C)

Ditching Cost

25,000 → \$17,000.00 (includes Excess Pipe)

incl. pipe & inlets

46th & Wash Right-of-Way Cost

\$14,000.00

(Ida 47th to 46th)

Prop. = \$45,000.00  
 City = 6,000.00

(46th St Washington to Ida)

Prop. = \$20,000.00

pipe & inlets @ 46th & Wash \$6,500

\$55,000

\$60,000

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

To: Larry Henry, Project Development Engr. Date: December 13, 1984

From: Forrest L. Nagley, Senior Planner

Subject: Status of requirement for vacation case V-1288 - Request to vacate a portion of the drainage easement on Lot 54, Washington Square Addition.

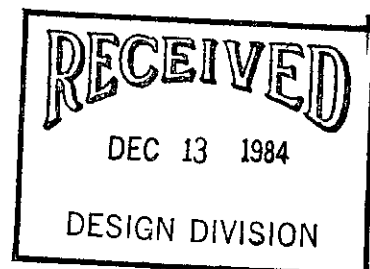
On August 30, 1984, the Subdivision Committee considered the above-referenced vacation request. A requirement of approval includes the televising of a storm sewer line in the subject drainage easement (see Item D of the attached letter dated September 5, 1984).

Has the required televising of the line been completed and, if so, does the line need to be repaired or replaced?

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Attachment





September 5, 1984

Mr. William L. Korber  
Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: V-1288 - Request to vacate a portion of the drainage easement  
on Lot 54, Washington Square Addition.

Dear Mr. Korber:

Our letter of August 31, 1984, listing the conditions of approval for the above-captioned vacation case was in error. Please be advised that the vacation was approved subject to the following conditions:

- A. Any relocation or reconstruction of utilities necessitated by this vacation shall be at the sole expense of the applicant.
- B. All proceedings shall be without cost to the City, County, or any utility company.
- C. The applicant shall enter into an agreement with the City which holds the City harmless for any damage done to the building which encroaches the easement during the maintenance, repair or replacement of storm sewer pipe in the subject drainage easement. This legal document shall be drafted and then submitted to the Planning Department for review and approval. The agreement shall then be forwarded to the Legal Department for final review and approval as to form.
- D. If televising of the storm sewer line indicates damage to the pipe as result of the encroaching building's construction, the applicant shall guarantee the repair of the storm sewer pipe. This may entail relocation of the storm sewer away from the house foundation.

Mr. William L. Korber  
September 5, 1984  
Page 2

If you have any questions about this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:bh

cc: Richard A. Walters, 4483 Washington Court, 67216

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