

## SHERWOOD VILLAGE

3-24-82

Total Area of Plat	14.5 acres
Area draining west to Seneca	5.7 "
Area draining east to Flood Control	8.8 "

For area draining west

- ① Overland flow length from elevation 134 @ NE corner of area to elevation 131.5 in Seneca ditch @ north street is 525 feet.
- ② Slope of overland flow reach is  $\frac{2.5}{525} = 0.48\%$
- ③ Ditch flow length from elevation 131.5 in Seneca ditch @ north street to inlet of 18" RCP cross-road culvert @ north line of Flood Control R/W (elevation 129.6) is 610 feet.
- ④ Slope of ditch flow reach is  $\frac{1.9}{610} = .0031 \text{ ft/ft}$
- ⑤ Travel time for overland flow is  $1.8(1.1 - 0.5) \frac{\sqrt{L}}{\sqrt{S\%}} = 32 \text{ min}$
- ⑥ Travel time for ditch flow is  $.0078 \left(\frac{L}{S^{1/2}}\right)^{.77} = 10 \text{ minutes}$
- ⑦ Total time of concentration =  $32 + 10 = 42 \text{ minutes}$
- ⑧ Rainfall intensity for 42 minutes and 100 year frequency is 5.22 inches/hour
- ⑨ Average percentage of impervious area is 50
- ⑩ 100 year frequency discharge for 5.7 acres with 50% impervious area and rainfall intensity 5.22 inches/hour is  $5.7(.5) 5.22 = 15 \text{ cfs.}$

## SHERWOOD VILLAGE

3-24-82

For area draining east

- ① Overland flow length from elevation 134 @ NW Corner of area to elevation 131.5 in second north-south street is 600 feet
- ② Slope of overland flow reach is  $\frac{2.5}{6.00} = 0.42\%$
- ③ V-gutter flow length from P.C. elevation 131.5 to outfall at elevation 131.0 is 100 feet.
- ④ Slope of V-gutter in street is  $\frac{0.5}{100} = .005$  ft/ft
- ⑤ Ditch flow length from elevation 129.7 @ street outfall to elevation 127.0 @ Inlet of 24" CMP Flood Control structure is 700 feet.
- ⑥ Slope of ditch is  $\frac{2.7}{700} = 0.0039$  ft/ft
- ⑦ Travel time for overland flow is  $1.8(1.1-0.5) \frac{\sqrt{L}}{\sqrt{S\%}} = 35$  minutes
- ⑧ Travel time for street flow @ 180 fpm =  $\frac{100}{180} = 1$  minute
- ⑨ Travel time for ditch flow is  $.0078 \left( \frac{L}{S^{1/2}} \right)^{.77} = 10$  minutes
- ⑩ Total time of concentration =  $35 + 1 + 10 = 46$  minutes
- ⑪ Rainfall intensity for 46 minutes and 100 year frequency is 4.86 inches/hour.
- ⑫ Average percentage of impervious area is 50
- ⑬ 100 year frequency discharge for 8.8 acres with 50% impervious area and rainfall intensity 4.86 inches/hour is  $8.8(.5)4.86 = 21$  cfs.

## SHERWOOD VILLAGE

3-26-82

Performance Curve Table - Inlet Control  
For 18" RCP @ Seneca

① HW/O (feet)	② Q (cfs)	③ HW (feet)
0.5	2	0.75
0.6	3	0.9
0.7	3.5	1.05
0.8	4.5	1.2
0.9	5.5	1.35
1.0	6.5	1.5
1.2	8	1.8
1.4	10	2.1
1.6	11	2.4
1.8	13	2.7
2.0	14	3
2.2	15	3.3
2.4	15.5	3.6
2.6	16	3.9
2.8	17	4.2
3.0	18	4.5

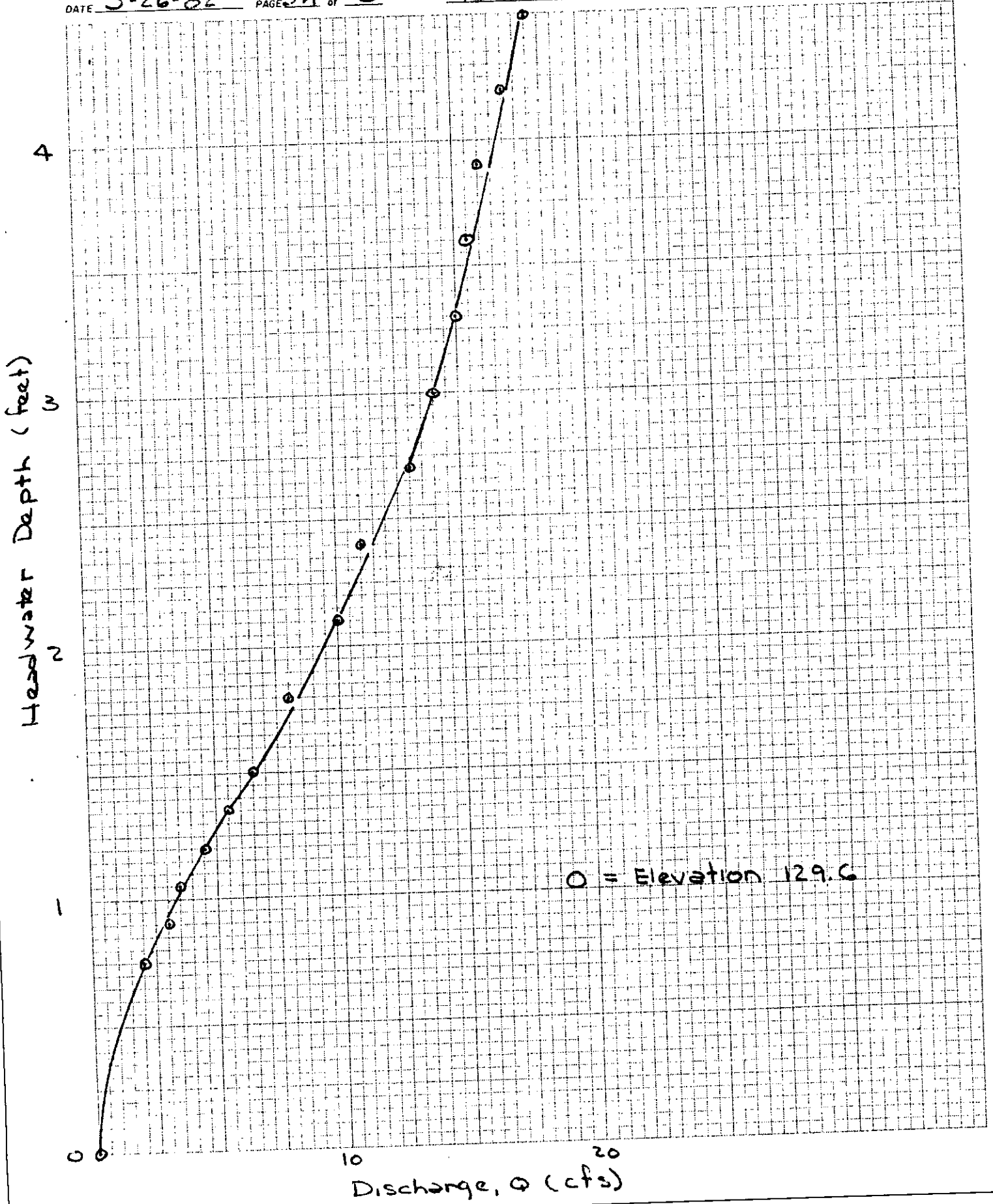
From HEC-5, Chart 2, Entrance condition 3

SHERWOOD VILLAGE

DATE 3-26-82

PAGE 3A of 6

Performance Curve - 18" RCP @ Seneca



## SHERWOOD VILLAGE

Performance Curve Table - Inlet Control  
For 24" CMP w/ Headwall @ Levee

① HW/D (feet)	② Q (cfs)	③ HW (feet)
0.5	4	1
0.6	5.5	1.2
0.7	7	1.4
0.8	9	1.6
0.9	11	1.8
1.0	13	2
1.2	16	2.4
1.4	19	2.8
1.6	21	3.2
1.8	24	3.6
2.0	26	4
2.2	28	4.4
2.4	29	4.8
2.6	30	5.2
2.8	32	5.6
3	35	6

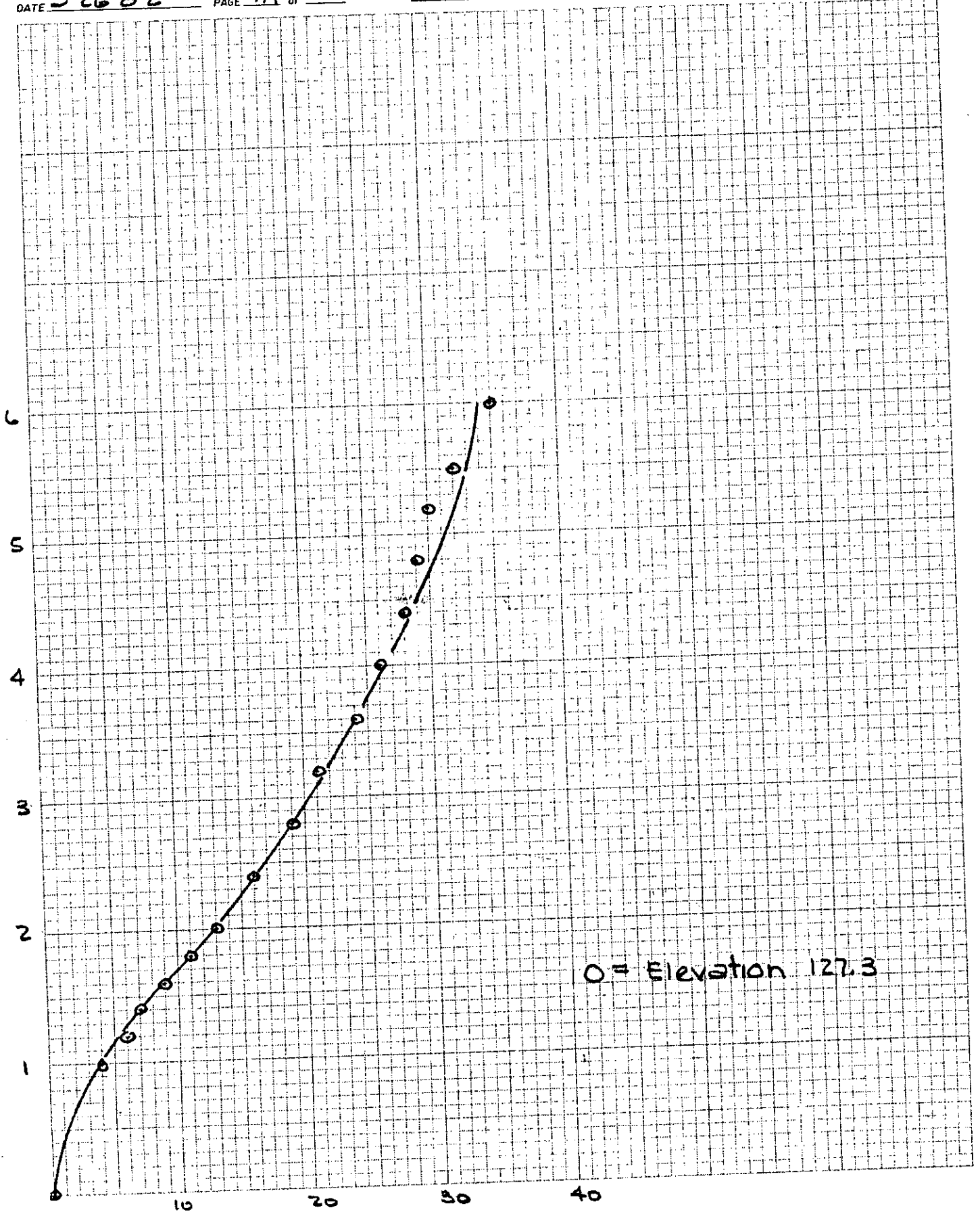
From HEC-5, chart 5, Entrance condition 1.

SHERWOOD VILLAGE

DATE 3-26-82

PAGE 4A of 6

Performance Curve - 24" CMP @ Levee



## SHERWOOD VILLAGE

3-26-82

Performance Curve Table - Inlet Control  
For 30" CMP w/ End Section @ I-235

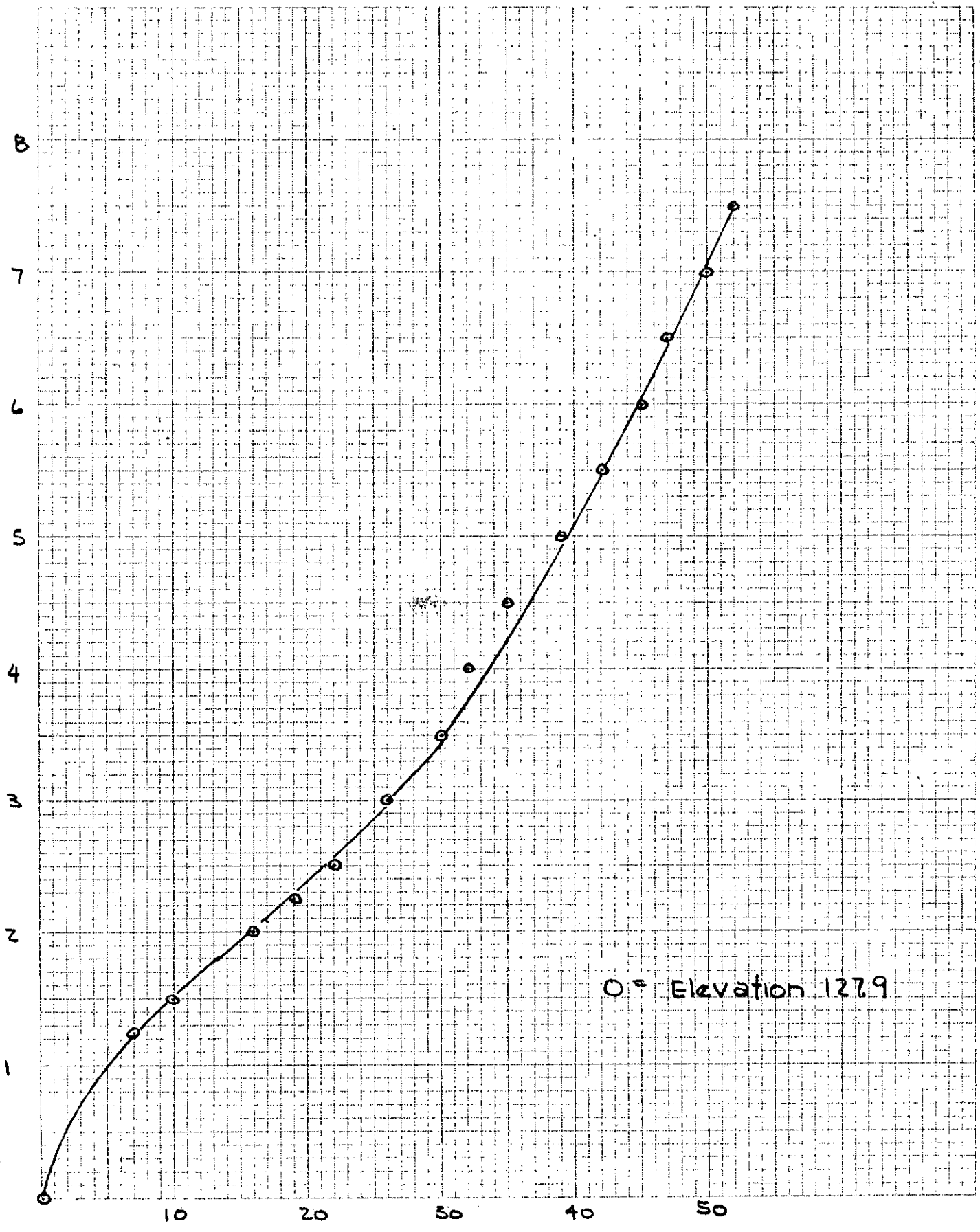
① HW/D (feet)	② Q (cfs)	③ HW (feet)
0.5	7	1.25
0.6	10	1.5
0.8	16	2
0.9	19	2.25
1	22	2.5
1.2	26	3
1.4	30	3.5
1.6	32	4
1.8	35	4.5
2	39	5
2.2	42	5.5
2.4	45	6
2.6	47	6.5
2.8	50	7
3	52	7.5

From HEC-5, Chart S, Entrance condition 2

SHERWOOD VILLAGE

DATE 3-26-82 PAGE 5A of

Performance Curve - 30" CMPE I-235



## SHERWOOD VILLAGE

3-26-82

Performance Curve Table - Inlet Control  
 Combined discharge of 18" RCP, 24" CMP & 30" CMP

① Elevation	18" RCP		24" CMP		30" CMP		SUM ⑧ Q	⑨ Q
	② HW	③ Q	④ HW	⑤ Q	⑥ HW	⑦ Q		
130	0.4	1	2.7	18	2.1	17	35	17
130.2	0.6	2	2.9	20	2.3	19	39	19
130.4	0.8	2	3.1	21	2.5	21	42	21
130.6	1	3	3.3	22	2.7	23	45	23
130.8	1.2	5	3.5	23	2.9	25	48	25
131	1.4	6	3.7	25	3.1	27	52	27
131.2	1.6	7	3.9	26	3.3	29	55	29
131.4	1.8	8	4.1	27	3.5	30	57	30
* 131.6	2.0	10	4.3	28	3.7	32	60	32
131.8	2.2	11	4.5	29	3.9	33	73	44
132	2.4	12	4.7	30	4.1	34	76	46

\* Above elevation 131.6 discharge from West area combines w/ East area.

Columns 2 & 3 from Pg 3A

Columns 4 & 5 from Pg 4A

Columns 6 & 7 from Pg 5A

Column 8 is sum of columns 5 & 7 for elevations to 131.6

and is sum of columns 3, 5 & 7 for elevations above 131.6

Column 9 is value in column 7 for elevations to 131.6

and is sum of columns 3 & 7 for elevations above 131.6

Discharge values in Column 9 are for "River in flood" conditions  
 with no discharge thru levee.

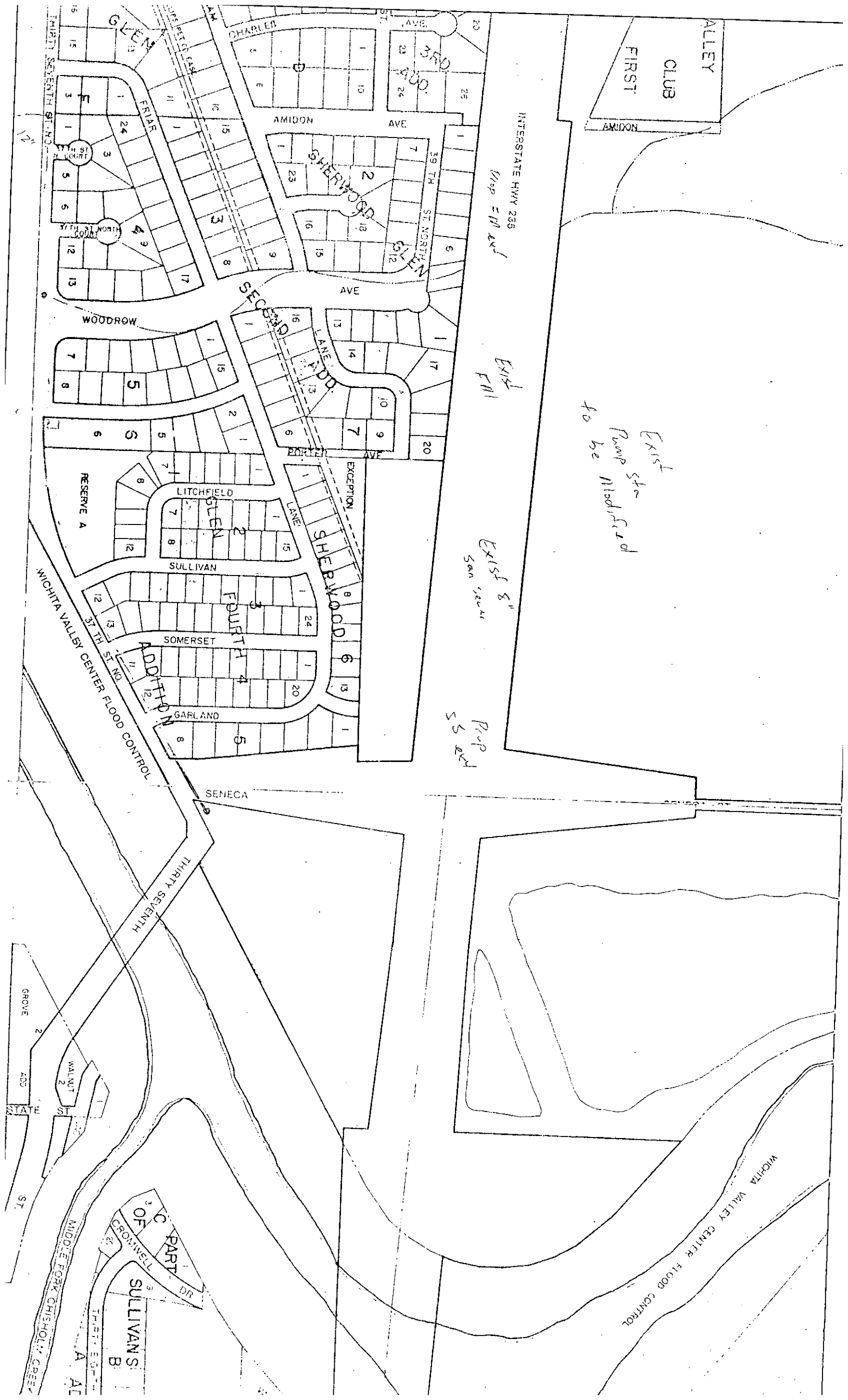
CONSTRUCTION RECORD

SERVICE RECORD

STATION	ELEVATION		Depth	MANHOLE	4-INCH "Y" BRANCHES		No. of Permit		House Number		DATE
	Ground	Grade			North West	South East	North West	South East	North West	South East	
FORCE MAIN & PUMP STATION (THE MOORINGS)											
0+00	130.2	121.54	8.7	EXISTING IN ARKANSAS S of 37TH							
	131.5	121.81	9.7	OUT IN							
1+00		122.15	10.0								
	132.2	122.25	9.9								
2+00											
3+00											
4+00											
5+00											
6+00	131.8	123.38	8.1								
7+00											
8+00											
9+00											
10+00	132.4	124.61	7.8								
		124.57	7.9								
11+00											
12+00											
13+00											
14+00	133.0	125.95	7.1								
15+00											
16+00											
17+00	133.6	126.76	6.8								
18+00											
19+00											
20+00											
21+00	134.4	127.88	6.7								
22+00											
23+00	132.9	128.40	4.5								
		128.30	4.6								
24+00											
25+00	132.7	129.03	3.8								
		128.86									
0+00	139.7	135.70	4.0	LIFT STA 45TH MERIDIAN							
0+22	139.7	135.82	3.9	AIR RELEASE VALVE							
1+04.0				Bend S							
2+2.1				Bend E							

CONT'D NEXT PAGE





ALLEY  
CLUB  
FIRST

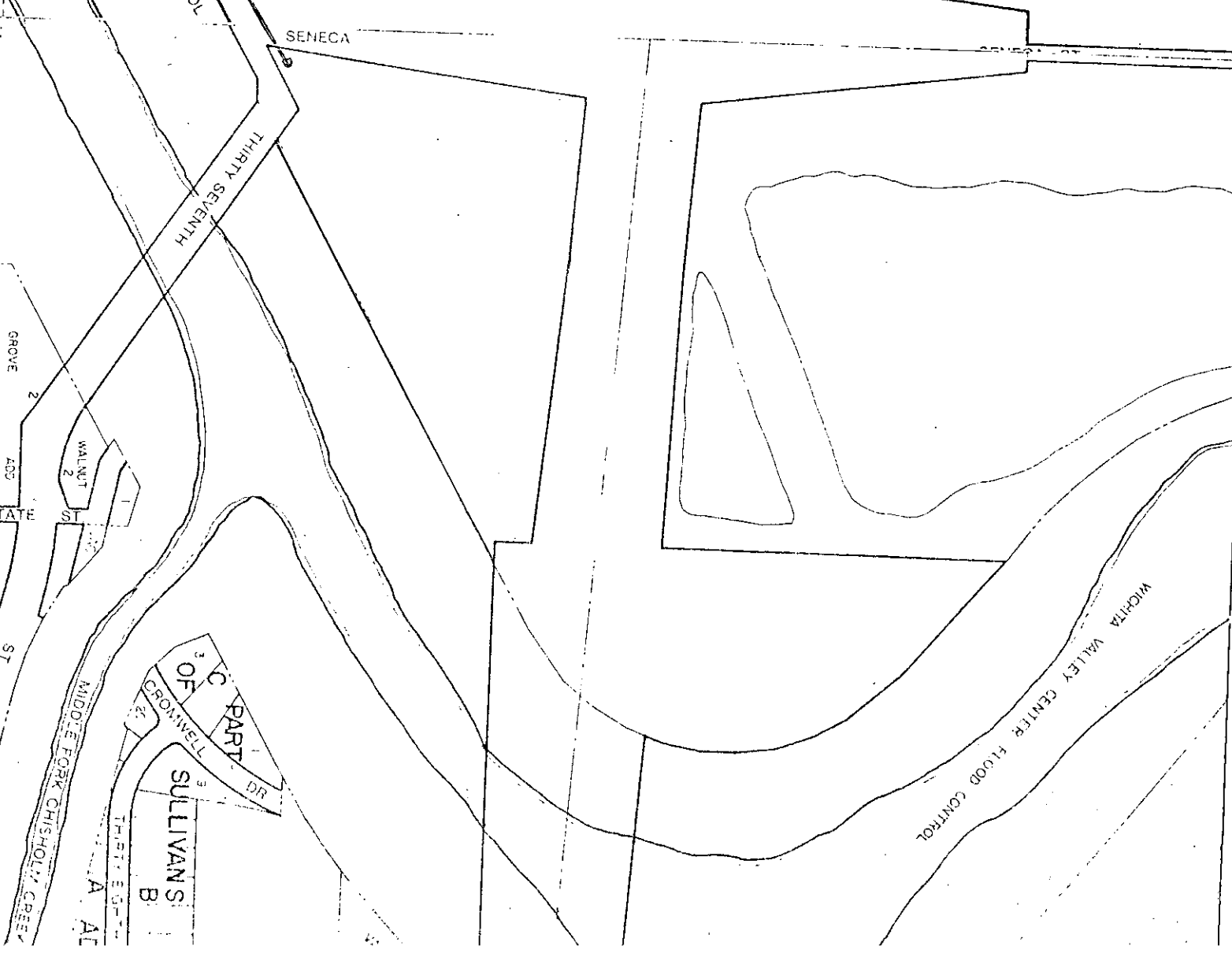
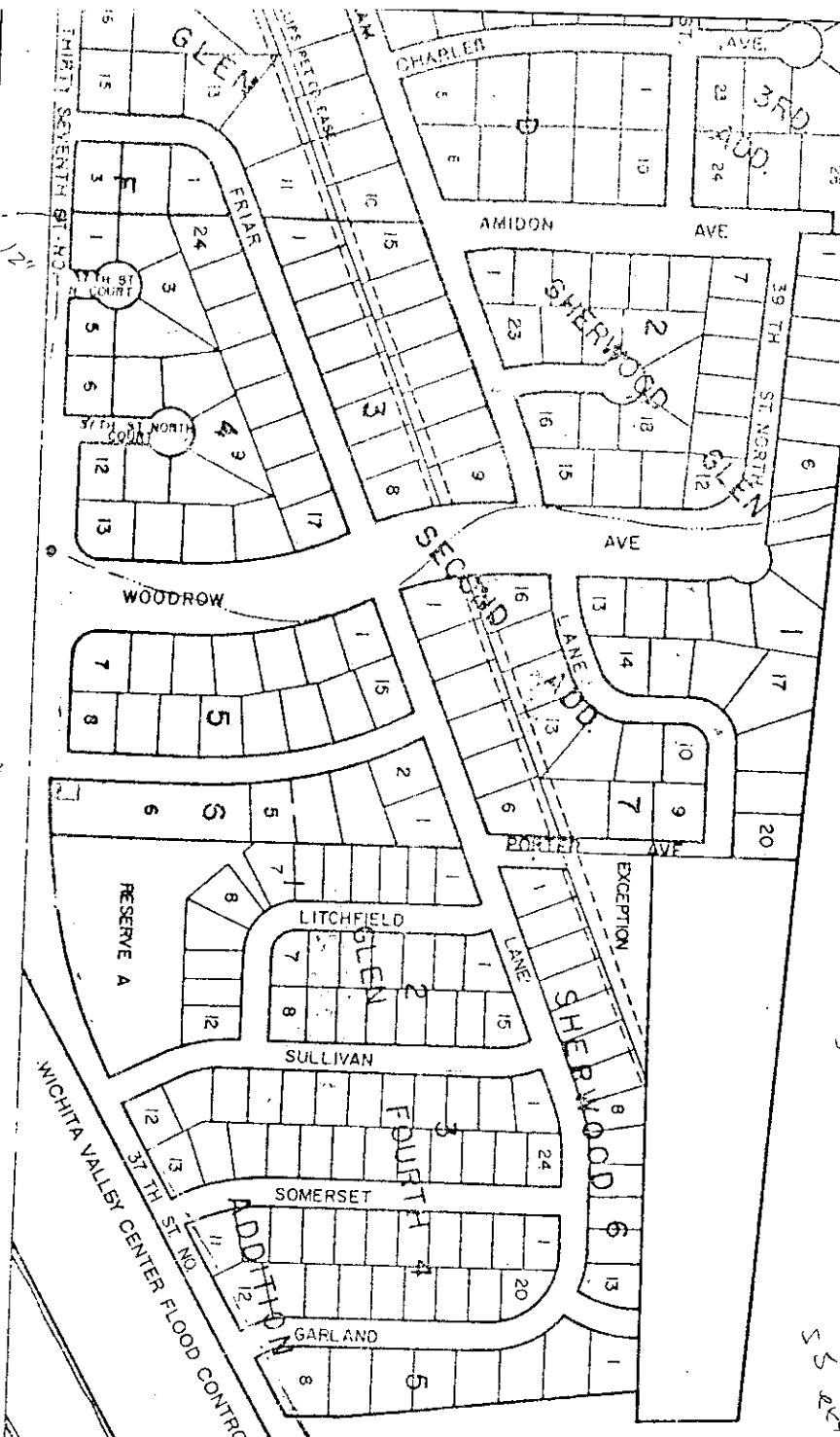
INTERSTATE HWY 235  
Vesp E.M. Ave

EXIT  
EXIT  
EXIT

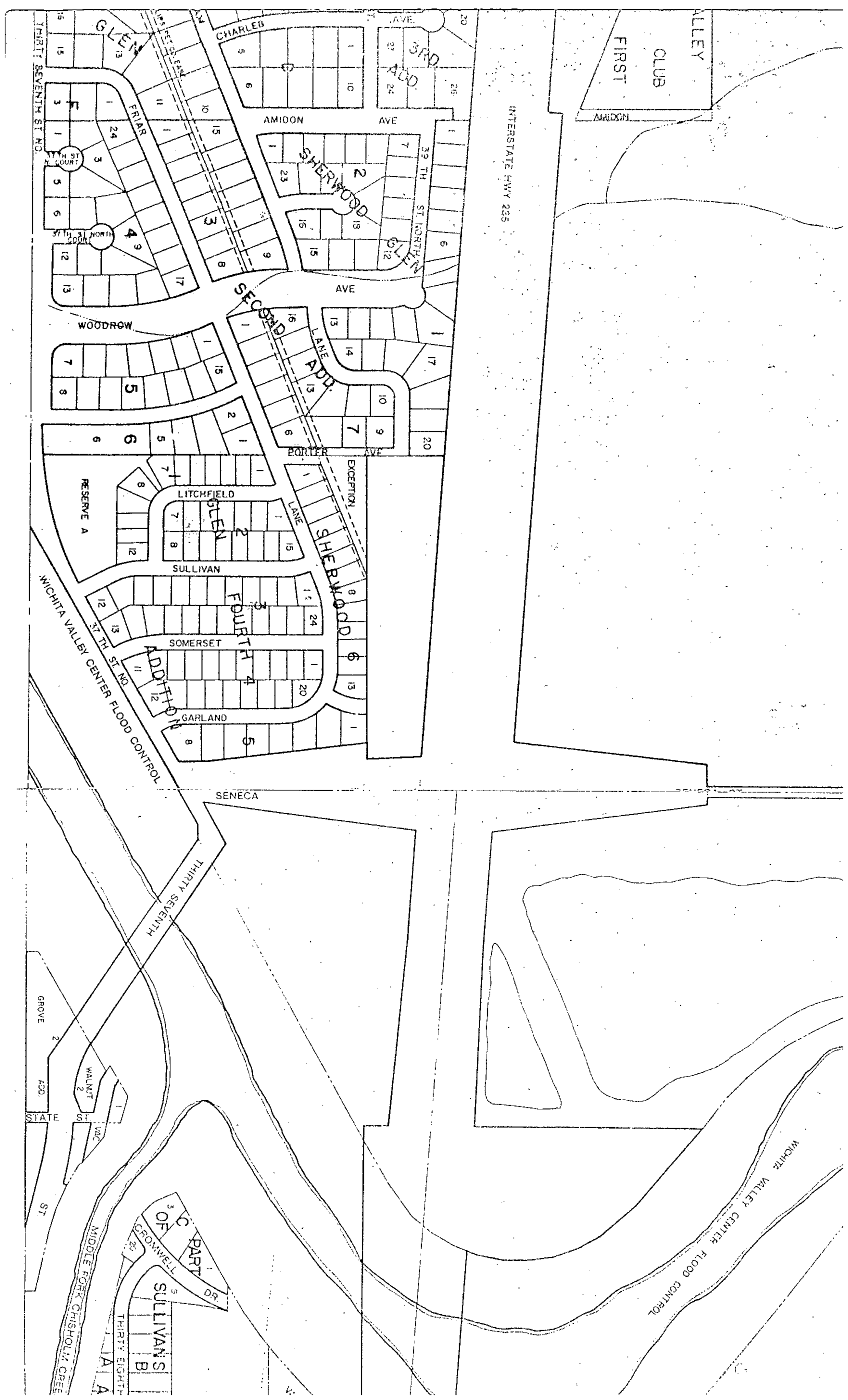
EXIST  
for  
Pump  
to be  
Modifed

EXIST 8"  
San sewer

Pump  
5 & 20"







FIRST CLUB

INTERSTATE HWY 235

GLEN

CHARLES

AVE

3RD ADD

AMIDON AVE

SHERWOOD

39 TH ST NORTH

FRIAR

NORTH

THIRTY SEVENTH ST NO

COURT

37 TH ST

37 TH ST

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WOODROW

SECOND ADD

AVE

LANE

ADD

PORTER AVE

EXCEPTION

LITCHFIELD

GLEN

SULLIVAN

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WICHITA VALLEY CENTER FLOOD CONTROL

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GROVE

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3 OF C PART

SULLIVAN

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WICHITA VALLEY CENTER FLOOD CONTROL

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 82-18 Name Sherwood Village Addition  
Date Application Rec'd. 3-19-82 Preliminary Approval 4-1-82  
Scheduled S/D Meeting 5-27-82

DESCRIPTION

General Location N. E. corner, 37th St. North and Seneca

Owner Innovare Development Company  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |  |                               |
|--|-------------------------------|
| 1. Gross Acreage of Plat <u>14.5 ac</u>  | 7. Lineal Feet of New Street  |
| 2. Number of Lots :  | a. _____ R/W _____ ft.        |
| Residential <u>1</u>   | b. _____ R/W _____ ft.        |
| Commercial _____   | c. _____ R/W _____ ft.        |
| Industrial _____   | d. _____ R/W _____ ft.        |
| Other _____  | e. _____ R/W _____ ft.        |
| 3. Total Number of Lots <u>1</u>   | TOTAL _____ ft.               |
| 4. Minimum Lot Frontage <u>844 ft.</u>   | 8. Sidewalk adjacent to all   |
| 5. Minimum Lot Area <u>630,936 sq. ft.</u>   | streets _____ yes <u>X</u> no |
| 6. Existing Zoning <u>AA</u>   |                               |
| 7. Proposed Zoning <u>R-5 (Z-2324)</u>   |                               |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |                               |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |                               |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No  |                               |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |                               |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan and state if any drainage improvements need to be guaranteed with the platting of this property.
- B. At the time of preliminary plat approval, the applicant was asked to attempt to develop a loop circulation system for this plat. Numerous firelane easements have been indicated on this final plat. Whereas the minimum width of a firelane easement is normally 20 feet, the 3 15-foot firelane easements can be accepted with the understanding that the entire 15-feet will need to be paved. The newest site development plan only indicates a paving width of 12 feet for the 15-foot firelanes. Also, when comparing the site development plan to the final plat it can be noted that the entrance drive is not designated as a firelane easement. This shall be added to the final plat tracing.
- C. The applicant shall guarantee that sanitary sewer service is available to serve the density of development which is being proposed.
- D. The applicant shall guarantee that City water service is available to serve the density of development which is being proposed.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Perimeter closure computations shall be submitted in conjunction with submitting the final plat tracing.
- G. The applicant shall submit evidence from Phillips Pipeline Company, by letter or copy of the recorded easement, that the easement width and setback line as shown are satisfactory. If the easement is already recorded, the film and page number shall be shown on the final plat tracing.

H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 82-18 Name Sherwood Village Addition  
Date Application Rec'd. 3-19-82 Preliminary Approval  
Scheduled S/D Meeting 4-1-82

DESCRIPTION

General Location N.E. corner, 37th St. North and Seneca

Owner Innovare Development Company  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>14.5 ac</u>   | 7. Lineal Feet of New Street           |
| 2. Number of Lots :   | a. <u>      </u> R/W <u>      </u> ft. |
| Residential <u>1</u>  | b. <u>      </u> R/W <u>      </u> ft. |
| Commercial <u>      </u>  | c. <u>      </u> R/W <u>      </u> ft. |
| Industrial <u>      </u>  | d. <u>      </u> R/W <u>      </u> ft. |
| Other <u>      </u>   | e. <u>      </u> R/W <u>      </u> ft. |
| Total Number of Lots <u>1</u>   | TOTAL <u>      </u> ft.                |
| 3. Minimum Lot Frontage <u>844 ft.</u>  | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>630,936 sq. ft.</u>  | streets <u>      </u> yes <u>X</u> no  |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>R-5 (Z-2324)</u>  |  |
| 9. Is public water available <u>X</u> Yes <u>      </u> No, Name <u>City of Wichita</u>           |  |
| 10. Is sanitary sewer available <u>X</u> Yes <u>      </u> No, Name <u>City of Wichita</u>        |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>      </u> Yes <u>      </u> No |  |
| 12. City of Wichita <u>X</u> 3-Mile Area <u>      </u> Outside of 3-Mile Area <u>      </u>       |  |

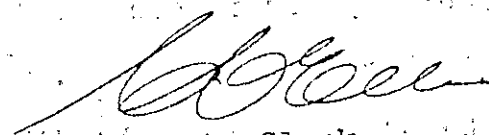
STAFF COMMENTS:

NOTE: R-5 zoning has been approved for this property subject to platting. The 40-foot utility easements are located where proposed private drives will be. The one point of access to the property is from Seneca just north of 37th Street.

- 3 Loop Road system*
- A. The applicant or his agent shall be prepared to comment on the ownership of the 30-foot strip of ground between the southeasterly line of this plat and the Flood Control right-of-way.
  - B. The main item of concern with this plat is the access within this lot. Since numerous public utility easements are being platted, the location of the buildings is being determined at this time. Only one possible access route is being provided to any one building. (The applicant's proposed site plan shows 44 buildings with four dwelling units in each building). It is recommended that a looped interior drive system be provided. An alternative would be to provide a 50-foot radius cul-de-sac or a 20 foot x 96 foot "T" turn-around at the end of each "street." The utility easements shall be adjusted accordingly.
  - C. The applicant shall guarantee that sanitary sewer service is available to serve the density of development which is being proposed.
  - D. The applicant shall guarantee that City water service is available to serve the density of development which is being proposed.
  - E. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept.
  - F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
  - G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

KANSAS  
COUNTY } SS.  
WICHITA }

I, C. C. Ellis, Clerk of the City of Wichita, Kansas, hereby certify that Ordinance No. 21-357 was passed at a regular meeting of the Board of Commissioners on September 27, 1955, was published in the Wichita Beacon on September 28, 1955, recorded on page 6315 of Journal 58 of the Commissioners Proceedings.

  
City Clerk

ORDINANCE NO. 21-358

AN ORDINANCE PROVIDING FOR DEDICATION TO THE PUBLIC, FOR ROAD PURPOSES, CERTAIN PORTIONS OF PROPERTY ACQUIRED BY THE CITY FOR THAT PORTION OF THE WICHITA-VALLEY CENTER FLOOD CONTROL PROJECT KNOWN AS CHISHOLM CREEK DIVERSION, PART I.

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF WICHITA:

SECTION 1. That it be and hereby is declared to be a public necessity for the City of Wichita to dedicated to and for public use and purposes as roads, certain portions of the private property condemned pursuant to Ordinance No. 17-286, which are described in Exhibit A, attached hereto and made a part hereof.

SECTION 2. That said property, described on Exhibit A, be and it is dedicated to and for public use and purposes as roads, and that the City of Wichita should and hereby does warrant to the public said dedicated property and that the City defend the same against all claims.

SECTION 3. This ordinance shall take effect and be in force from and after its passage and its publication once in the official city paper.

ADOPTED at Wichita, Kansas, on the 27th day of September, 1955.

H. D. Lester  
President of the Board of Commissioners

C. C. Ellis  
City Clerk

OF KANSAS  
WICHITA COUNTY } SS.  
OF WICHITA }

I, C. C. Ellis, Clerk of the City of Wichita, Kansas, hereby certify that Ordinance No. 21-358 was passed at a regular meeting of the Board of Commissioners on September 27, 1955, was published in the Wichita Beacon on September 28, 1955, recorded on page 6315 of Journal 58 of the Commissioners Proceedings.

  
City Clerk

Exhibit A

Description of Right of Way Dedicated  
A strip of land 30' in width in the SW 1/4 of Section 29, T-26-S, R-1-E of the 6th P.M. of Wichita County, Kansas, described as follows: Beginning N0°11' W 546.13' from the corner of said Section 29; thence N0°11' W 34.38' to the North right-of-way line of the Wichita-Valley Center Flood Control Project; thence along said North Flood Control right-of-way line, described by the following bearings and distances: S34°E 151.98', N87°34'E 55.07' and N60°34'E 1440.16'; thence N89°56'E 61.17'; thence S34°W 1500.67'; thence S87°34'W 55.07'; thence S60°34'W 161.58' to the point of beginning, such strip of land being a portion of that property described as Trace No. 70 (revised) and as Tract No. 70 (revised) in Case No. A-39338 in the District Court of Wichita County, Kansas, and said strip of land to be used as a public road connecting Ca Street and 37th Street with the portion of the land remaining to the owners of Tract No. 70 (revised) after the taking of said Tract No. 70 (Revised).

Narrative Report on Sherwood Village  
Drainage System

Sherwood Village covers 15 acres bounded by embankments of Seneca on the west, I-235 on the north and the right-bank levee of the Chisholm Creek Diversion Canal on the east and south. Prior to construction of I-235, a local tributary to the Little Arkansas River drained 17 acres to a 24 inch levee culvert located at the east edge of the Village. Due to the theoretical combination of culvert size and storm runoff during periods when the Chisholm Creek Diversion Canal was above bankful, the Corps of Engineers mapped a 2 acre ponding area at elevation 130.6, all of which was confined to low ground east of the Village. Design of I-235 provided a 30 inch diameter culvert at the tributary crossing but, as part of I-235 construction two borrow pits were dug on the property north of I-235 and the drainage area contributing to the 30 inch culvert was reduced to 3 acres of highway right-of-way north of westbound I-235 and a small portion of the 8 acres of state property east of the borrow pits. Most of that 8 acres is shallow depressions which don't drain or are diverted to the borrow pits. As part of I-235 construction, Seneca was raised from 37th Street to north of I-235 and the state installed an 18 inch culvert under Seneca to drain part of Sherwood Village to the west via the north ditch of 37th Street.

The proposed Drainage Plan divides the 14.5 acre Sherwood Village site with a north-south ridge which directs 5.7 acres west to the Seneca culvert and 8.8 acres east to the Chisholm Creek Diversion Canal culvert. Routing the 100 year rainfall produced an estimated peak discharge of 15 cfs at the Seneca culvert and 21 cfs at the Canal culvert. Performance curves were plotted for the 18 inch culvert at Seneca and the 24 inch culvert at the canal. The combined peak flow of 36 cfs can be discharged through the Seneca culvert and the canal culvert with a head below City datum elevation 131.8; however, at the same time some water will be backing thru the 30 inch culvert under I-235 and will be ponded either on highway right-of-way, on the 8 acres of state property east of the borrow pits or in the borrow pits themselves, depending on the elevation reached by the impounded water.

*mef*

For the extreme condition of Chisholm Creek Diversion Canal "in-flood" and a 100 year storm over Sherwood Village and highway right-of-way between Seneca and the Little Arkansas River, the 24 inch levee culvert was assumed totally closed and the 18 inch culvert at Seneca and the 30 inch highway culvert were used to distribute runoff to the west and to the north of Sherwood Village. Volume of runoff from Sherwood Village was estimated to be 5. acre-feet and the volume of runoff from highway right-of-way (11 acres) and state property (2 acres) was estimated to add another 2 acre-feet. Storage available between Sherwood Village and the levee west of the culvert is estimated to be at least 1.2 acre-feet; there is 1.4 acre-feet storage available south of the highway, west of the 30 inch culvert and east of the levee culvert. North of the highway there is an estimated 1.3 acre-feet on highway right-of-way and 1.5 acre-feet on state property below elevation 132. Overflow into the borrow pits would begin at about the same elevation. With the 18 inch culvert under Seneca operating with only one foot of head differential, a total ponding volume of only 4 to 5 acre-feet would store the entire 7 acre-foot runoff.

Review of the Operation and Maintenance Manual and Definite Project Report for the Flood Control Project has not yielded a duration for Chisholm Creek Diversion to be above elevation 132 which is about 15 feet above the channel flowline but it could easily be a week to 10 days.

*Sherwood Village*  
Kansas Department of Transportation

P.O. Box 769  
Hutchinson, Kansas  
June 8, 1982

Mr. Robert L. Grant, P.E.  
Field Engineering Administrator  
4448 West Kellogg  
Wichita, KS 67209

Dear Bob:

In response to the letter written to you by M. S. Mitchell regarding drainage for the Sherwood Village, this is to acknowledge receipt of the Narrative Report and Aerial View of proposed location of Sherwood Village.

I have personally viewed this particular location in the field and read the prepared Narrative Report and in my opinion KDOT will not be adversely affected by this development.

Please see that this acknowledgement is passed on to Mr. Mitchell.

*Milton S. Fry*  
MILTON S. FRY, P.E.  
DISTRICT ENGINEER

MSF:jm

cc: File

RECEIVED

JUN 9 1982

FIELD ENGR. ADMINISTRATOR  
KELLOGG OFFICE


4645 West Kellogg  
Wichita, Kansas 67209  
June 14, 1982

Mr. M.S. Mitchell  
4724 Greenhaven  
Wichita, Kansas

Dear Mitch:

We have reviewed your proposed drainage plan for Sherwood Village. It is our opinion KDOT will not be adversely affected by this development.

Yours very truly,

  
Robert L. Grant, P.E.  
Field Engineering Admin.

attachment

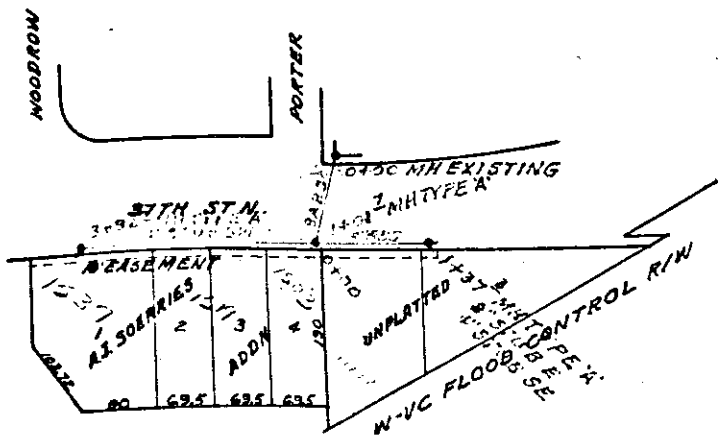
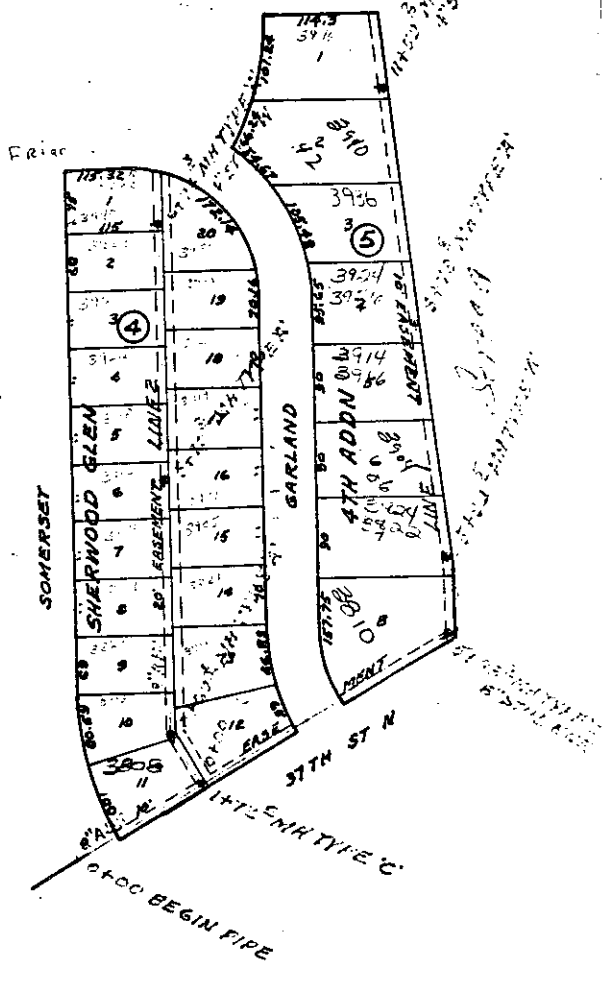
cc: file

L-51  
D-297  
D-295

D295

LATERAL 27 MAIN 21 SS N<sup>o</sup> 22  
BUILT BY: MID STATES CONST. CO. INC.  
PROJ. N<sup>o</sup> 468-76-245-80253-000-000-001  
BOOKED 1-7-80 FROM LES 10A

SCALE 1"=150'



SCALE 1"=150'

LATERAL 30 MAIN 21 SS N<sup>o</sup> 22  
BUILT BY: UTILITY CONTR. INC.  
PROJ. N<sup>o</sup> 468-76-245-80528-000-000-001  
BOOKED 1-11-80 FROM LES 10A

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE December 22, 1982

TO R. W. Bruggeman, Director of Engineering

FROM Robert G. Finch, Deputy City Manager

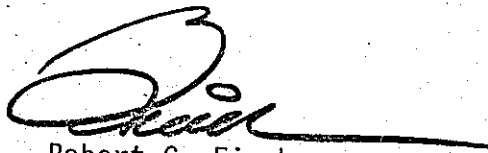
SUBJECT Petition for Sanitary Sewer  
Improvements in Sherwood Village  
Addition

Attached is the new petition submitted by Ralph Wulz on December 21, 1982, for the subject project.

The Commission received and filed the petition and referred it to staff for review and return to the Commission with the final plat on the development.

Because of the questions raised by Mr. Wulz, the Commission also asked that the sewer service policy be reviewed. I will be calling a meeting in the near future for the purpose of discussing Policy No. 2.

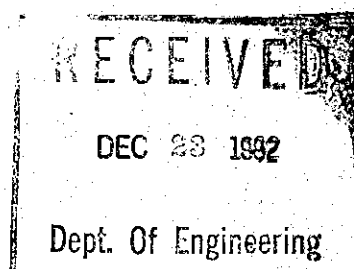
During the hearing on the item, Mr. Wulz made a number of allegations and complaints. As we discussed, please respond to these items in a separate memorandum which will be provided to the City Commissioners informally.



Robert G. Finch  
Deputy City Manager

RGF/pd  
Attachment

cc: Mike Lindebak, Program Development Director  
John Wynkoop, Director of Water and Water Pollution Control  
Don E. Anderson, Director of Housing and Economic Development  
Russell L. Brenner, Director of Administration  
Robert A. Lakin, Director of Planning



RESTRICTIVE COVENANT

KNOW ALL MEN BY THESE PRESENTS:

That we, the undersigned, the owner of the following described real property, to wit:

All Lots in Sherwood Village Addition,  
Wichita, Sedgwick County, Kansas,

do hereby create and impose on the above-described real property, the following restrictive covenant which shall be filed of record in the Office of the Register of Deeds of Sedgwick County, Kansas, and which shall run with the above-described real property, and all deeds and conveyances of all or any part thereof shall be subject thereto, for the period of time hereinafter set forth.

The number of dwelling units to be constructed on the above-described real property shall be limited to 120 single family dwelling units OR 154 duplex dwelling units OR 196 fourplex dwelling units.

In no case shall the limits imposed herein be exceeded unless:

- (1) An engineering study conducted or approved by the Department of Engineering of the City of Wichita determines that there is sufficient capacity in the existing sewer system serving the property to allow for additional dwelling units over and above the limits allowed herein;

OR

- (2) Modifications are constructed in said existing sewer system (including lateral sewer, lift station, and force main modifications as necessary) to provide sufficient capacity to allow for additional dwelling units over and above the limits allowed herein.

The costs of said engineering study and/or any necessary modifications to the existing sewer system shall be borne by the owner of said property.

This restrictive covenant shall remain in effect until such time as the sewer system serving said real property is determined by the Department of Engineering of the City of Wichita to have sufficient capacity to allow for the limitations to be lifted.

INNOVARE DEVELOPMENT CORPORATION

\_\_\_\_\_  
Ralph Wulz, President

State of Kansas  
County of Sedgwick

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 19\_\_\_\_, by \_\_\_\_\_  
(name and title of officer)  
of \_\_\_\_\_, a  
(name of corporation) \_\_\_\_\_ corporation, on behalf of the  
(state or place of incorporation) \_\_\_\_\_  
corporation.

\_\_\_\_\_  
Notary Public

My Appointment Expires

\_\_\_\_\_