



# MEMO

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

PROJECT NO. 30-78171-996

PROJECT: K.T. Wiedemann

Business Park

COPIES TO:

ATTN:

DATE: April 11, 1980

Paul Johnston

FROM: Chris Brennenstuhl

Yash Desai

REFERENCE: Channel realignment and re-design

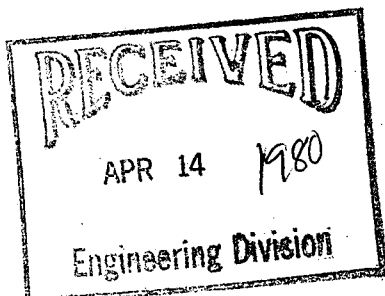
Mike Lindebak ✓

Louise Olivarez

Gary Wiley & Dick Linn

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

As per your conversation this morning with Dick Linn, our client wishes to amend the design channel for that portion of a tributary to Four Mile Creek which crosses the northeast corner of the property being platted as K.T. Wiedemann Business Park. Enclosed are the re-design calculations along with the proposed re-alignment of the portion of the channel within K.T. Wiedemann. If you have any questions, please contact either Dick Linn or myself.

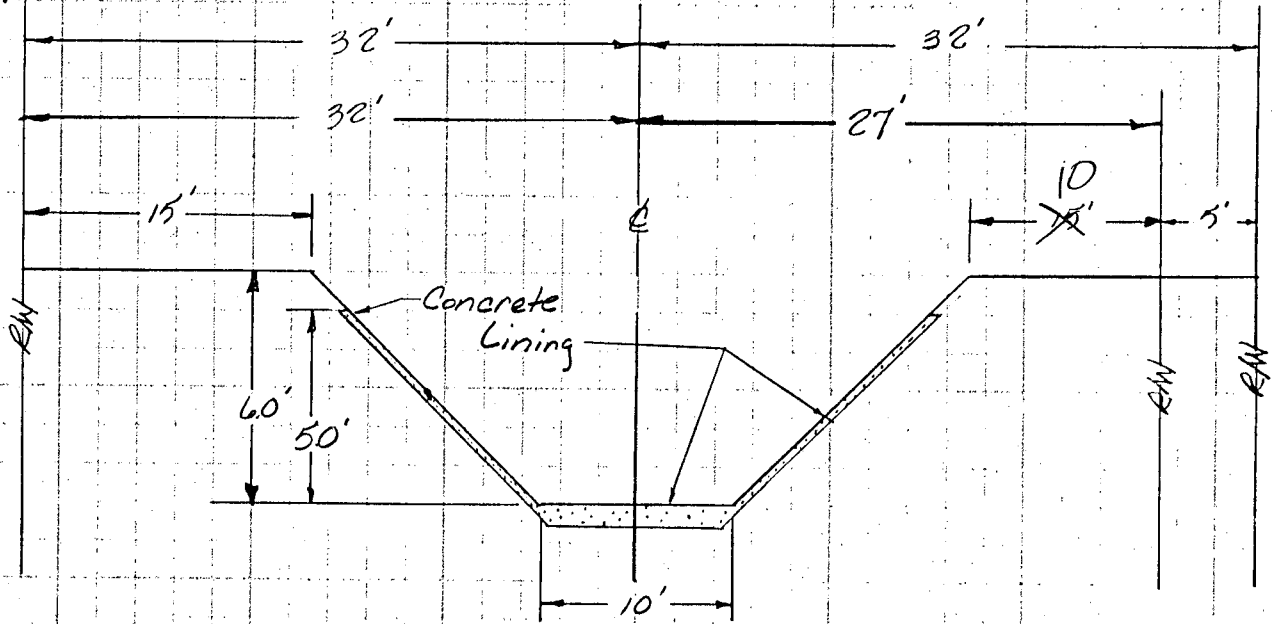




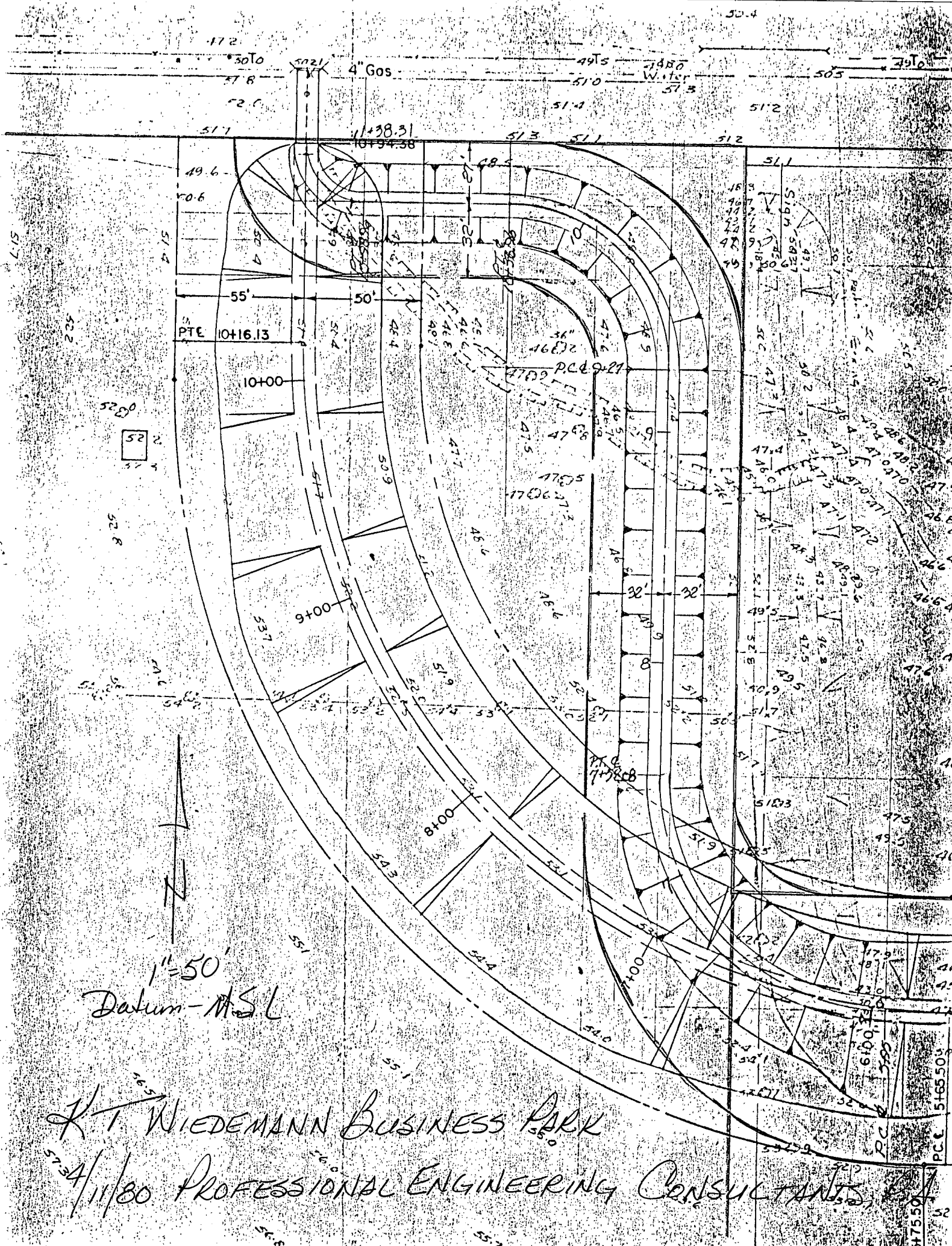
Date \_\_\_\_\_ Page 2 of 2

Project \_\_\_\_\_

Item \_\_\_\_\_



Typical Section



1" = 50'  
Datum - M.S.L.

KT WIEDEMANN BUSINESS PARK  
 4/11/80 PROFESSIONAL ENGINEERING CONSULTANTS



**SAVOY, RUGGLES & BOHM, P.A.**  
 ENGINEERING AND SURVEYING  
 924 NORTH MAIN  
 WICHITA, KANSAS 67203

**MEMO**

**Date:** Wednesday, August 25, 1999

**To:** Vicky Huang

**From:** Tom Ruggles

**Project:** East Mobile Homes Sales Site  
Storm Sewer Plan

**SRB Project No.:** 1394E

**Other Project Reference No.:** \_\_\_\_\_

**Description:**

- Confirmation
- Transmittal
- Transmittal under separate cover by \_\_\_\_\_

**Purpose:**

- Approval
- Review & comment
- Use
- Other: \_\_\_\_\_
- Distribution
- Information
- Record

**Enclosures/Attachments:**

- Prints
- Originals
- Diskettes containing: \_\_\_\_\_
- Change Order
- Shop Drawings
- Other: \_\_\_\_\_

<b>Copies</b>	<b>Description</b>
1	Storm Sewer Plan and Profile
1	Site Grading Plan
1	Drainage calculations
1	Check # <u>3883</u>

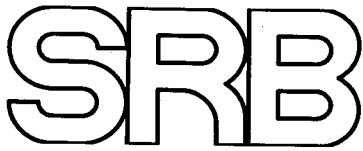
**Remarks:** Check in the amount of \$250.00 for plan review fee is enclosed.

**Copies to:** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**If checked below, please:**

- Acknowledge receipt of enclosures
- Return enclosures to us.

Signed \_\_\_\_\_



**SAVOY, RUGGLES & BOHM, P.A.**  
**ENGINEERING AND SURVEYING**  
 924 NORTH MAIN  
 WICHITA, KANSAS 67203

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<b>Copies</b>	<b>Description</b>
1	Storm Sewer Plan and Profile
1	Site Grading Plan
1	Drainage calculations
1	Check # 3883

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Signed \_\_\_\_\_

*If Enclosures are not as noted above, please inform us immediately*  
 Phone (316) 264-8008 Fax (316) 264-4621

Function 06  
Key No.: C -41636  
Page: 1

View Property Information  
Ownership

TXRP0601  
TMASON  
Level 00

Pin: 118280120100100E

Name COLE, MAXINE  
Situs KS

Tax 2.08  
Specials  
Total 2.08

Phone  
Mail BOX 8286  
To WICHITA KS 67208

Tax Unit 6702 WICHITA  
COUNTY  
CITY OF WICHITA  
USD 259

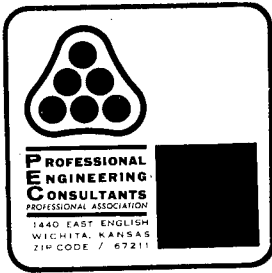
Levy 99.131  
Control 187709

Add Keys

PF1-Exit PF2-Previous Page PF3-Next Page PF9-History PF11-Cama PF12-Help  
PF19-Previous Parcel PF20-Next Parcel

MAX COLE

602-6A-1001



# MEMO

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

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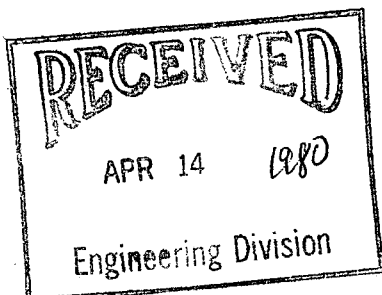
FROM: Chris Brennenstuhl

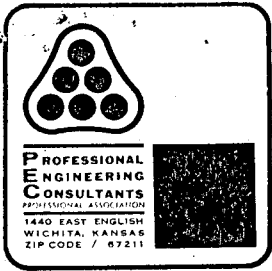
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Gary Wiley & Dick Linn

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Date APRIL 11, 1980 Page 1 of 2

Project K.T. WIEDEMANN

Item CHANNEL RE-DESIGN

DESIGN FLOW

STA 10+94.38 (N.R.) 360 CFS (@50 AS PER F.C.)  
 STA 0+25 (TRIG AVE) 450 CFS (@50 AS PER F.C.)  
 STA 6+50 (E.R.) 400 CFS\*

$$* 360 + (450 - 360) \left[ \frac{10+94.38 - 6+50}{10+94.38 - 0+25} \right] = 397$$

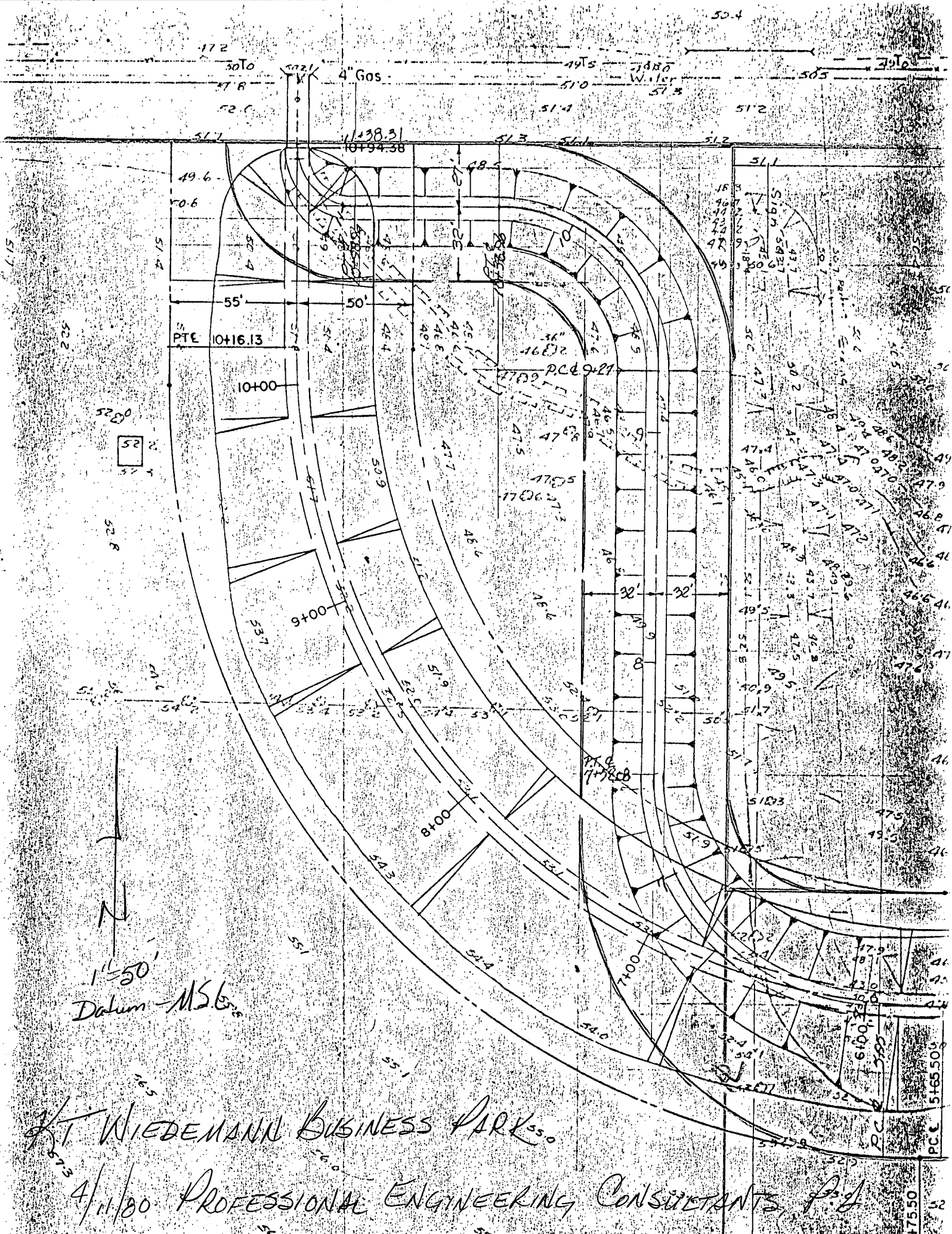
FLOOD CONTROL DESIGN CHANNEL

BOTTOM WIDTH 10 FT  
 SIDE SLOPES 4:1  
 CHANNEL SLOPE 0.346%  
 MANNING'S n 0.035 (GRASSED CHANNEL)  
 TOTAL DEPTH 7.00 FT  
 DEPTH OF FLOW (FOR 450 CFS) 3.93 FT  
 FREEBOARD 3 FT

PROPOSED DESIGN CHANNEL

BOTTOM WIDTH 10 FT  
 SIDE SLOPES 2:1  
 CHANNEL SLOPE 0.30%  
 MANNING'S n 0.015 (CONCRETE-LINED CHANNEL)  
 TOTAL DEPTH 6.00 FT  
 DEPTH OF FLOW (FOR 400 CFS) 2.93 FT  
 FREEBOARD 3 FT  
 VELOCITY 8.6 FPS

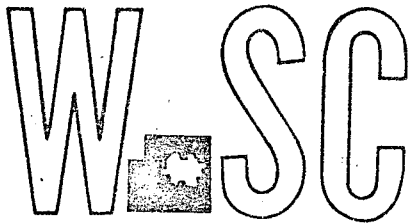




N  
 1" = 50'  
 Datum - M.S.L.

WIEDEMANN BUSINESS PARK  
 4/11/80 PROFESSIONAL ENGINEERING CONSULTANTS, P.C.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

May 2, 1980

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

Re: S/D 78-119 Final plat of K. T. Wiedemann Business Park

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the drainage improvements required by this plat including the construction of the new drainage channel at the northeast corner of the plat.
- B. The applicant shall guarantee the construction of a decel lane along the south line of Kellogg west of Wiedemann Street.
- C. The applicant shall guarantee the paving of all streets except U.S. 54.
- D. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- E. The applicant shall guarantee the installation of City water to serve all lots.
- F. The temporary cul-de-sac at the east end of Indianapolis shall be dedicated by separate instrument to be forwarded with the plat to the City Commission.
- G. The applicant shall guarantee the closing of the existing openings to U.S. 54 which cannot be utilized in the final development. The applicant shall contact the City Engineer's office regarding the amount of guarantee necessary.
- H. The applicant's engineer shall contact the City Engineer relative to indicating some front lot utility easements on the plat.
- I. Recording of the plat within 30 days after approval by the

P.E.C., P.A.  
Attention: Gary Wiley  
May 2, 1980  
Page 2

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

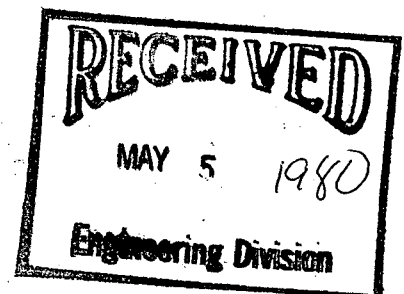
This matter will be forwarded to the Planning Commission for its consideration on May 8, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: K.T. Wiedeman, 8615 Shannon-Way, 67206  
Kellogg Associates (Johnny Stevens) 151 N. Main, 67202  
/ Dean Sellers, Acting City Engineer





Date \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

Project \_\_\_\_\_

Item \_\_\_\_\_

ESTIMATE

NORTH SYSTEM

<del>MANHOLES</del>	<del>2</del>	<del>\$1200 EA</del>		<del>\$2400<sup>00</sup></del>
INLETS	8 10 12	\$900 EA	10800 <del>9000</del>	<del>7200<sup>00</sup></del>
PIPE				
15"	95 45 L.F.	\$20 / L.F.	1900	<del>900<sup>00</sup></del>
18"	45 L.F.	25		1125 <sup>00</sup>
24"	45 L.F.	33		1485 <sup>00</sup>
30"	425 L.F.	36		15300 <sup>00</sup>
36"	245 L.F.	43		10535 <sup>00</sup>
SUB-TOTAL			41145 <del>39345</del>	<del>38945<sup>00</sup></del>
20% CONTINGENCY			8229 <del>7869</del>	<del>7789<sup>00</sup></del>
TOTAL			\$47214	\$46,734 <sup>00</sup>
			\$49374	



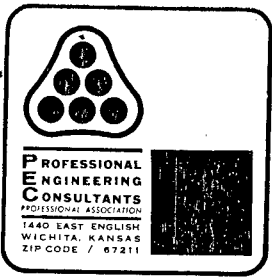
Date \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

Project \_\_\_\_\_

Item \_\_\_\_\_

SOUTH SYSTEM

MANHOLES	0	\$1200 ea		0 <sup>00</sup>
INLETS	<del>9</del> 10	900 ea	9000	<del>8100</del> <sup>00</sup>
PIPE 18"	20	25	500	
24"	250 L.F.	\$30 /L.F.		7500 <sup>00</sup>
27"	45 L.F.	33		1485 <sup>00</sup>
30"	305 L.F.	36		10980 <sup>00</sup>
42" x 27"	350 L.F.	70		38500 <sup>00</sup>
SUBTOTAL			67965	<del>66565</del> <sup>00</sup>
20% CONTINGENCY			<del>13593</del>	<del>13313</del> <sup>00</sup>
TOTAL			\$ 81558	\$ 79,878 <sup>00</sup>



Date \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

Project \_\_\_\_\_

Item \_\_\_\_\_

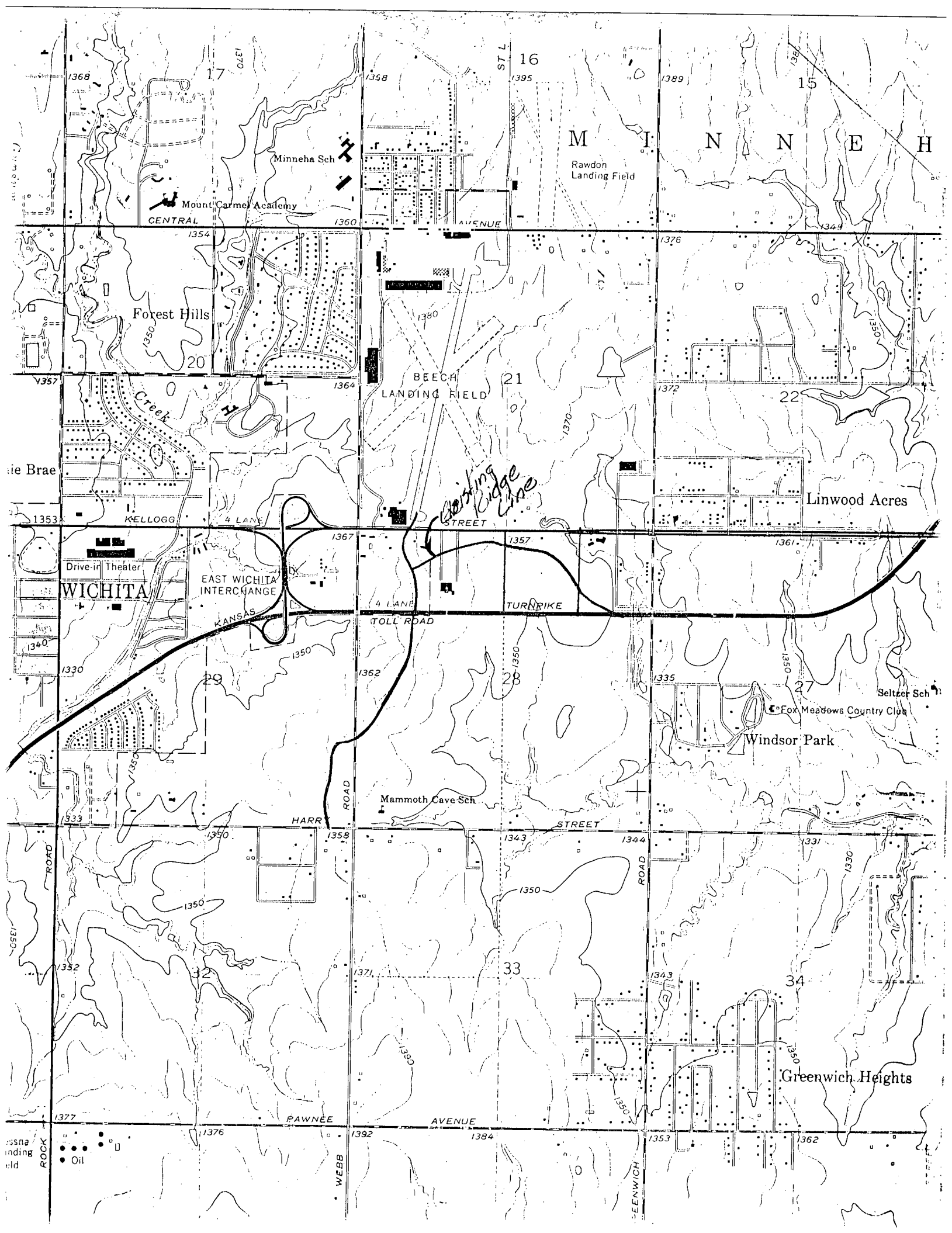
EARTHWORK - KTA DITCH

STA	CUT (SQ FT)	AVE (SQ FT)	DIST (FT)	VOLUME (CU. YD)
5+25	0			
5+50	125.0	62.5	25	58
7+00	103.5	114	150	633
9+00	70.5	87	200	644
11+00	64.0	67.3	200	498
13+00	50.5	57.0	200	422
15+00	80.5	65.0	200	482
17+00	64.0	72.0	200	533
19+00	50.5	57.0	200	422
20+00	46.5	48.5	100	180
20+96	19.5	33	91	111
21+96	0	10.0	105	39

TOTAL VOLUME ~~3547.45~~ CU YD

4022 cu. yd.





M I N N E H

Minneha Sch

Mount Carmel Academy

Rawdon Landing Field

Forest Hills

BEECH LANDING FIELD

Linwood Acres

WICHITA

EAST WICHITA INTERCHANGE

4 LANE TOLL ROAD

Windsor Park

Fox Meadows Country Club

Seltzer Sch

Mammoth Cave Sch

Greenwich Heights

Existing Ridge Line

Oil



Date 12-14-78 Page 1 of 2

Project HT. WILSON ROAD BUSINESS PARK

Item DRAINAGE CONCEPT

EXISTING CONDITIONS (at S.W. CORNER OF PROPERTY)

$$DA = 71 \text{ Ac}$$

$$c = 0.30$$

$$L_c: \left. \begin{array}{l} L = 3250' \pm \\ H = 28' \pm \end{array} \right\} S = 0.85\% \pm$$

$$t_c = \frac{(1.80)(1.10 - 0.30) \sqrt[3]{3250}}{\sqrt[3]{0.85}} = 86.66 \text{ MIN}$$

$$e_{100} = 2.97 \text{ IN/HR}$$

$$e_5 = 1.71 \text{ IN/HR}$$

$$Q_{100} = 63.3 \text{ CFS}$$

$$Q_5 = 36.4 \text{ CFS}$$

PROPOSED CONDITIONS

$$DA: \begin{array}{ll} 41 \text{ Ac} & c = 0.30 \\ 27 \text{ Ac} & c = 0.80 \end{array}$$

$$68 \text{ Ac} \quad \text{Ave } c = \frac{(41)(0.30) + (27)(0.80)}{68} = 0.50$$

$$L_c: \left. \begin{array}{l} L = 3770' \pm \\ H = 28' \pm \end{array} \right\} S = 0.75\% \pm$$

$$t_c = \frac{(1.80)(1.10 - 0.50) \sqrt[3]{3770}}{\sqrt[3]{0.75}} = 72.99 \text{ MIN}$$

$$e_{100} = 3.39 \text{ IN/HR}$$

$$e_5 = 1.96 \text{ IN/HR}$$

$$Q_{100} = 115.3 \text{ CFS}$$

$$Q_5 = 66.6 \text{ CFS}$$



Date \_\_\_\_\_ Page 2 of 2

Project \_\_\_\_\_

Item \_\_\_\_\_

### PROPOSED DITCH SECTION

Bottom Width : 8.00'

Side slope (RT) : 6:1

(LT) : 4:1

Slope : 0.18%

Manning's "n" : 0.030

### 5-yr Flow

$$Q_{DES} = 66.6 \text{ CFS}$$

$$\text{Depth of flow} = 1.754'$$

$$Q = 66.6 \text{ CFS}$$

$$V = 2\frac{1}{4} \text{ FPS}$$

### 100-yr Flow

$$Q_{DES} = 115.3 \text{ CFS}$$

$$\text{Depth of flow} = 2.274'$$

$$Q = 115.3 \text{ CFS}$$

$$V = 2\frac{1}{2} \text{ FPS}$$



Date \_\_\_\_\_ Page \_\_\_\_\_ of \_\_\_\_\_

Project \_\_\_\_\_

Item \_\_\_\_\_

KTA DITCH

EARTHWORK	4025 <del>3547.5</del> cu yd @ 1.50 / cu yd	6038	<del>\$5321.25</del>
DITCH LINING	160 sq yd @ 18 / sq yd		2880.00
SEEDING	1.8 Ac @ 750 / Ac		1350.00
SUBTOTAL		10268	<del>9551.25</del>
20% CONTINGENCY		2054.25	1970.25
Remove & Constr. Wash Check		3000	
TOTAL		<del>\$12322</del>	<del>\$11,461.50</del>
		\$15325	

NORTH SYSTEM	47214	<del>\$46,734.00</del>
SOUTH SYSTEM	81558	<del>79,878.00</del>
KTA DITCH	15325	<del>11,461.50</del>
	<del>12322</del>	
TOTAL	<del>\$141097</del>	<del>\$138,073.50</del>
	\$144097	

U. S. EAST

KELL088

444.35'

10851  
Shaded Area

See L.

570 0100  
EXIST. M.H.  
570 1100 M.H.  
889 Conc. Areas

16'  
8'

570 5100 M.H.  
End Conc. Areas

No Eastmt.

570 5100  
M.H.

570 5100 M.H. End Line  
9" 5106 N 8" 5106 W

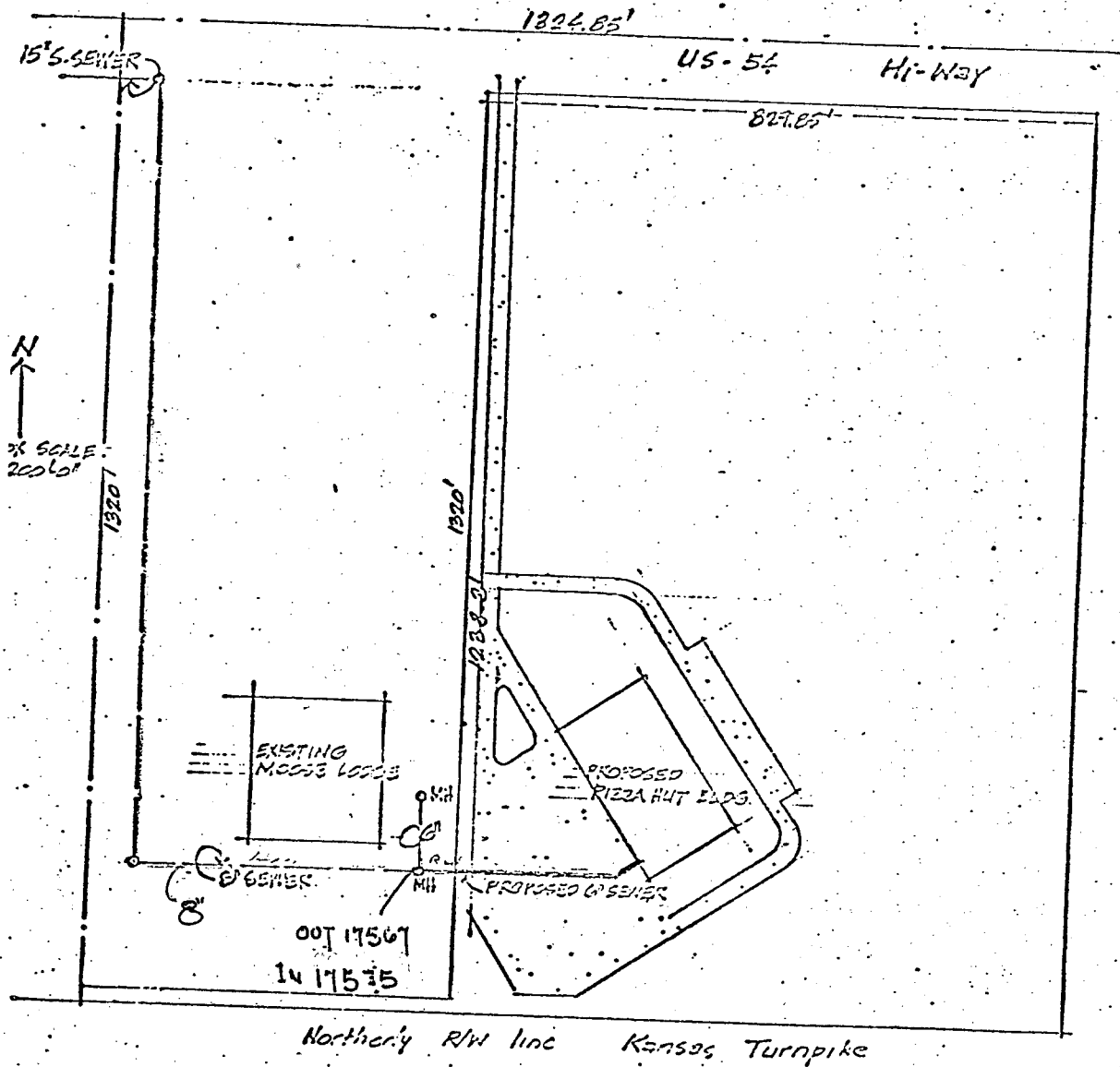
444.35'

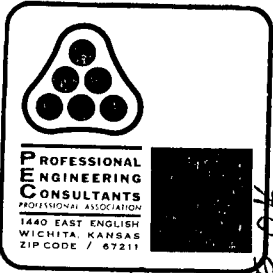
10603  
Shaded  
8710 and  
Restic.

110-19981  
CWD-1086  
88 DEEP.

Ext. Lot 3  
W. B. Carter  
Dec. 1967  
I.H. 62

42A





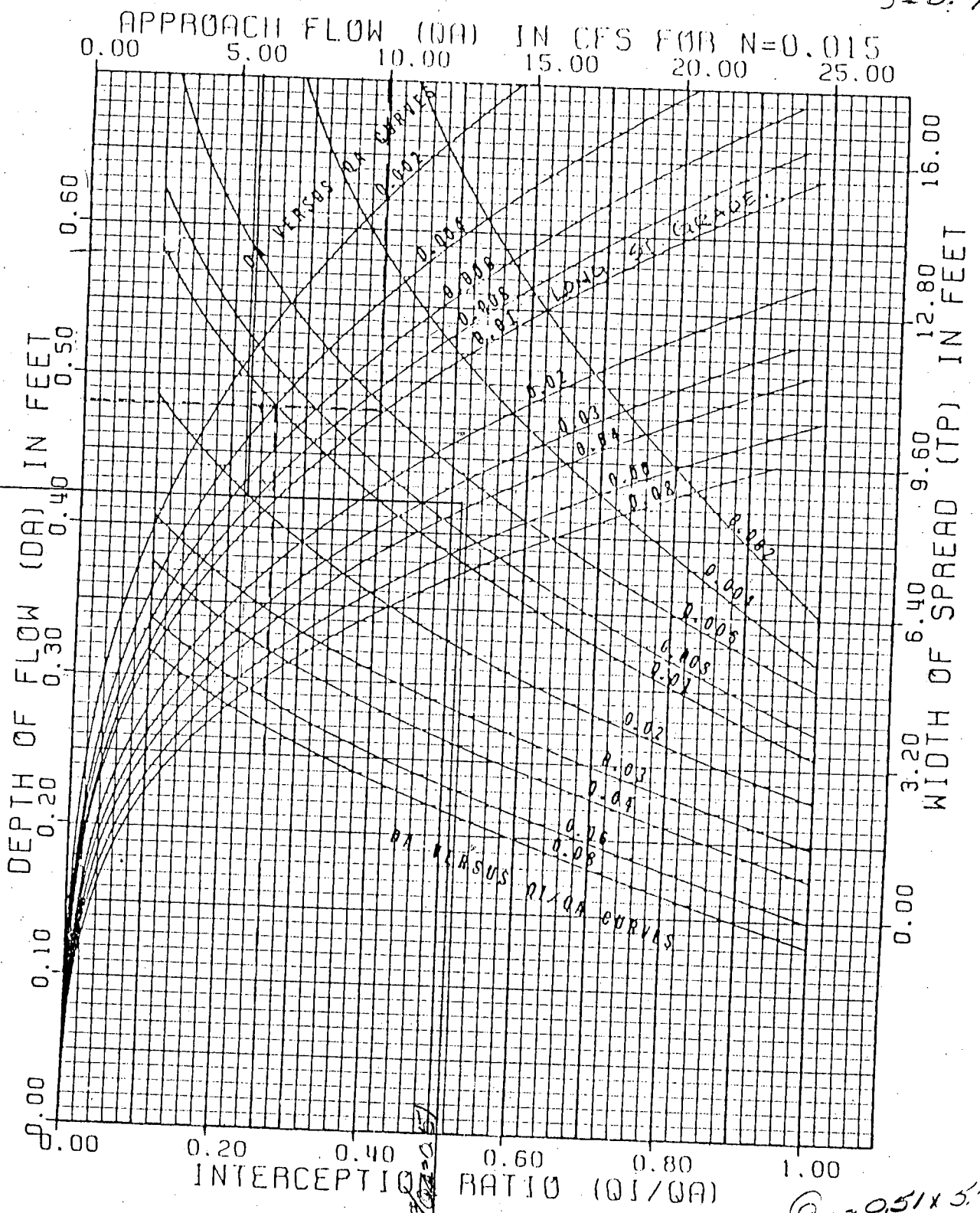
Date DEC 18, 1978 Page \_\_\_\_\_ of \_\_\_\_\_

Project K.T. WIEDEMANN

Item 1 DRAINAGE <sup>ok.</sup> <sup>ok.</sup> <sup>ok.</sup> <sup>ok.</sup>

NODE	TOP OF CURB	TOP OF PIPE	DEPTH OF PIPE BELOW CURB	SIZE OF PIPE	DEPTH	SLOPE	LENGTH	DEPTH	NODE
370	166.70	164.12	2.58'	18"	162.45	1.00%	45'	162.00	360 253
360	166.70	164.17	2.53'	27"	161.70	0.33%	45"	161.55	350 178
350	166.70	164.18	2.52'	30"	161.45	0.38%	65'	161.20	340 253
340	166.38	163.83	2.55'	30"	161.10	0.42%	120'	160.60	330 266
330	165.93	163.13	2.80'	30"	160.40	0.44%	240'	159.35	320 212
420	165.18	162.11	3.07'	15"	160.70	1.00%	45'	160.25	320 65
320	165.04	162.50	2.54'	36"	159.25	0.33%	45"	159.10	310 383
310	165.04	162.25	2.79'	36"	159.00	0.47%	200'	158.50	300 333
300	HW IN CHAN 161.55	TOP OF PIPE 161.50		36"	158.50			CHAN E 158.25	

NO. 310  
 $Q_A = 5.7 \text{ cfs}$   
 $s = 0.70\%$



depth of flow  
 $= 0.48'$

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

$Q_I = 0.51 \times 5.7 = 2.91 \text{ cfs}$   
 $Q_{BYPASS} = 2.79 \text{ cfs}$

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

$\therefore$  Depth =  $0.48'$   
 Interception ratio =  $26\% = 2.6 \text{ cfs}$

$3/8" / \text{ft}$

Node 310  
 S = 0.70%  
 QA = 5.7 cfs

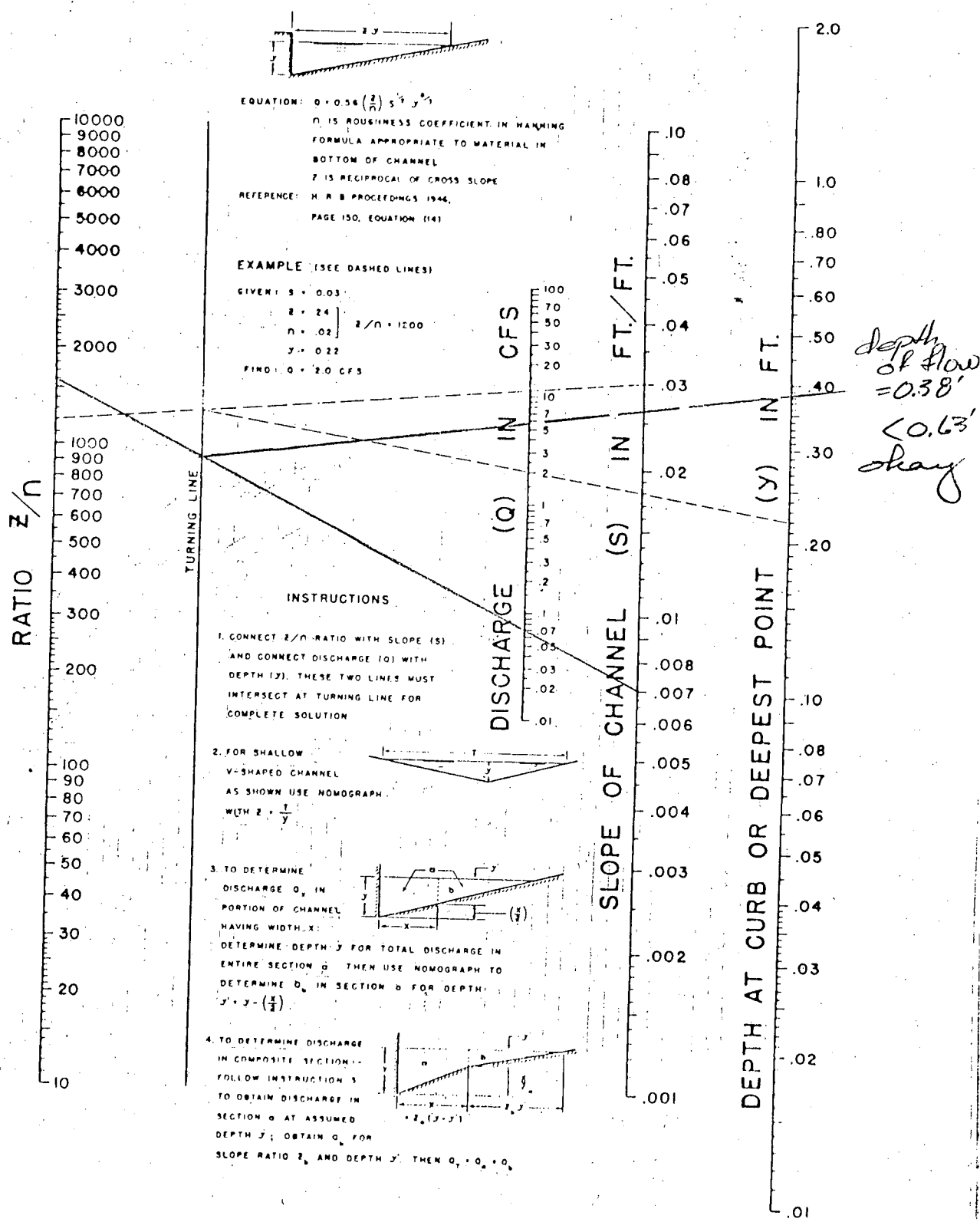


FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.

Node 120  
 S = 0.32%  
 Q<sub>A</sub> = 22 cfs

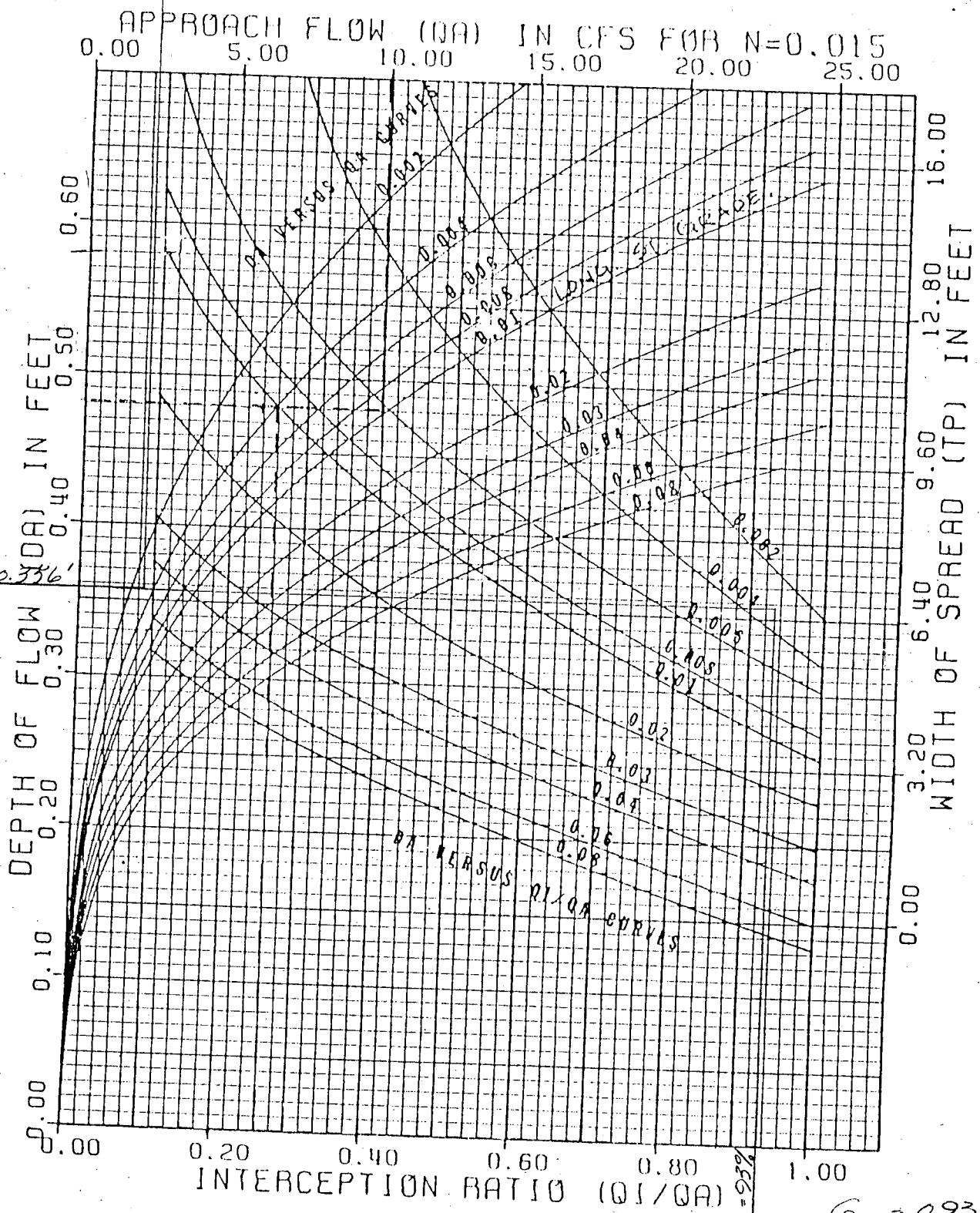


FIGURE A-7 DESIGN CURVES FOR SHC TYPE-22 STORM WATER INLET:  $L_0 = 4$  FEET AND  $S_x = 1/32$ .

$Q_1 = 0.93 \times 22 = 2.05 \text{ cfs}$

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

$\therefore$  Depth = 0.48'

Interception ratio = 26% = 2.6 cfs

$\frac{3}{8}$ " / ft

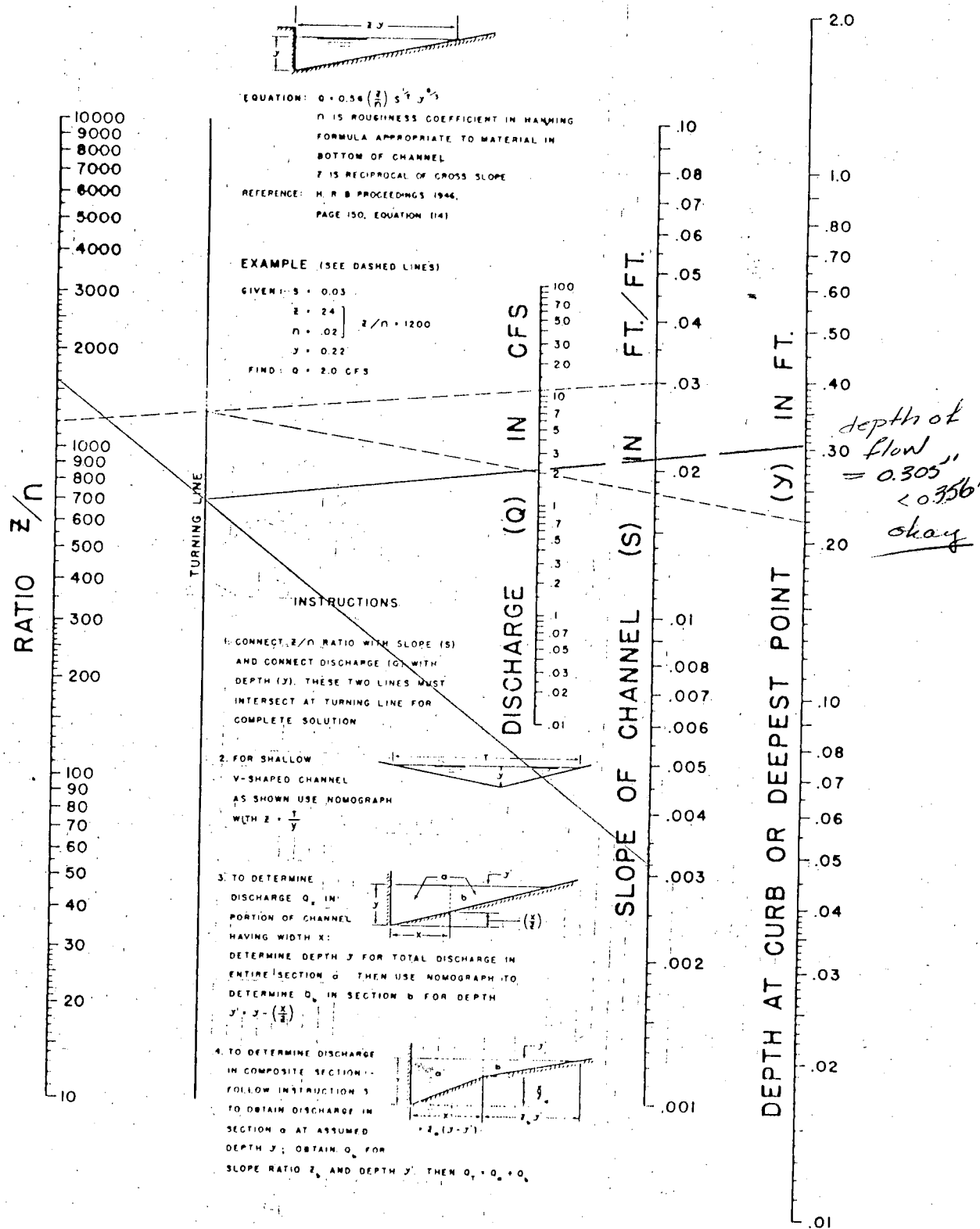
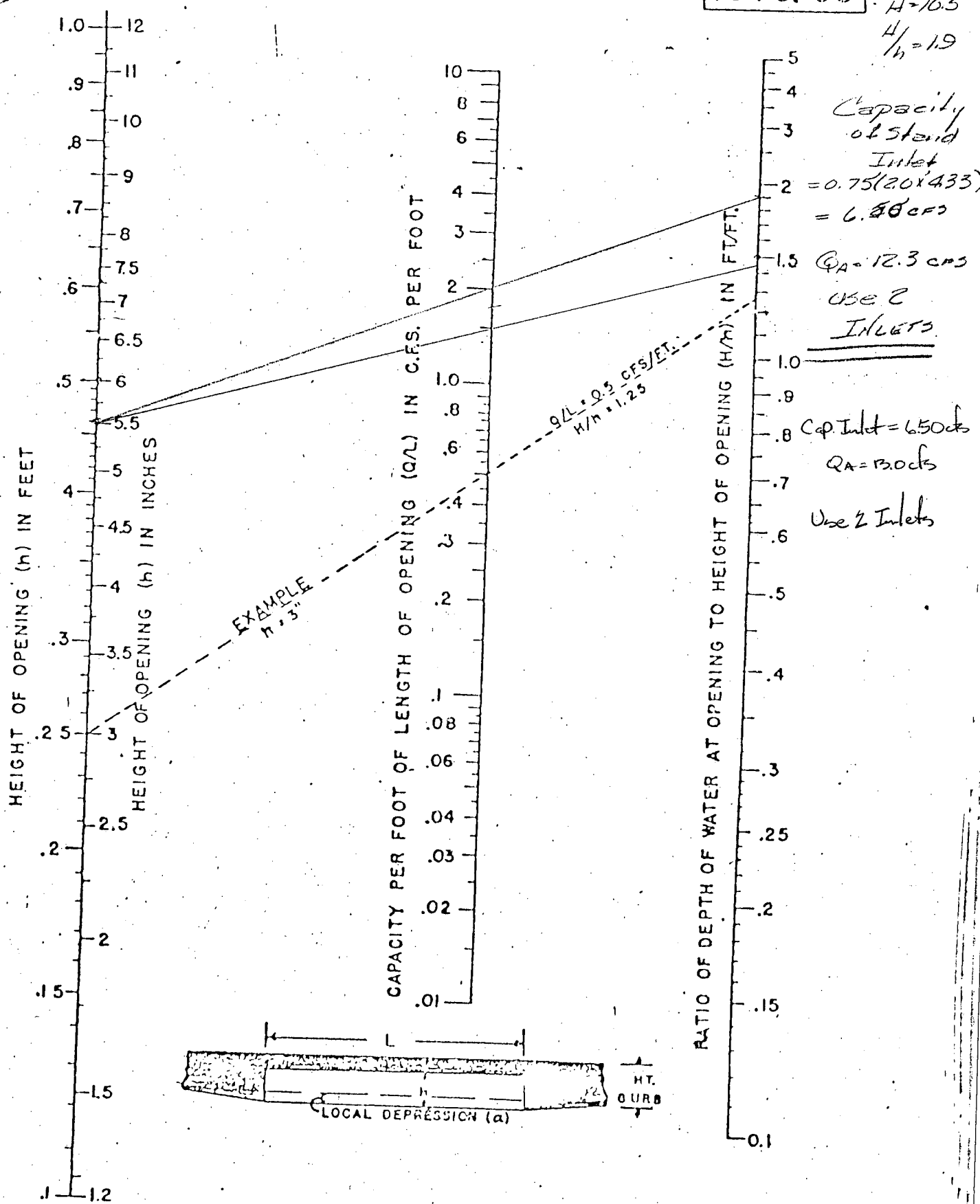
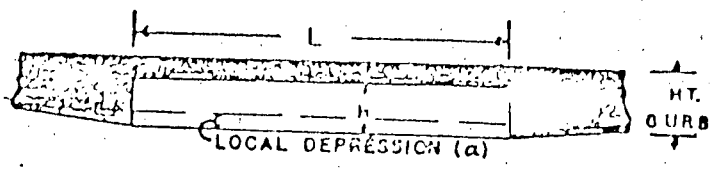


FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.

Node 300  
 1073.03  
 $h = 5.5$   
 $H = 10.5$   
 $H/h = 1.9$

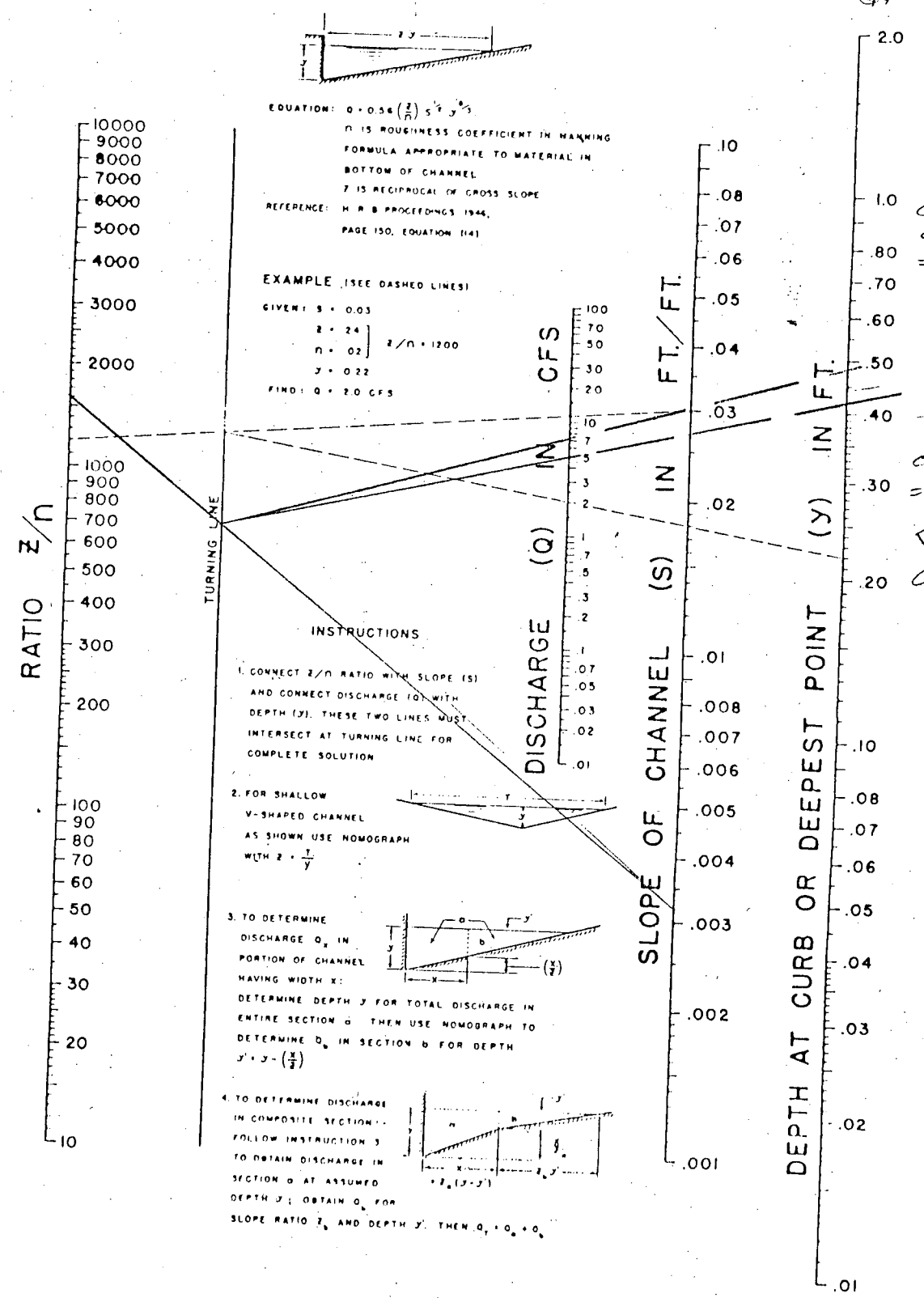


Capacity of stand Inlet  
 $= 0.75(20 \times 433)$   
 $= 6.58 \text{ cfs}$   
 $Q_A = 12.3 \text{ cfs}$   
 Use 2 Inlets.  
 Cap. Inlet = 6.50 cfs  
 $Q_A = 13.0 \text{ cfs}$   
 Use 2 Inlets



JAN., 1951

STREETS  
 NODE 360  
 $S = 0.32\%$   
 $S_b = 0.32\%$   
 $Q_w = 5.04$   
 $Q_s = 7.26$   
 $Q_r = 12.3 \text{ cfs}$



depth of  $Q_s$  = 0.48' < 0.63' okay

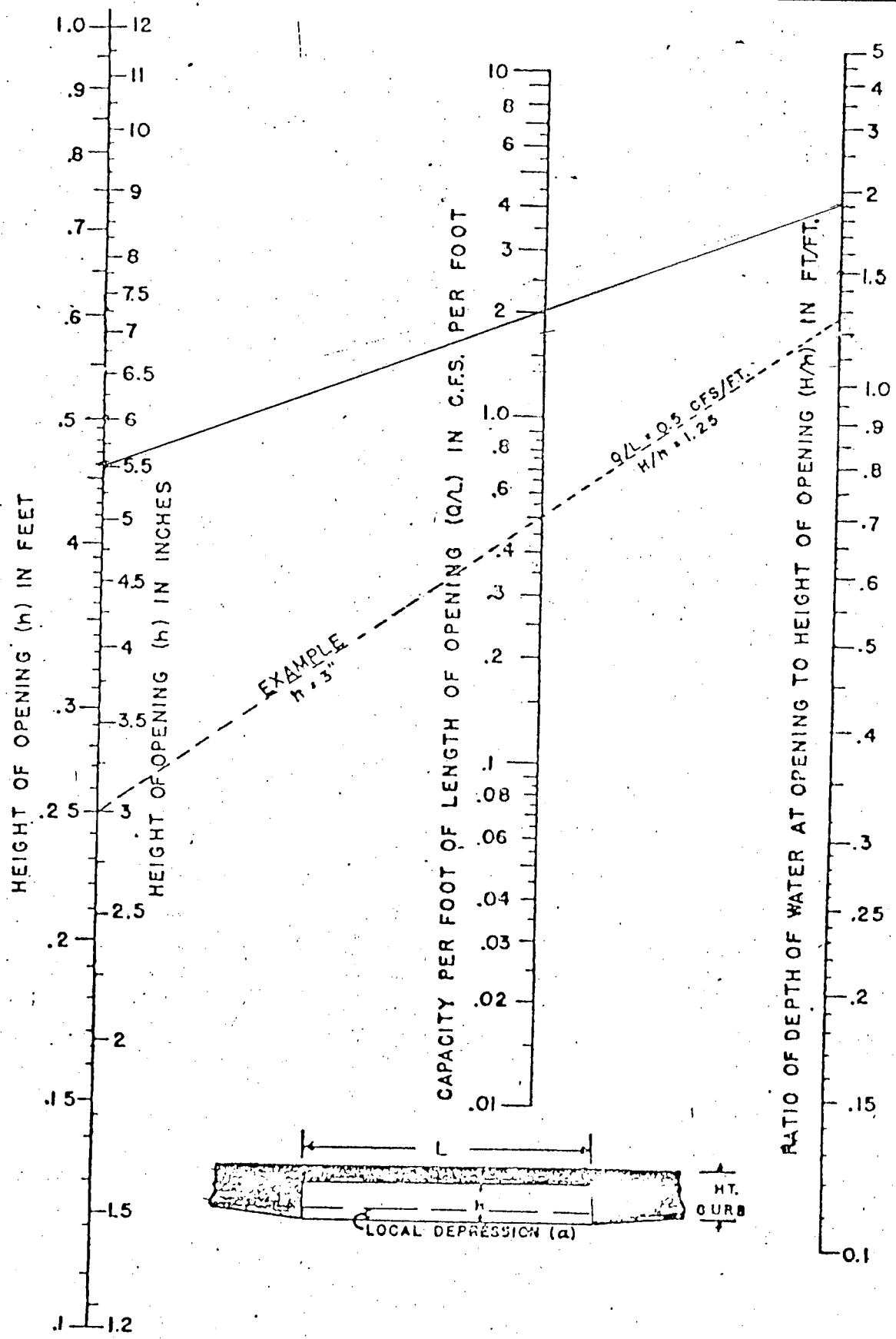
depth of  $Q_r$  = 0.48' < 0.47' okay

FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.

Code 370

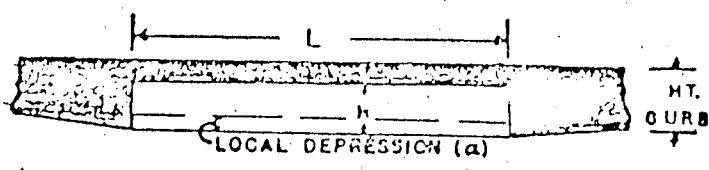
1073.03

$h = 5.5''$   
 $H = 10.5''$   
 $H/h = 1.9$



Capacity of Street Inlet  
=  $0.75(2.0 \times 4.33)$   
=  $6.50 \text{ cfs}$

$Q_A = 2.2 \text{ cfs}$   
 $< 6.50 \text{ cfs}$   
okay



JAN. 1951

NO. 370  
 S = 0.32%  
 Q = 2.2 CFS

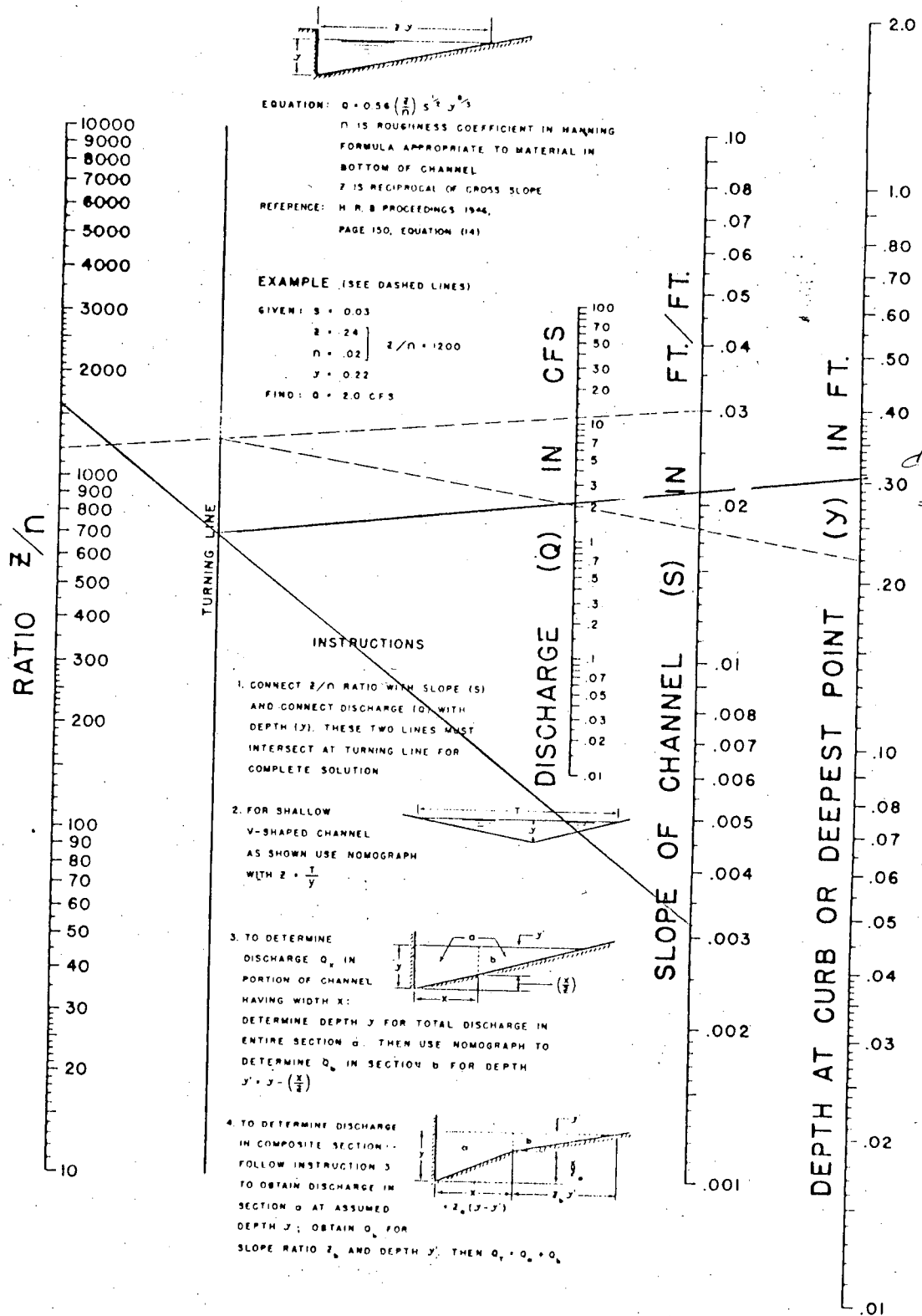


FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.

1073.03

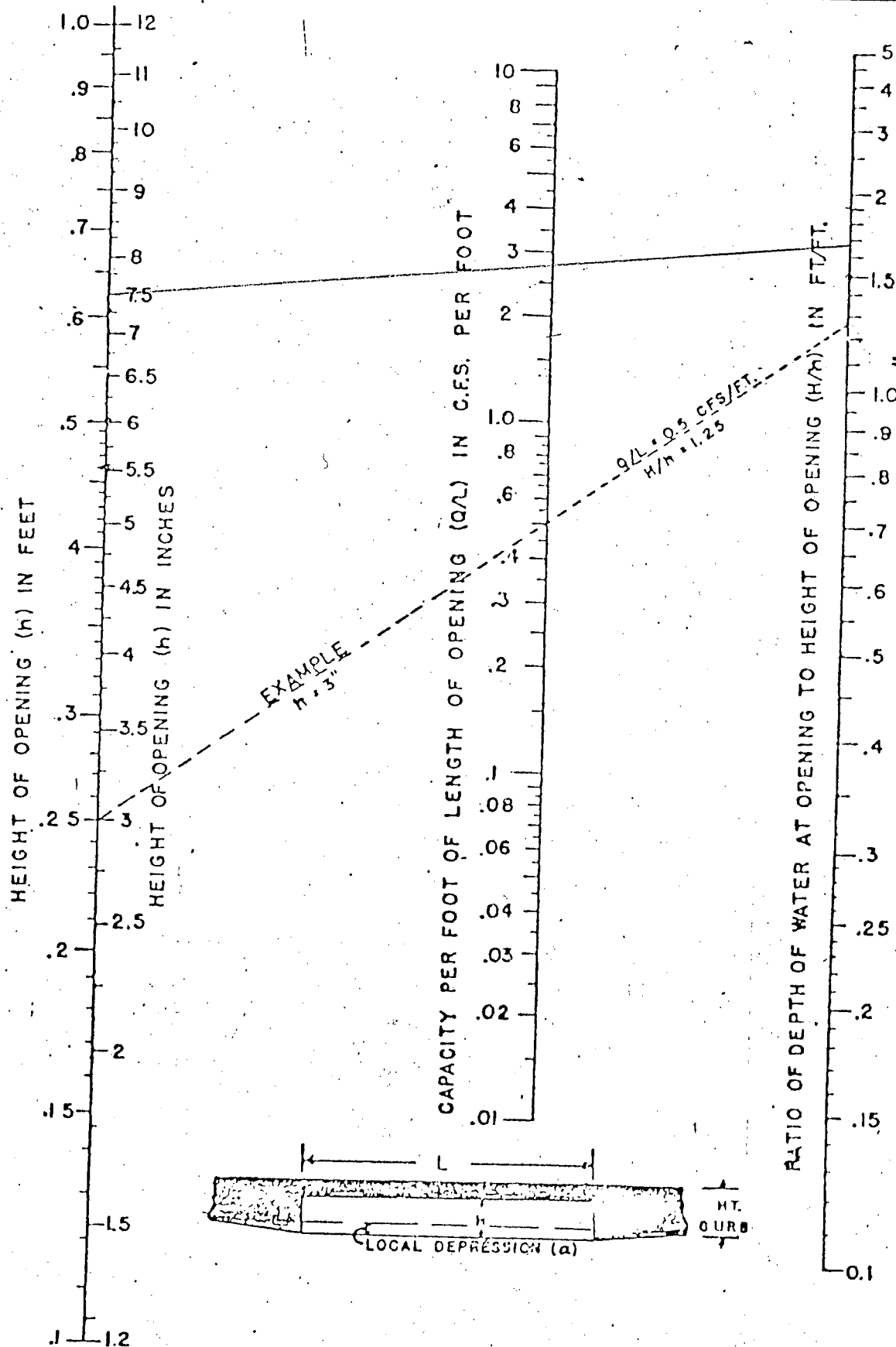
NOTE  
140  
S=0.30%  
Q<sub>A</sub>=13.7  
CFS

h=7.5"  
H=12.5"  
H/h=1.67

Capacity  
of 1 stone  
Inlet  
= 0.75(2.75)(10.3)  
= 8.94 cfs

USE  
2 INLETS

Cap Inlet = 6.50 cfs  
Use 2 Inlets



JAN., 1951

$S_A = 0.49\%$   $Q_A = 8.26$   
 $S_E = 0.32\%$   $Q_E = 5.44$   
 $Q_T = 13.7$

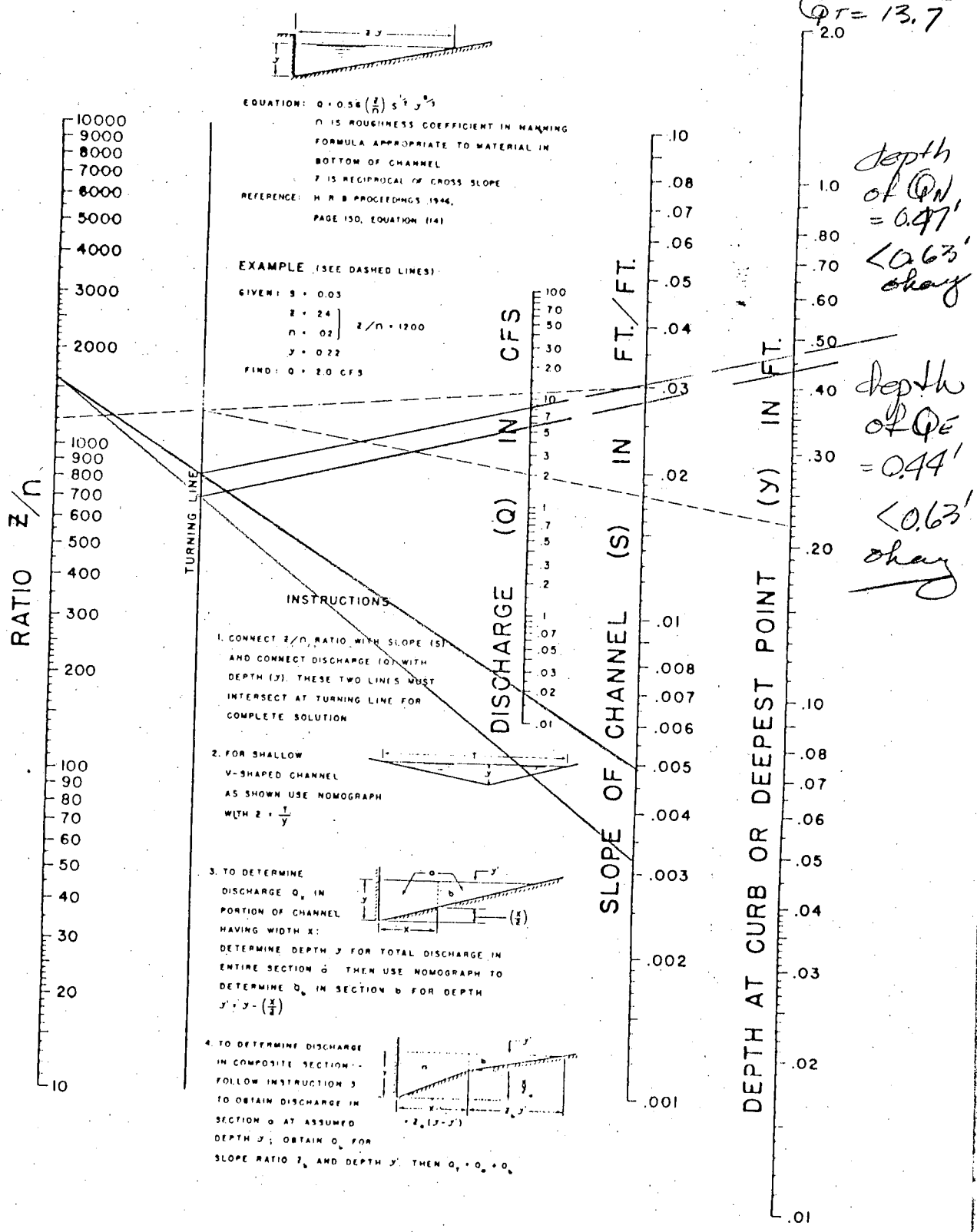


FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.

Note:  $V_{50}$   
 $S = 0.32\%$   
 $Q_A = 4.9 \text{ cfs}$

depth of flow = 0.48'

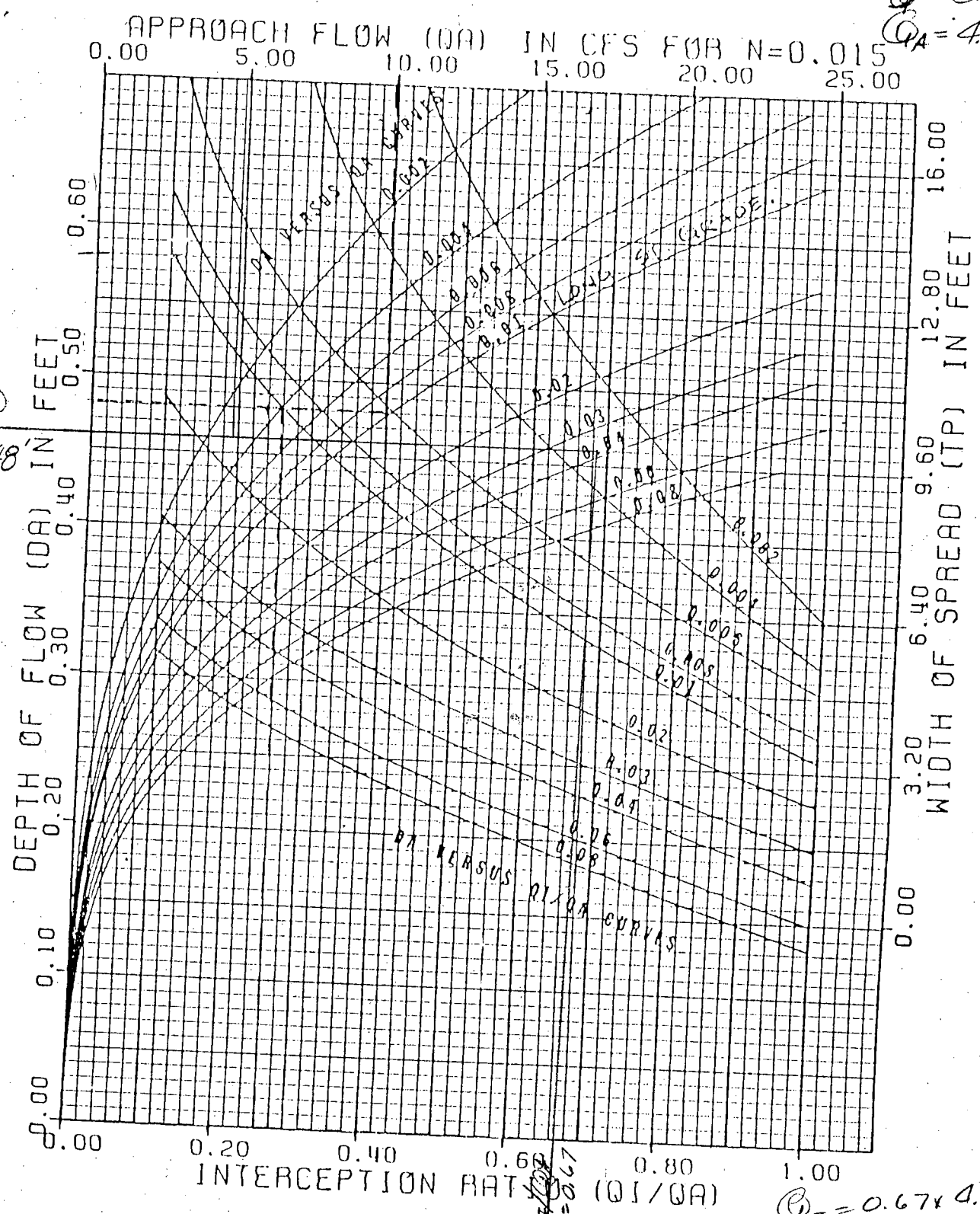


FIGURE A-7 DESIGN CURVES FOR SMC TYPE-22 STORM WATER INLET:  $L_0 = 4$  FEET AND  $S_x = 1/32$ .

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

$\therefore$  Depth = 0.48'  
 Interception ratio = 26% = 2.6 cfs

$Q_I = 0.67 \times 4.9 = 3.28 \text{ cfs}$   
 $Q_{\text{PASS}} = 1.62 \text{ cfs}$   
 $Q_I = 1.67 \times 5.6 = 3.0 \text{ cfs}$   
 $Q_{\text{PASS}} = 1.8 \text{ cfs}$   
 $3/8" \text{ / } 1/4"$

Node 130  
 S = 0.37%  
 Q = 4.9 CFS

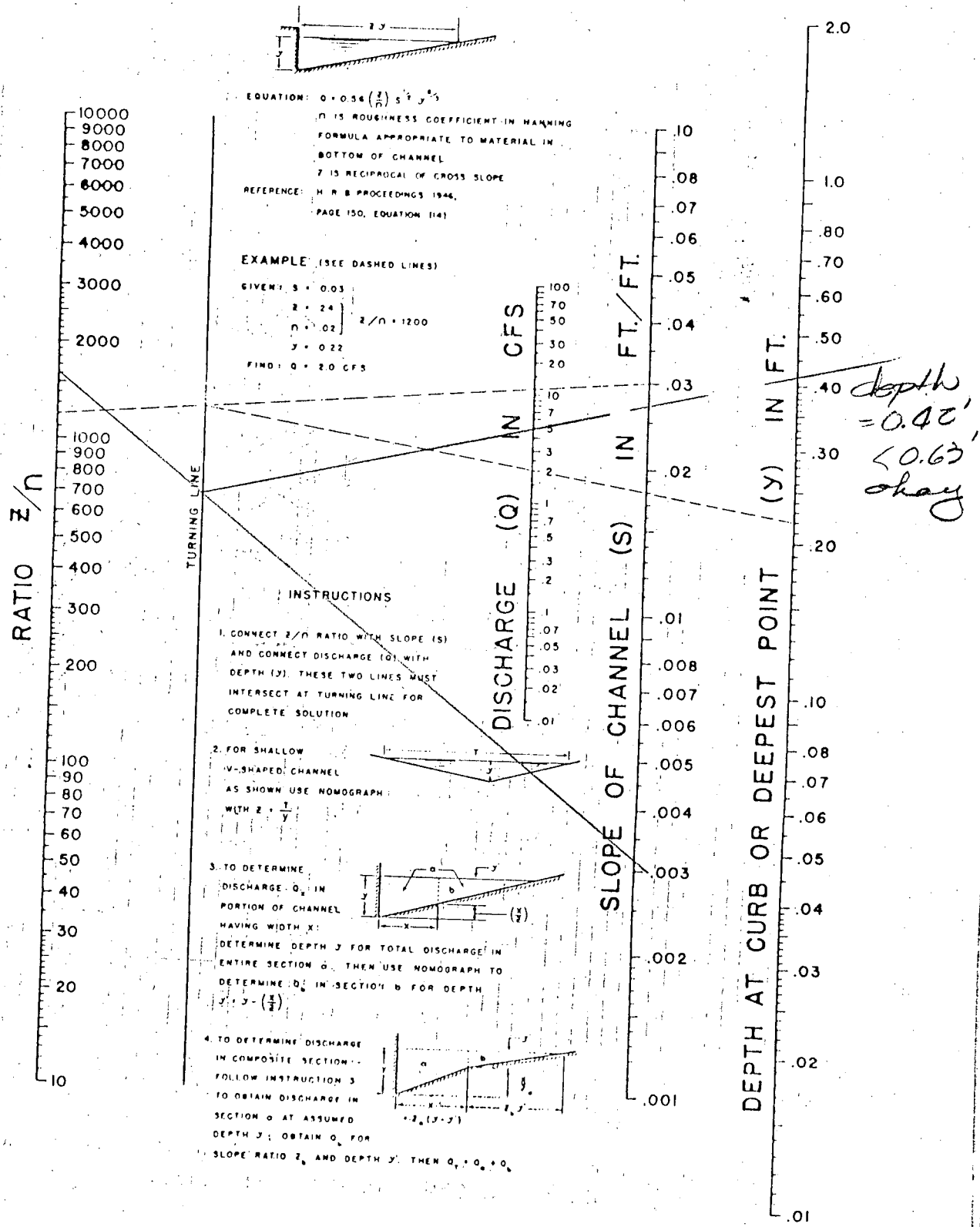
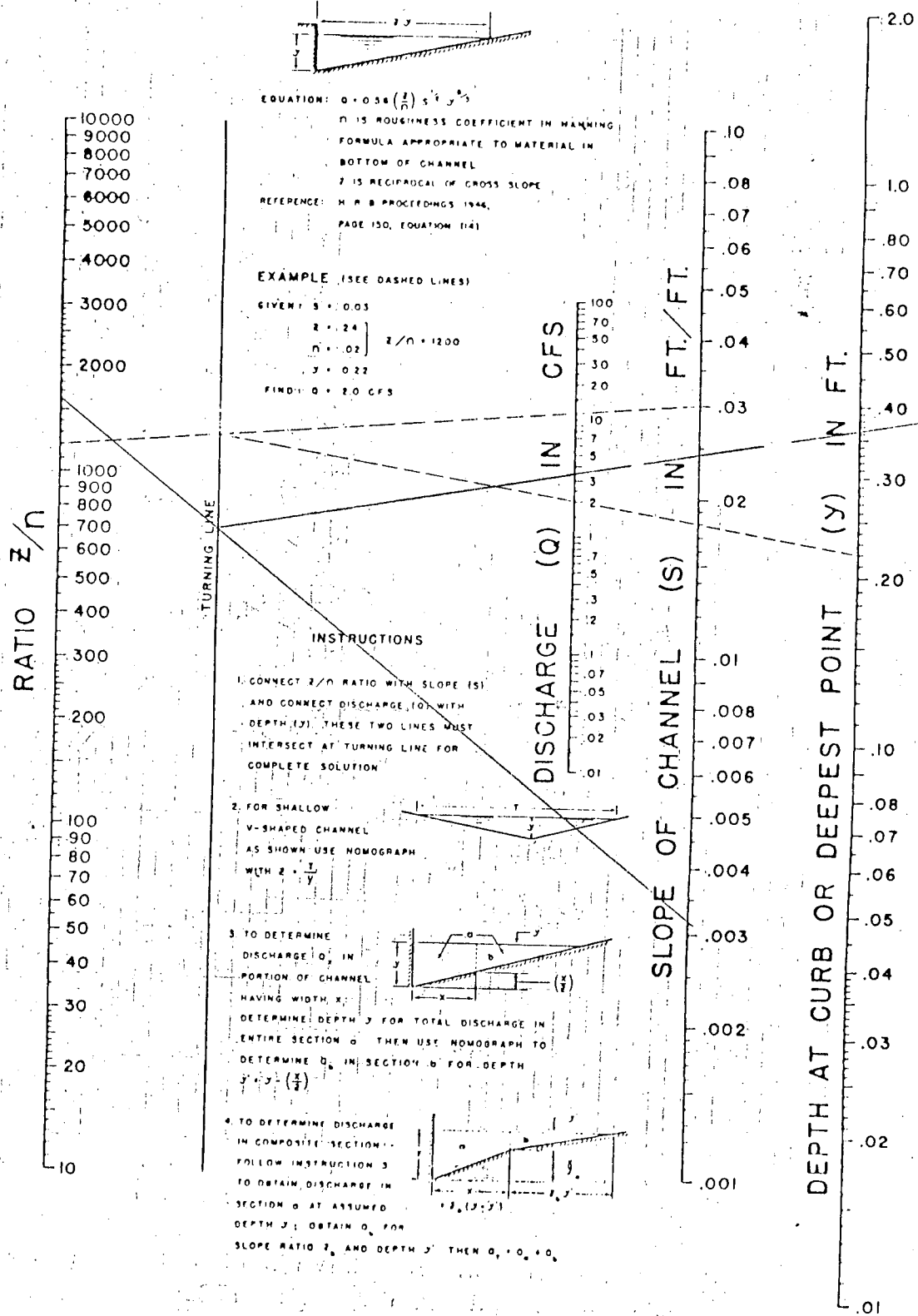


FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.



NODE 120  
 S = 0.32%  
 Q<sub>A</sub> = 3.4 cfs



depth  
 of flow  
 = 0.36'  
 < 0.63'  
 okay

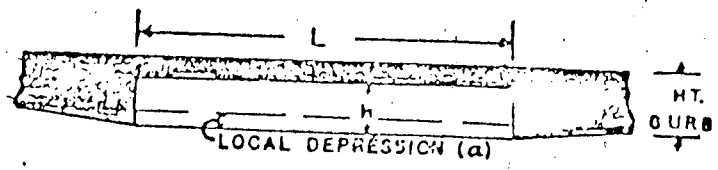
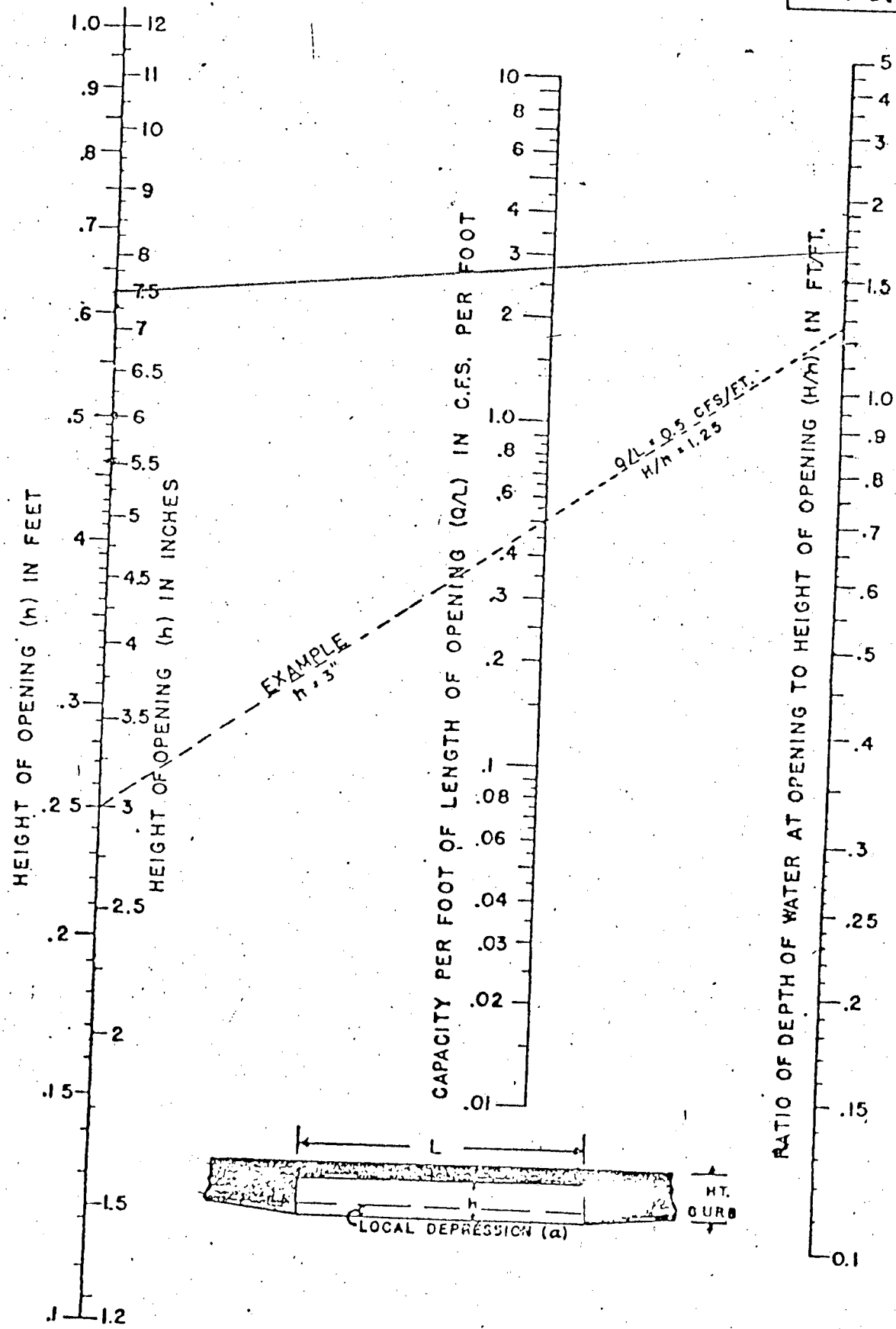
FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.

1073.03  $Q = 5.0$   
~~3-037~~  
 $+ 0.61$   
5.61  
CFS

$h = 7.5"$   
 $H = 12.5"$   
 $H/h = 1.67$

Capacity  
of Stand  
Inlet  
 $= 0.75(2.75 \times 14.3)$   
 $= 8.94$  cfs  
*Shang*

Use 1 Inlet.



JAN. 1951

$S_E = 0.32\% \Rightarrow Q_E = 1.58$   
 $+ 0.61$   
 $\underline{\quad\quad\quad}$   
 $2.19 \text{ CFS}$   
 $S_W = 0.32\% \Rightarrow Q_W = 3.42 \text{ CFS}$

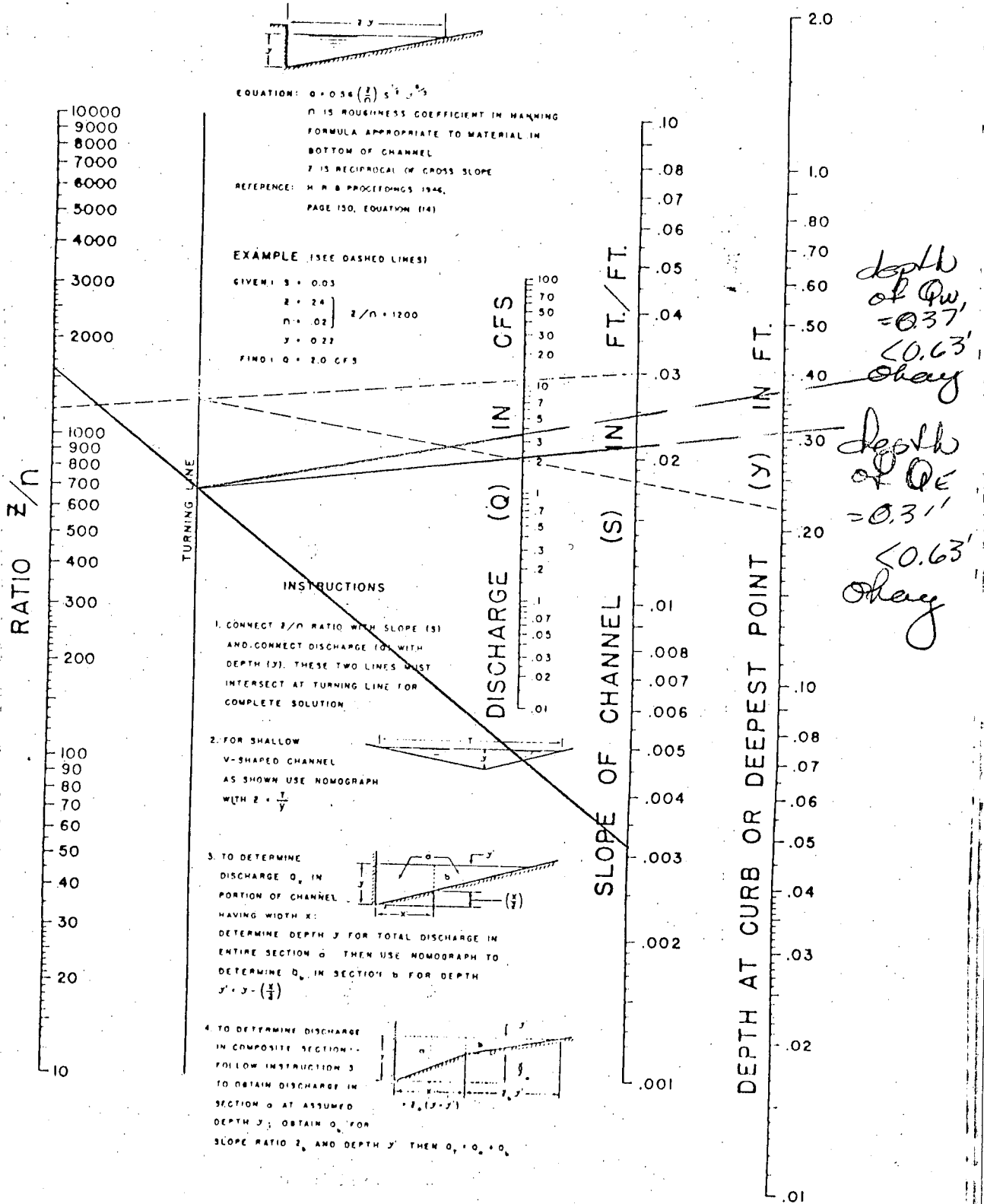
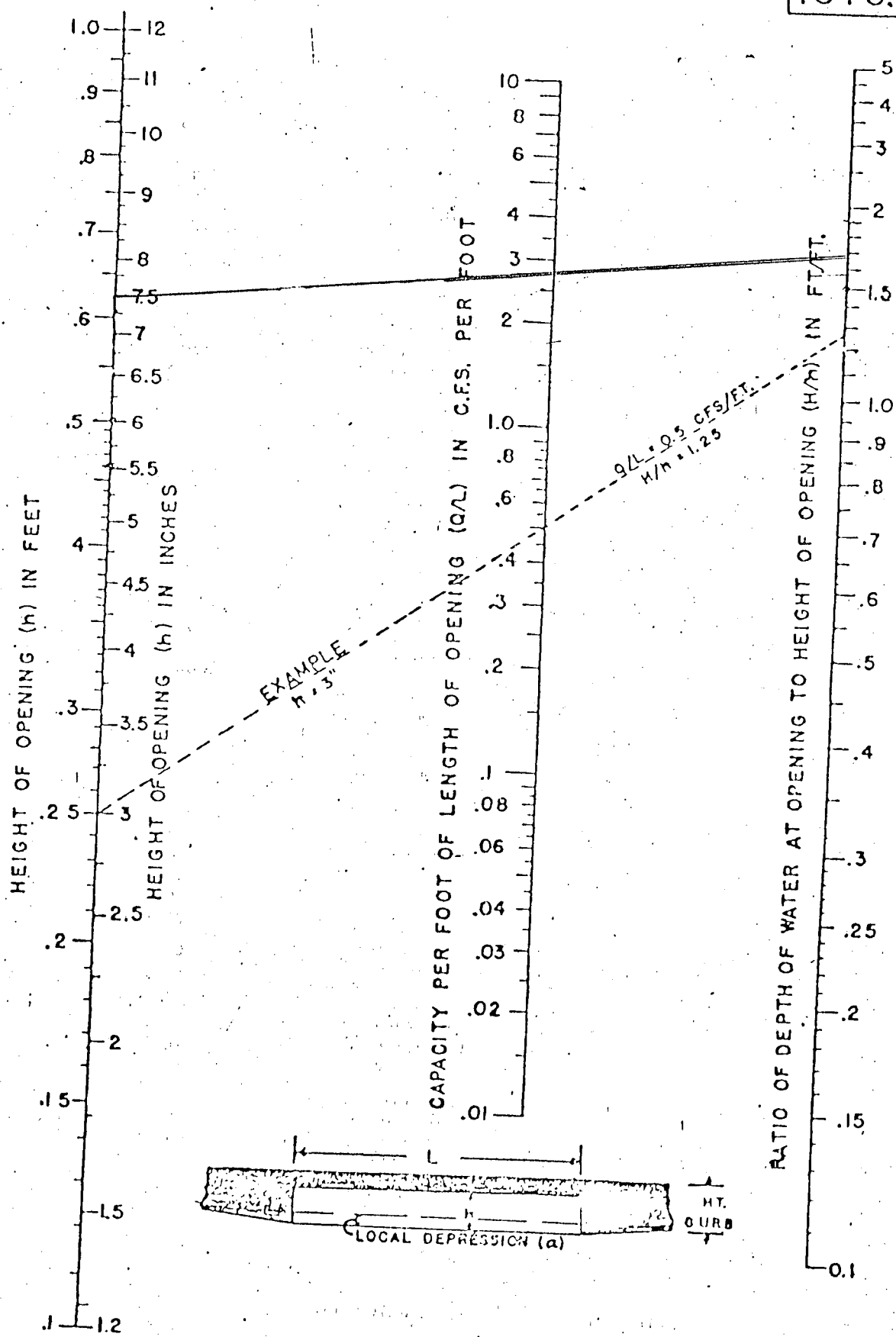


FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.

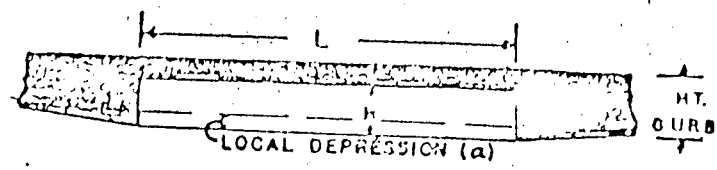
11-15-68

Denver Regional Council of Governments

215  
 1073.03  $Q = 11.9 cfs$



$h = 7.5''$   
 $H = 12.5''$   
 $H/h = 1.67$   
 Capacity of stand Inlet =  
 $0.75 (2.75 \times 4.3)$   
 $= 8.94 cfs$   
USE 2 INLETS  
 Use 2 Inlets



JAN. 1951

Node 215

$S_N = 0.60\%$   $Q_N = 7.28$

$S_W = 0.32\%$   $Q_W = 4.26$

$Q_T = 11.9$

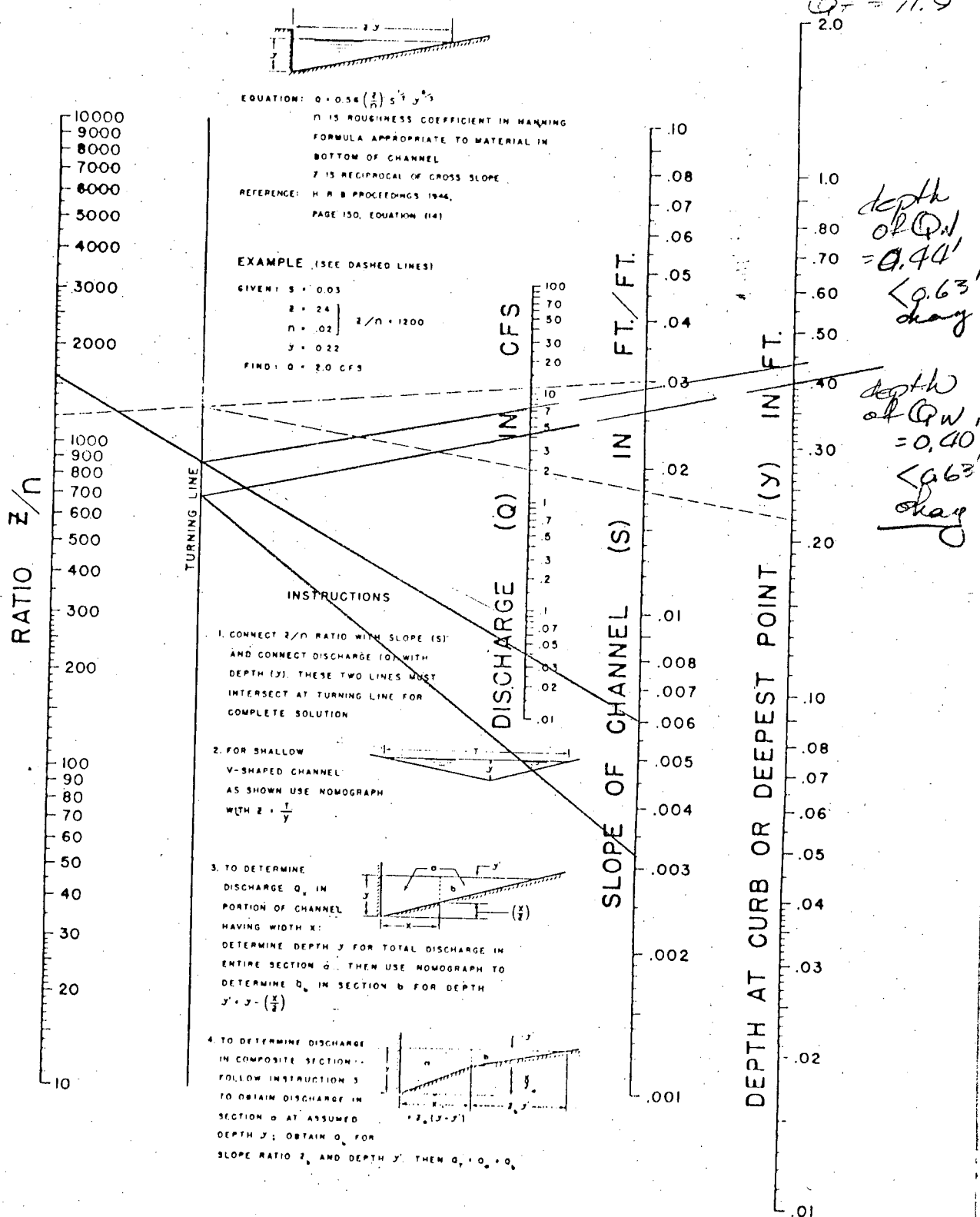


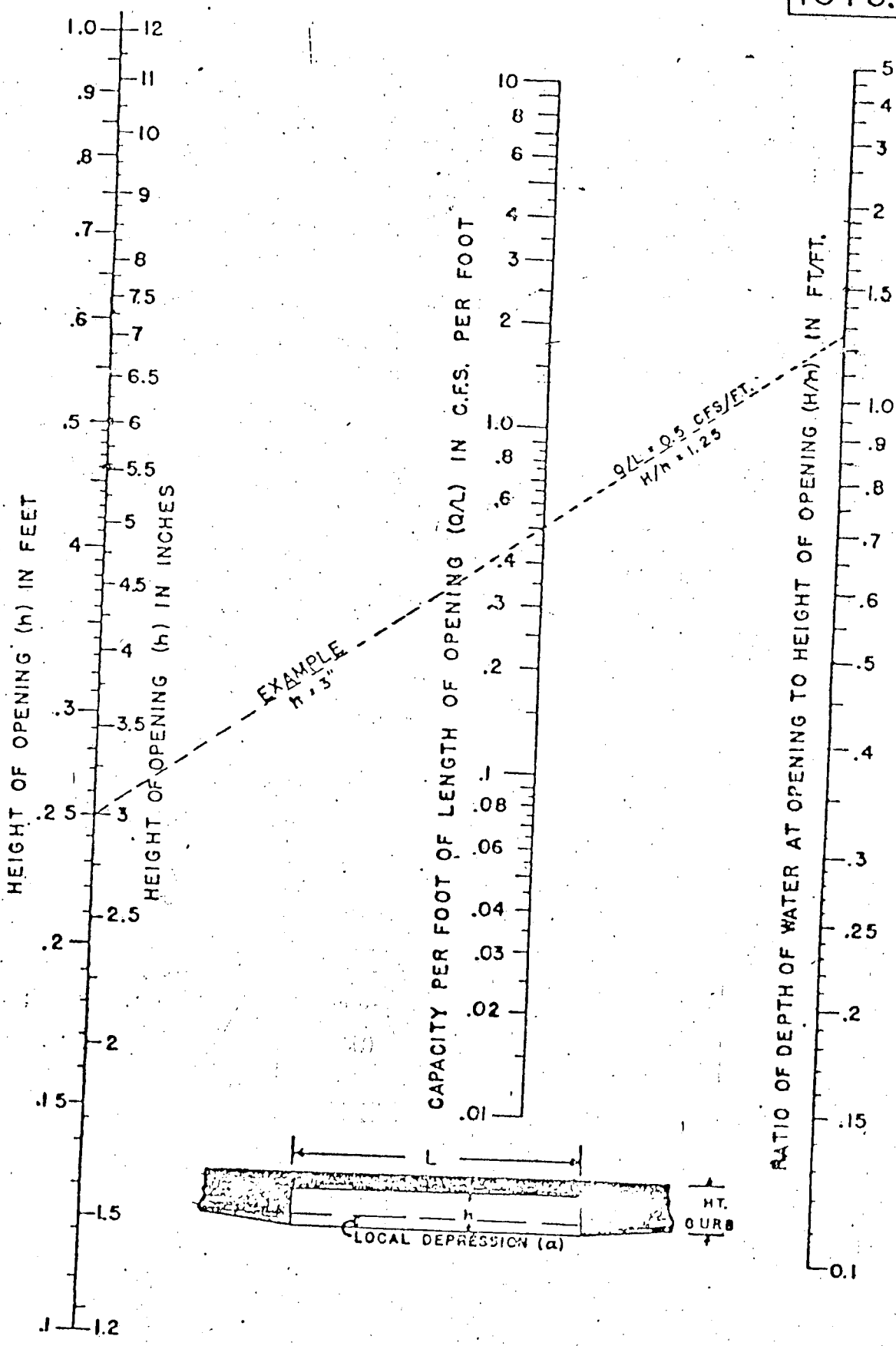
FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.

11-15-68

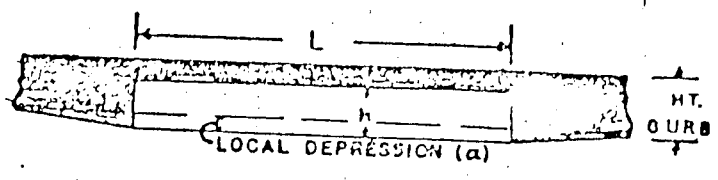
Denver Regional Council of Governments

NOV 210

1073.03



$s = 0.32\%$   
 $Q = 16.52$   
 CFS  
 $h = 7.5"$   
 $H = 12.5"$   
 $H/h = 1.67$   
 Capacity  
 of 5 ft  
 Inlet  
 $= 0.75(2.75 \times 4.3)$   
 $= 8.94$  CFS  
 Use  
2 INLETS



JAN. 1951

NODE 210  
 $S_w = 0.38\%$   $Q_w = 4.79$   
 $S_e = 0.32\%$   $Q_e = 10.11$   
 + 1.62  
 $Q_e = 11.73$

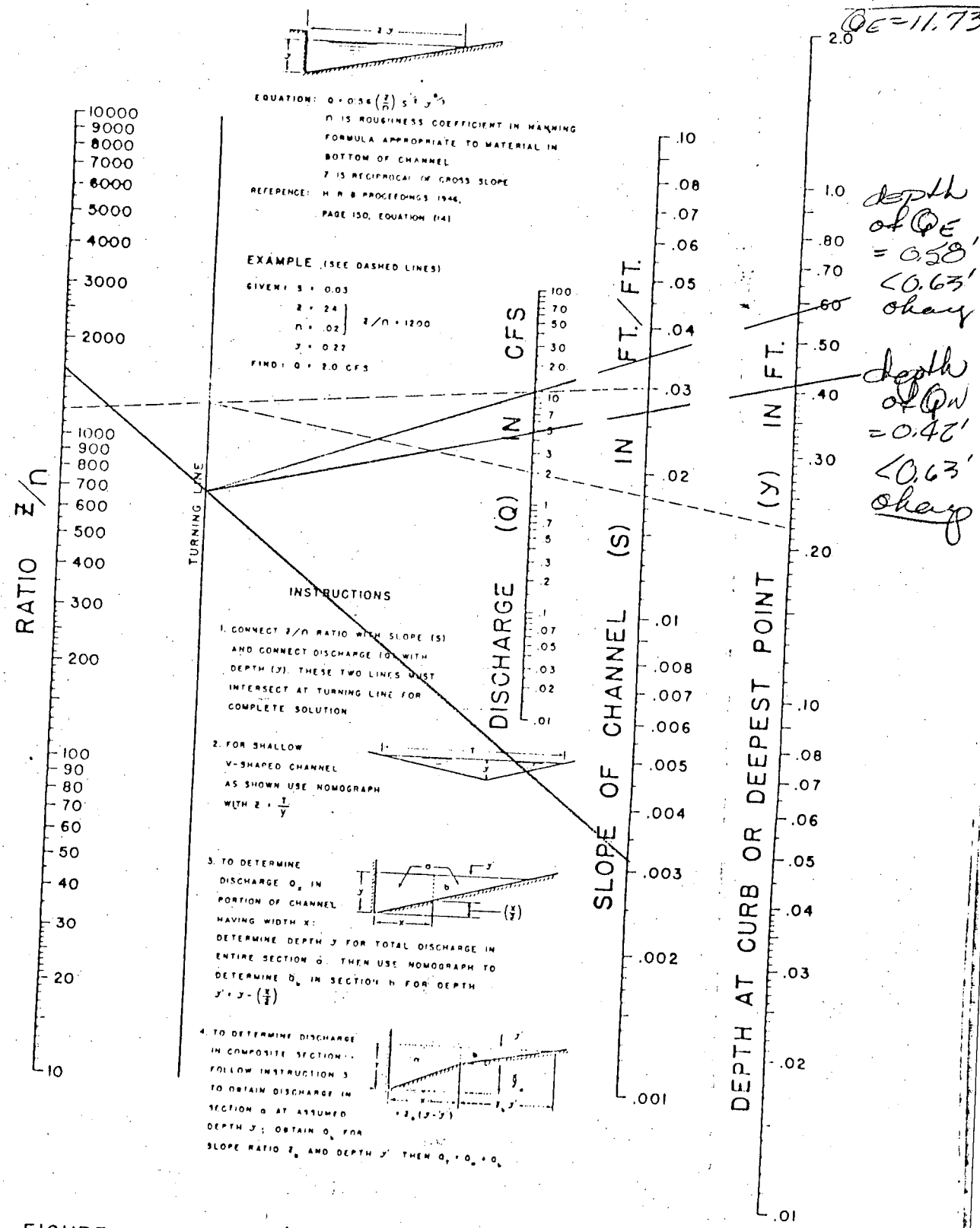


FIGURE 6-1. NOMOGRAPH FOR FLOW IN TRIANGULAR GUTTERS.

H. J. BARR, II, Chairman  
Lawrence

O. D. TURNER, Vice Chairman  
Topeka

ROBERT V. TALKINGTON, Secretary-Treasurer  
Topeka

JOHN T. IVY  
El Dorado

DAVID M. MILLS  
Arkansas City



R. D. FOGO  
Chief Engineer-Manager

KEITH RUSSELL, JR.  
Comptroller  
Asst. Secretary-Treasurer

BOB W. STOREY  
General Counsel

## KANSAS TURNPIKE AUTHORITY

BOX 18007 SOUTHEAST STATION — TELEPHONE (316) 682-4537

WICHITA, KANSAS 67218

January 23, 1979

Mr. Kenneth D. Everett, P. E.  
Project Engineer  
Professional Engineering Consultants  
1440 East English  
Wichita, Kansas 67211

Re: K. T. Wiedemann Business Park (Drainage Plan)

Dear Mr. Everett:

This letter is to serve as our approval of the drainage plan for the K. T. Wiedemann Business Park to the north of the KTA right-of-way between Webb and Greenwich Roads. Approved with the drainage plan is the proposed ditch on Turnpike right-of-way, plans for which were submitted to this office on January 8, 1979, with revisions received on January 22, 1979.

After the contract is let, the Contractor will need to obtain a permit from this office and submit an appropriate deposit to insure proper completion of the work. This permit will be required before any construction on KTA property can begin.

Very truly yours,

KANSAS TURNPIKE AUTHORITY

R. D. FOGO, P. E.  
Chief Engineer-Manager

RDF:jdm

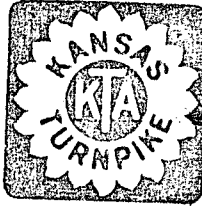
H. J. BARR, II, Chairman  
Lawrence

O. D. TURNER, Vice Chairman  
Topeka

ROBERT V. TALKINGTON, Secretary-Treasurer  
Topeka

JOHN T. IVY  
El Dorado

DAVID M. MILLS  
Arkansas City



R. D. FOGO  
Chief Engineer-Manager

KEITH RUSSELL, JR.  
Comptroller  
Asst. Secretary-Treasurer

BOB W. STOREY  
General Counsel

## KANSAS TURNPIKE AUTHORITY

BOX 18007 SOUTHEAST STATION — TELEPHONE (316) 682-4537

WICHITA, KANSAS 67218

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1440 East English  
Wichita, Kansas 67211

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After the contract is let, the Contractor will need to obtain a permit from this office and submit an appropriate deposit to insure proper completion of the work. This permit will be required before any construction on KTA property can begin.

Very truly yours,

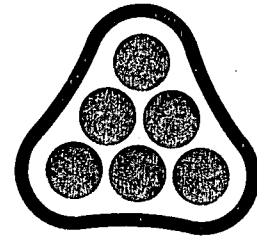
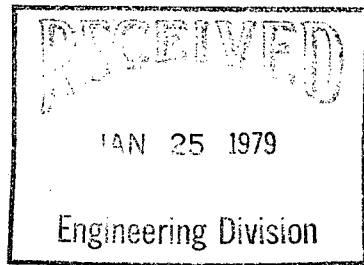
KANSAS TURNPIKE AUTHORITY

R. D. FOGO, P. E.  
Chief Engineer-Manager

RDF:jdm

## DIRECTORS

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



**PROFESSIONAL  
ENGINEERING  
CONSULTANTS**  
PROFESSIONAL ASSOCIATION

January 22, 1979

Mr. R. D. Fogo, P. E.  
Chief Engineer and Manager  
Kansas Turnpike Authority  
P. O. Box 18007, Southeast Station  
Wichita, Kansas 67218

Re: Kellogg Associates  
(K. T. Wiedemann Business Park)  
PEC File 30-78171-996

Dear Rod:

Transmitted herewith are revised plans for the proposed ditch to drain the K. T. Wiedemann Business Park to the north of the Turnpike right-of-way between Webb and Greenwich Roads in the City of Wichita. These plans reflect the following listed changes which you requested.

1. The Ditch grade was steepened from 0.18% to 0.25% to more closely parallel the existing flowline.
2. The removal and replacement of the westernmost wash check near Sta. 21+00.


Enclosed are copies of calculations showing the ditch flow characteristics for various frequency storms.

It is understood that your approval is contingent upon the construction of concrete ditch lining to protect that portion of the ditch near where the storm sewer system discharges. This ditch lining is shown on the plans.

If there are any questions, please let me know. I again thank you for your timely consideration of this matter.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS. P. A.

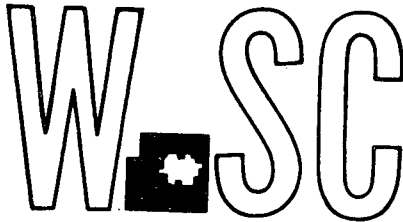
  
Kenneth D. Everett, P. E.  
Project Engineer

KDE:lo  
enclosures

cc: Yash Desai  
City of Wichita

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

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

January 26, 1979

Gary Wiley, P.E.C., P.A.  
1440 E. English  
Wichita, Kansas 67211

Re: S/D 78-119 - Final plat of K. T. Wiedeman Business Park

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 25, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the drainage improvements required by this plat including the construction of the new drainage channel at the northeast corner of the plat.
- B. The applicant shall guarantee the construction of a decel lane along the south line of Kellogg west of Wiedemann Street.
- C. The applicant shall guarantee the paving of all streets except U.S. 54.
- D. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- E. The applicant shall guarantee the installation of City water to serve all lots.
- F. The temporary cul-de-sac at the east end of Indianapolis shall be dedicated by separate instrument to be forwarded with the plat to the City Commission.
- G. The applicant shall guarantee the closing of the existing openings to U.S. 54 which cannot be utilized in the final development. The applicant shall contact the City Engineer's office regarding the amount of guarantee necessary.
- H. The applicant's engineer shall contact the City Engineer relative to indicating some front lot utility easements on the plat.

GARY WILEY, P.E.C., P.A.  
1-26-79  
Page 2

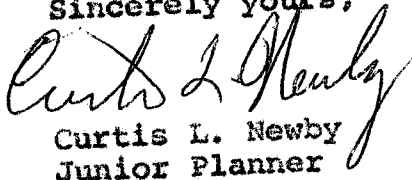
- I. An existing KG&E utility easement which is located along the west boundary of the plat shall be indicated on the final plat with the recorded book or film and page number referenced thereon.
- J.. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 1, 1979, at 1:30 p.m. If you should have any questions concerning this matter, please call.

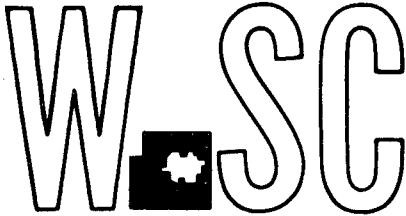
Sincerely yours,

  
Curtis L. Newby  
Junior Planner

CLN:bh

cc: K. T. Wiedeman, 8615 Shannon-way, 67206  
Kellogg Associates (Johnny Stevens) 151 N. Main, 67202  
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET

WICHITA, KANSAS 67202  
November 17, 1978  
(316) 268-4561

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

**Re: S/D 78-119 - Preliminary plat of K. T. Wiedemann Business  
Park**

**Gentlemen:**

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 16, 1978, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:


- A. Approval of the plat is subject to the approval of the associated Commercial Community Unit Plan DP-88.
- B. The applicant's engineer shall submit a drainage plan for subject plat to the City Engineer for approval. A letter from the City Engineer stating approval of said plan shall be submitted to the Planning Department prior to or at the time of submission of the final plat. If any drainage is to be directed to the Turnpike, a letter from K.T.A. accepting these drainage waters will be necessary.
- C. The applicant shall guarantee the drainage improvements required on the plat including the construction of the new drainage channel.
- D. A 35-foot building setback from all streets shall be indicated on all lots.
- E. The applicant shall guarantee the construction of a decel lane along the south line of Kellogg west of Wiedemann Street.
- F. The applicant shall guarantee the paving of all streets.
- G. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- H. The applicant shall guarantee the installation of City water to serve all lots.

- I. The Kansas Turnpike case number shall be indicated on the final plat.
- J. The Subdivision Committee recommends that sidewalks not be required on this plat.
- K. The final plat shall indicate a temporary cul-de-sac at the east end of Indianapolis. Said cul-de-sac shall be dedicated by separate instrument which shall be forwarded with the final plat to the City Commission. The radius of both cul-de-sacs on this plat shall be 75 feet. (City Engineer's office stated on 11-17-78 that 65 feet would be sufficient).
- L. The applicant shall guarantee the closing of the existing openings to U.S. 54 which are not to be utilized in the final development.
- M. Additional utility easements as shown on the engineer's "marked copy" of the preliminary shall be shown on the final plat.
- O. 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.
- P. Requirements for a final plat (See pages 20-25, Part 4 Article 3 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Junior Planner

LO:bh

cc: K. T. Wiedemann, 8615 Shannon Way, 67206  
Kellogg Associates (Johnny Stevens) 151 N. Main, 67202  
Dean Sellers, Assistant City Engineer

K. T. Wiedemann Business Park

Sanitary Sewer Pct.

① Lots 1, 2, 3, 4, & 5, Blk 1

$$\begin{array}{r}
 820' - 8" @ 30 = 24,600 \\
 3 \text{ MH} @ 3000 = \underline{9,000} \\
 \hline
 33,600
 \end{array}$$

sq. ft. basis

$$33,600 + 20\% = 40,320$$

use 441,000  
45,000

② lots 2 thru 9 incl., Blk 2

$$\begin{array}{r}
 660' 8" @ 30 = 19,800 \\
 1 \text{ MH} @ 3000 = \underline{3,000} \\
 \hline
 22,800
 \end{array}$$

sq. ft. basis

$$22,800 + 20\% = 27,360$$

28,000  
39,000

③ lots 2, 3, 4, 5, & 6, Blk 3

$$\begin{array}{r}
 670' 8" @ 30 = 20,100 \\
 3 \text{ MH} @ 3000 = \underline{9,000} \\
 \hline
 29,100
 \end{array}$$

sq. ft. basis

$$29,100 + 20\% = 34,920$$

36,000  
42,000

④ lots 6 thru 14 incl., Blk 1

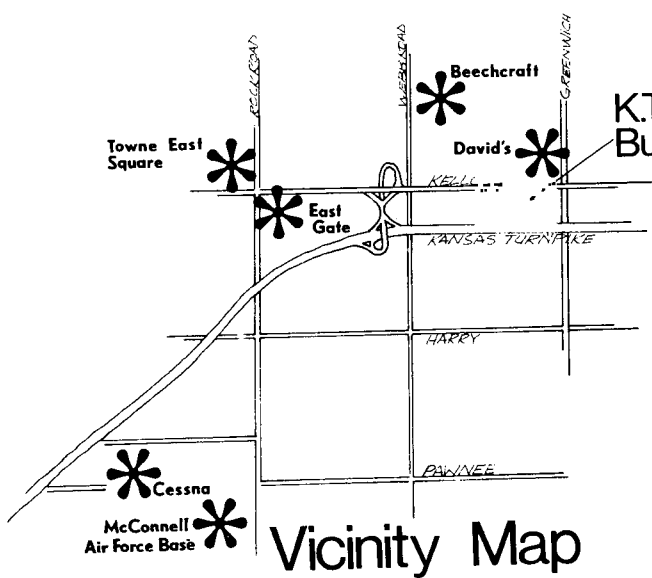
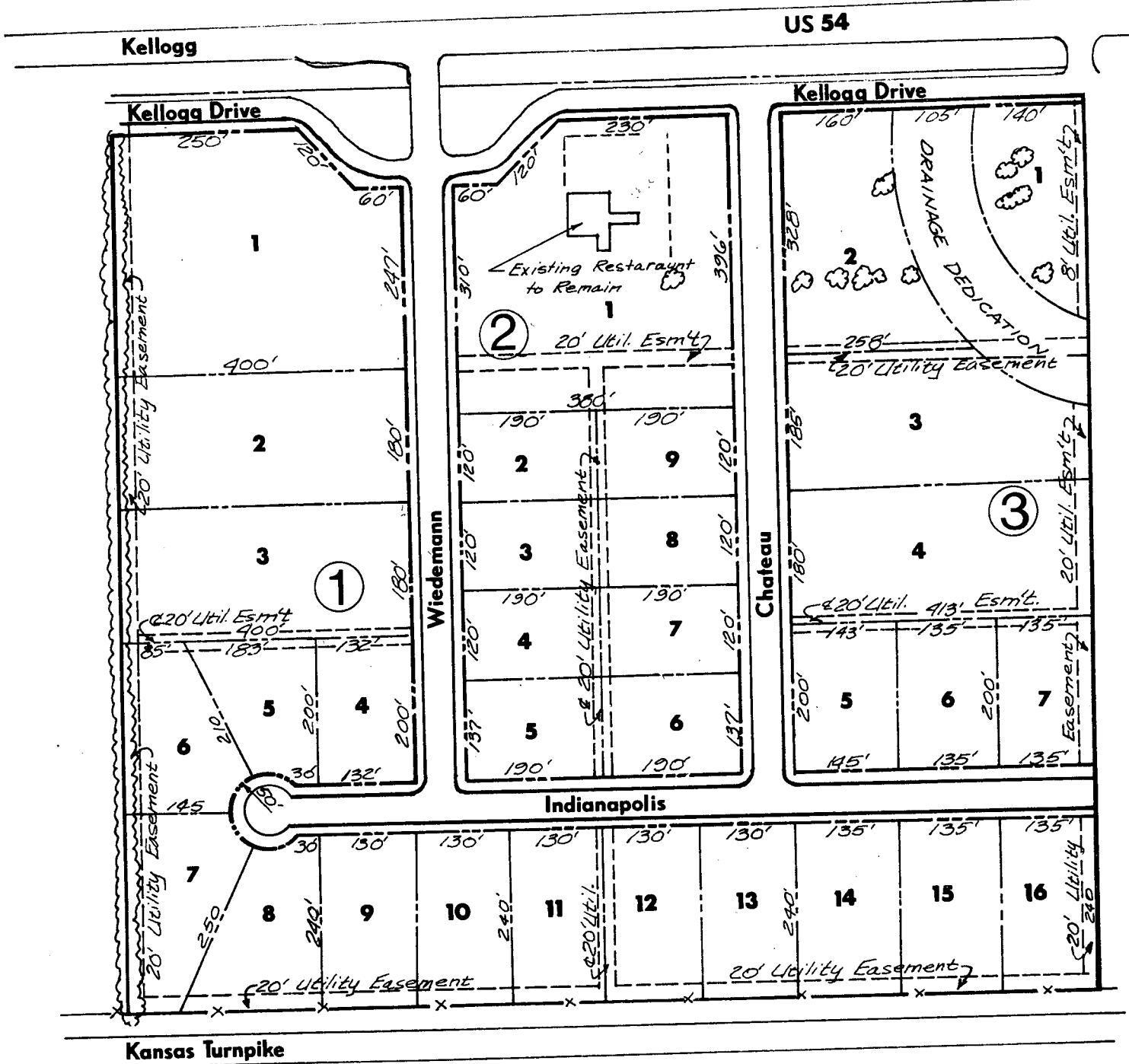
$$\begin{array}{r}
 970' - 8" @ 30 = 29,100 \\
 4 \text{ MH} @ 3000 = \underline{12,000} \\
 \hline
 41,100
 \end{array}$$

sq. ft. basis

$$41,100 + 20\% = 49,320$$

50,000  
55,000

# K.T. Wiedemann Business Park



K.T. Wiedemann Business Park

CONTACT: J.P. WEIGAND & SONS  
 150 N. MARKET  
 WICHITA, KS 67202  
 PH: (316) 262-6404

OR SEE YOUR BROKER

GENERAL

TOTAL GROSS AREA = 41.22 ACRES±

TOTAL NET AREA = 30.58 ACRES± (EXCLUSIVE OF PUBLIC STREETS AND DRAINAGE R/W)

GENERAL PROVISIONS AS REQUIRED BY CITY OF WICHITA COMMUNITY UNIT PLAN.

1. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
2. MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN.
3. PARKING RATIO SHALL BE IN ACCORDANCE WITH SECTION 28.04.141 OF THE CODE OF THE CITY OF WICHITA UNLESS OTHERWISE APPROVED BY THE BOARD OF ZONING APPEALS, WITH THE FOLLOWING EXCEPTION:  

WAREHOUSING, AND WHOLESALERS NOT ENGAGED IN RETAIL SALES, SHALL PROVIDE ONE PARKING SPACE FOR EVERY TWO EMPLOYEES IN THE LARGEST WORKING SHIFT IN A TWENTY-FOUR (24) HOUR PERIOD, PLUS ONE (1) SPACE FOR EACH VEHICLE NORMALLY ASSIGNED AND BASED ON THE PREMISES. IN ADDITION TO THE ABOVE, OFFICES RELATED TO THE ABOVE USES SHALL PROVIDE PARKING IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA.
4. DRAINAGE: AT THE TIME OF PLATTING, THE APPLICANT SHALL SUBMIT A DRAINAGE PLAN FOR THE ENTIRE DEVELOPMENT. SAID DRAINAGE PLAN SHALL BE APPROVED BY THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND ANY DRAINAGE PROPOSED TO FLOW ONTO TURNPIKE PROPERTY SHALL REQUIRE A LETTER OF ACCEPTANCE BY THE TURNPIKE AUTHORITY. THE APPLICANT SHALL GUARANTEE AT TIME OF PLATTING THE CONSTRUCTION OF THE CHANNEL FROM U.S. 54 TO HOLSTEAD ADDITION AND FILL IN THE EXISTING CHANNEL.
5. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA. NO BILLBOARD OR OFF-SITE SIGNS AS DEFINED BY SECTION 28.04.139 SHALL BE PERMITTED.
6. A FIRE LANE, HARD SURFACED AND TWENTY-FOUR (24) FEET MINIMUM IN WIDTH, SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES TO BE CONSTRUCTED WITHIN PARCELS ONE (1) AND TWO (2). SAID FIRE LANE SHALL BE A 3-1/2 INCH ASPHALT BASE WITH 1-1/2 INCH ASPHALT SURFACE OR THE EQUIVALENT THEREOF. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH IT MAY BE USED FOR PASSENGER LOADING AND UNLOADING. PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE.
7. SCREENING AND LANDSCAPING: A PLANTING SCREEN, AS INDICATED ON PARCEL TWO (2) ADJACENT TO THE KANSAS TURNPIKE, SHALL BE PROVIDED WITH TREES, GRASS AND SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH. FAILURE TO PROPERLY MAINTAIN THE PLANTING SCREEN SHALL BE CONSIDERED A VIOLATION OF THE C.U.P., AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.  

IN ADDITION TO THE ABOVE, DEVELOPMENT ON THOSE LOTS ADJACENT TO THE KANSAS TURNPIKE, THE STORAGE AREAS, SERVICE AREAS, AND REAR OF THE BUILDINGS THAT FACE DIRECTLY INTO THE RESIDENTIAL DISTRICT SOUTH OF THE TURNPIKE SHALL BE ARCHITECTURALLY SCREENED AND/OR FACADED TO BE COMPATIBLE WITH THE FRONTS OF THE BUILDINGS.

A SOLID, OR SEMI-SOLID, WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH, CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL, SHALL BE CONSTRUCTED WHERE PARCEL TWO (2) ABUTS THE UNPLATTED RESIDENTIAL TRACT ADJACENT TO THE EAST.

A PERFORMANCE BOND SHALL BE POSTED WITH THE SUPERINTENDENT OF CENTRAL INSPECTION GUARANTEEING THE PRESENT COST OF WALL CONSTRUCTION ADJUSTED FOR INFLATION OVER A TEN YEAR PERIOD. SAID BOND SHALL BE RELEASED SHOULD THE PROPERTY TO THE EAST BE APPROVED FOR A NON-RESIDENTIAL ZONING CLASSIFICATION AND SHALL BE EXECUTED WHENEVER THE PROPERTY TO THE EAST DEVELOPS RESIDENTIALLY, OR AT THE END OF THE TEN YEAR PERIOD SHOULD THE PROPERTY TO THE EAST REMAIN UNDEVELOPED AND ZONED RESIDENTIALLY.
8. A LANDSCAPE PLAN PREPARED BY A LANDSCAPE ARCHITECT FOR THE PLANTING SCREEN IN PARCEL TWO (2), INDICATING THE TYPE LOCATION AND SPECIFICATION OF PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCEL TWO (2).
9. THE APPLICANT SHALL GUARANTEE AT THE TIME OF PLATTING THE CONSTRUCTION OF A DECELERATION LANE ADJACENT TO KELLOGG (U.S. 54) WHERE THE WESTERNMOST STREET INTERSECTS SAID U.S. 54.

PARCEL DESCRIPTIONS

PARCEL ONE - LOT 1 BLOCK 1, LOT 1 BLOCK 2, & LOTS 1 & 2 BLOCK 3.

PROPOSED USE - AUTOMOTIVE, TRUCK, RECREATIONAL VEHICLE, MOBILE HOME, AND MARINE SALES AND SERVICES, INDOOR AMUSEMENT ENTERPRISES, OFFICES, RESTAURANTS, WAREHOUSING, WHOLESALE DISTRIBUTORS, PROFESSIONAL, PERSONAL SERVICES, LUMBER YARDS, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 15.14 ACRES±

NET AREA - 8.48 ACRES±

MAXIMUM BUILDING COVERAGE - 30% OR 110,816 SQ. FT.  
(50% OR 184,694 SQ. FT. FOR WAREHOUSING OR WHOLESALE DISTRIBUTORS)

FLOOR AREA RATIO - .45 OR 166,225 SQ. FT.  
(.50 OR 184,694 SQ. FT. FOR WAREHOUSING OR WHOLESALE DISTRIBUTORS)

MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO - ALL REMAINING LOTS IN THE SUBDIVISION.

PROPOSED USE - AUTOMOTIVE, TRUCK, RECREATIONAL VEHICLE, MOBILE HOME, AND MARINE SALES AND SERVICES, INDOOR AMUSEMENT ENTERPRISES, OFFICES, WAREHOUSING, WHOLESALE DISTRIBUTORS, MANUFACTURING (AS PERMITTED BY ZONING DISTRICT) LUMBER YARDS, AND SALES OF RETAIL MERCHANDISE.

GROSS AREA - 26.08 ACRES±

NET AREA - 22.1 ACRES±

MAXIMUM BUILDING COVERAGE - 30% OR 288,802 SQ. FT.  
(50% OR 481,338 SQ. FT. FOR WAREHOUSING OR WHOLESALE DISTRIBUTORS)

FLOOR AREA RATIO - .45 OR 433,204 SQ. FT.  
(.50 OR 481,338 SQ. FT. FOR WAREHOUSING OR WHOLESALE DISTRIBUTORS)

MAXIMUM BUILDING HEIGHT - 35 FEET

SUBDIVISION REPORT

S/D NO. 78-119 Name K. T. Wiedemann Business Park  
Date Application Rec'd. 11-3-78 Preliminary Approval 11-16-78  
Scheduled S/D Meeting 1-25-79

DESCRIPTION

General Location 1/2 mile east of Webb Road, on the south side of Kellogg

Owner K. T. Wiedemann  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, Wichita, Ks. 67211 Phone 262-2691

- 1. Gross Acreage of Plat 41.2
- 2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial 32
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 60 ft.
- 4. Minimum Lot Area 72 ft.
- 5. Existing Zoning C
- 6. Proposed Zoning C (DP-88)
- 7. Lineal Feet of New Streets:
  - a. 50' R/W 1330 ft.
  - b. 70' R/W 3000 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 4330 ft.
- 8. Sidewalk adjacent to all streets? yes  no
- 9. Public Water Supply yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) N/A (Yes-No)
- 12. City of Wichita X: Three-Mile Area

STAFF COMMENTS:

- A. The applicant's engineer has submitted a drainage plan to the City Engineer for review. Said plan proposes to drain some waters to the turnpike right-of-way. The applicant shall obtain from the K.T.A. a letter stating that these drainage waters will be accepted. If this letter has not been obtained by January 25th, it will be recommended that this final plat be deferred.
- B. The applicant shall guarantee the drainage improvements required by this plat including the construction of the new drainage channel at the northeast corner of the plat.
- C. The applicant shall guarantee the construction of a decel lane along the south line of Kellogg west of Wiedemann Street.
- D. The applicant shall guarantee the paving of all streets except U.S. 54.
- E. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- F. The applicant shall guarantee the installation of City water to serve all lots.
- G. The temporary cul-de-sac at the east end of Indianapolis shall be dedicated by separate instrument to be forwarded with the plat to the City Commission.
- H. The applicant shall guarantee the closing of the existing openings to U.S. 54 which cannot be utilized in the final development. The applicant shall contact the City Engineer's office regarding the amount of guarantee necessary.

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

Preliminary Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. S/D 78-119 Name K. T. Wiedemann Business Park  
Date Application Rec'd. 11-3-78 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-16-78

DESCRIPTION

General Location 1/2 mile east of Webb Road, on the south side of Kellogg

Owner K. T. Wiedemann  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, Wichita, Ks. 67211 Phone 262-2691

- |   |  |                                      |                      |
|---|--|--------------------------------------|----------------------|
| 1. Gross Acreage of Plat                          | <u>41.2</u>                                      | 7. Lineal Feet of New Streets:       |                      |
| 2. Number of Lots:                                |  | a. <u>50'</u> R/W <u>1330</u> ft.    |                      |
| Residential                                       |  | b. <u>70'</u> R/W <u>3000</u> ft.    |                      |
| Commercial  | <u>32</u>  | c. _____ R/W _____ ft.               |                      |
| Industrial  |  | d. _____ R/W _____ ft.               |                      |
| Other   |  | e. _____ R/W _____ ft.               |                      |
| Total Number of Lots                              | <u>32</u>  | TOTAL                                | <u>4330</u> ft.      |
| 3. Minimum Lot Frontage                           | <u>60</u> ft.                                    | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area                               | <u>31,375 square</u> ft.                         |                                      |                      |
| 5. Existing Zoning                                | <u>C</u>   |                                      |                      |
| 6. Proposed Zoning                                | <u>C (DP-88)</u>                                 |                                      |                      |
| 9. Public Water Supply                            | <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |                                      |                      |
| 10. Public Sanitary Sewers                        | <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |                                      |                      |
| 11. Health Department Approval (where applicable) | <u>N/A</u> (Yes-No)                              |                                      |                      |
| 12. City of Wichita                               | <u>X</u> : Three-Mile Area _____                 |                                      |                      |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated Commercial Community Unit Plan DP-88.
- B. The applicant's engineer shall submit a drainage plan for subject plat to the City Engineer for approval. A letter from the City Engineer stating approval of said plan shall be submitted to the Planning Department prior to or at the time of submission of the final plat.
- C. The applicant shall guarantee the drainage improvements required on the plat including the construction of the new drainage channel.
- D. A 35-foot building setback from all streets shall be indicated on all lots.
- E. The applicant shall guarantee the construction of a decel lane along the south line of Kellogg west of Wiedemann Street.
- F. The applicant shall guarantee the paving of all streets.
- G. The applicant shall guarantee the installation of sanitary sewer to serve all lots.
- H. The applicant shall guarantee the installation of City water to serve all lots.
- I. The Kansas Turnpike case number shall be indicated on the final plat.
- ~~J. The applicant shall be advised that sidewalks are required adjacent to all streets except Kellogg Drive. A guarantee for the sidewalks will be a requirement of each building permit.~~
- K. The final plat shall indicate a temporary cul-de-sac at the east end of Indianapolis. Said cul-de-sac shall be dedicated by separate instrument which shall be forwarded with the final plat to the City Commission.

- L. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

STATE OF KANSAS ) ss.  
COUNTY OF SEDGWICK )

I, Charles M. Goodness, being a duly licensed professional engineer in this state, do hereby certify that I have surveyed and plotted HOLSTED ADDITION to the City of Wichita, Sedgwick County, Kansas, described as follows: Beg: east and 85.72 feet south of the northwest corner of the N 1/4 of Sect R 2 E of the 6th P.M., Sedgwick County, Kansas and running thence east to the north section line for a distance of 177.5 feet; thence south to the right of 90°17' for a distance of 192.11 feet; thence east to the right of 90°16'30" for a distance of 150.11 feet; thence south to the right of 30°21' for a distance of 266.10 feet; thence west to the right of 89°50'45" for a distance of 322.09 feet; thence to the right of 85°29'45" for a distance of 144.81 feet to the containing 2.17 acres more or less. The accompanying plat is a true and correct copy of the original as the same was filed in the office of the County Clerk of Sedgwick County, Kansas, on this 15th day of June, 1970.

*Charles M. Goodness*  
Charles M. Goodness

KNOW ALL MEN BY THESE PRESENTS:

That we, Paul B. Douglas and Charlotte S. Douglas, his wife, have caused to be described in the engineer's certificate to be attached to this plat as HOLSTED ADDITION to the City of Wichita, Sedgwick County, Kansas, hereby granted as indicated for utility and drainage construction and The south 115 feet of the plat is hereby dedicated to the public for use as a Floodway as shown on the plat shall be the responsibility of the property in the subdivision until such time as the Governing Body hereafter, that no building shall be constructed on or within said flood fill, change of grade, creation of channel or other work be carried on percolation of the Wichita-Sedgwick County Flood Control Office or the Office of the Wichita-Sedgwick County Flood Control Office or the Office of access to or from Kellogg Drive over and above the west 50 feet of the north line of LOT 1 Block 1 are hereby granted to the City, Engineer, of the City of Wichita, Kansas.

*Paul B. Douglas*  
Paul B. Douglas  
*Charlotte S. Douglas*  
Charlotte S. Douglas

STATE OF KANSAS ) ss.  
COUNTY OF SEDGWICK )

Be it remembered that on this 13 day of June, 1970, before me in and for said county and state came Paul B. Douglas and Charlotte S. Douglas to me known to be the same persons who executed the foregoing instrument duly acknowledged the same as their voluntary act and deed. In testimony whereunto set my hand and affixed my notarial seal the day and year above

*Hazel N. McConce*  
Hazel N. McConce

My Commission expires May 15, 1974

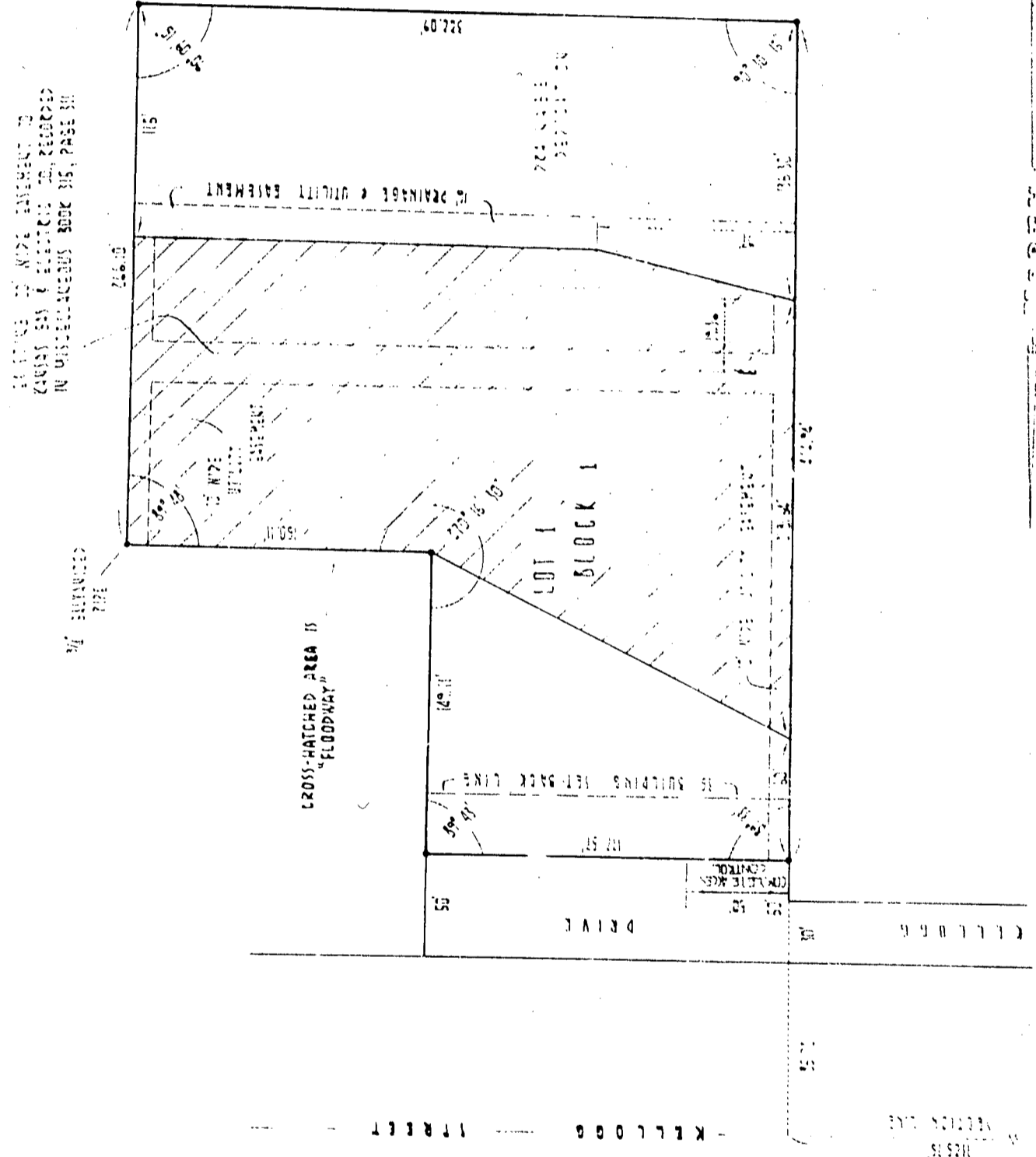
This plat of HOLSTED ADDITION to the City of Wichita, Sedgwick County, submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Commission, Wichita, Kansas.

Dated this 25 day of June, 1970.

WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA  
PLANNING COMMISSION  
*Robert J. Jackson*  
Robert J. Jackson  
*Joseph A. Larkin*  
Joseph A. Larkin

The dedication shown on this plat accepted by the City Commissioners of Wichita, Kansas this 15th day of June, 1970.

*John J. ...*  
John J. ...  
*...*  
...



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115

115

115

STATE OF KANSAS )  
COUNTY OF SEDGWICK )

I, Charles M. Goodness, being a duly li state, do hereby certify that I have su City of Wichita, Sedgwick County, Kans east and 85.72 feet south of the north R. 2 E of the 6th P.M., Sedgwick County, the north section line for a distance of to the west of 90°17' for a distance of to the east of 90°16'30" for a distance of ar to the right of 90°12' for a dist angle to the right of 89°50'45" for a di containing 2.17 acres more or less. The of property surveyed.

KNOW ALL MEN BY THESE PRESENTS:

That we, Paul B. Douglas and Charlotte S described in the engineer's certificate as HOLSTED ADDITION to the City of Wichita, hereby granted as indicated for utility. The south 115 feet of the plat is hereby The Floodway as shown on the plat shall property in the subdivision until such elects to assume responsibility for main further, that no building shall be const fill, change of grade, creation of chanu permission in the Wichita-Sedgwick Count Office. Street is hereby dedicated to a of access to or from Kellogg Drive over address the west 50 feet of the center of LOT 1, Block 1 and hereby granted to the City of Wichita.

STATE OF KANSAS )  
COUNTY OF SEDGWICK )

Be it remembered that on this 13 day of and for said county and state came Paul to be known to be the same persons who ex they acknowledged the same as their volun accounts set my hand and affixed my seal

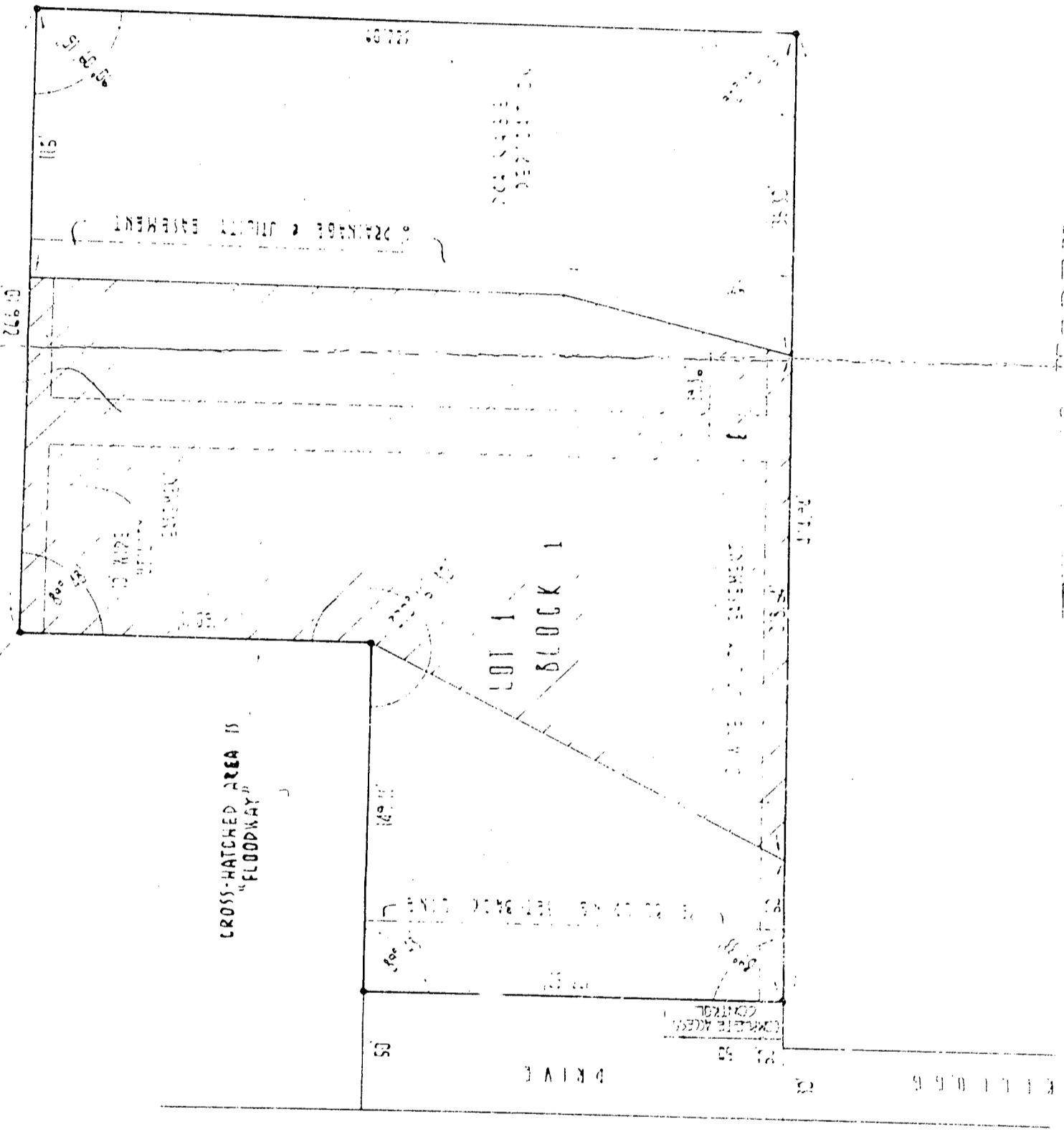
W. Commission Expires May 15 1972

This plat of HOLSTED ADDITION to the City submitted to and approved by the Wichita- Commission, Wichita, Kansas.

Dated this 25<sup>th</sup> day of June

EXISTING 10' WIDE EASEMENT TO  
KANSAS GAS & ELECTRIC CO. RECORDED  
IN UNDEVELOPED BOOK 115, PAGE 31

1/2" DIA. UNINSULATED  
PIPE



STREET

KELLORS

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