

BRAMBLEWOOD ADDITION (DRAINAGE)

URH 6/14/79

WRITE @  
COLUMN

	1	2	3	4
1	100 LF	15" PIPE	22 <sup>00</sup>	2200 <sup>00</sup>
2	30 LF	18" PIPE	27 <sup>00</sup>	810 <sup>00</sup>
3	240 LF	24" PIPE	34 <sup>00</sup>	8160 <sup>00</sup>
4	5	TYPE I-A CURB INLETS	1000 <sup>00</sup>	5000 <sup>00</sup>
5	1	24" HEAD WALL	3000 <sup>00</sup>	3000 <sup>00</sup>
6		SUB-TOTAL		19170 <sup>00</sup>
7				
8		ENGINEERING (15%)		2875 <sup>50</sup>
9		ADMINISTRATION (1.5%)		287 <sup>55</sup>
10		PUBLICATION		200 <sup>00</sup>
11		SUB-TOTAL		<u>3363<sup>05</sup></u>
12				
13		TOTAL		<u>22533<sup>05</sup></u>
14				
15				
16				
17				
18			Use \$ 24,000 <sup>00</sup>	
19				
20				
21				
22				
23				
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30				
31				
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33				
34				
35				
36				
37				
38				
39				
40				

BRAMBLEWOOD ADD.

✓ ash

Use :  $T_c = 15 \text{ Min.}$   $I_2 = 4.06 \text{ In/hr}$

$I_{100} = 8.98 \text{ In/hr.}$   $C = 0.5$

Point "A" -  $D.A. = 0.1 \text{ Ac}$  ✓

$Q_2 = 0.5 \times 4.06 \times 0.1 = 0.20 \text{ cfs}$  ✓

Point "B" -  $D.A. = 2.04 \text{ Ac}$  ✓

$Q_2 = 0.5 \times 4.06 \times 2.04 = 4.14 \text{ cfs}$  ✓

Point "C" -  $D.A. = 2.01 \text{ Ac}$  ✓

$Q_2 = 0.5 \times 4.06 \times 2.01 = 4.08 \text{ cfs}$  ✓

Point "D" -  $D.A. = 1.06 \text{ Ac}$  ✓

$Q_2 = 0.5 \times 4.06 \times 1.06 = 2.15 \text{ cfs}$  ✓

Point "E" -  $D.A. = 2.16 \text{ Ac}$  ✓

$Q_2 = 0.5 \times 4.06 \times 2.16 = 4.38 \text{ cfs}$  ✓

Discharge Lines

Point "D" =  $2.15 \text{ cfs}$  ✓ (15" @ 0.5%) ✓  
 $Q = 4.6 \text{ cfs}$

Point "C" =  $2.15 + 4.08 = 6.23 \text{ cfs}$  ✓ (15" @ 0.9%) ✓  
 $Q = 6.1 \text{ cfs}$

Point "B" =  $6.23 + 4.14 = 10.37 \text{ cfs}$  ✓ (18" @ 1.0%) ✓  
 $Q = 10.5 \text{ cfs}$

Point "E" =  $4.38 \text{ cfs}$  ✓ (15" @ 0.5%) ✓  
 $Q = 4.6 \text{ cfs}$

Point "A" =  $10.37 + 0.2 + 4.38 = 14.95 \text{ cfs}$  ✓ (24" @ 0.5%) ✓  
 $Q = 16 \text{ cfs}$

BRAMBLEWOOD ADD.

DRAINAGE QUANTITY ESTIMATE

\$ 22 15" Storm Sewer = 100 L.F. ✓

\$ 27 18" Storm Sewer = 25 L.F. ✓

\$ 34 24" Storm Sewer = 235 L.F. ✓

\$ 1,000 Type 1-A Curb Inlets = 5 Each

\$ 3,000 24" Headwall = 1 Each ✓

24" End Sections = 4 Each ✓

Eng.  
Ad



PERRYTON ST.

11-184  
11430  
FABRICATING MILL

72450

18"

72225

15'

62450

62450

62415

62415

WOODDLAWN AVE.

51450

51490

47710

Park Board

117418

112418

108710

17721  
Flo

17603

103400

WOODDLAWN

99400

17578  
Flo

AVE

17523

94450

15'

37<sup>th</sup>

St. No.

17450

80400

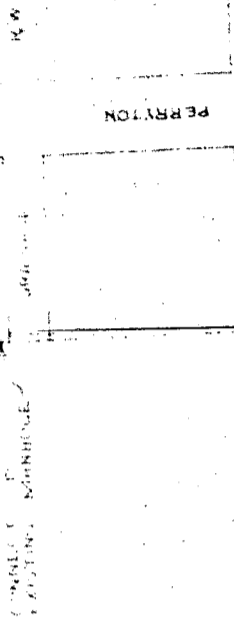
85450

18"

81450

M-1

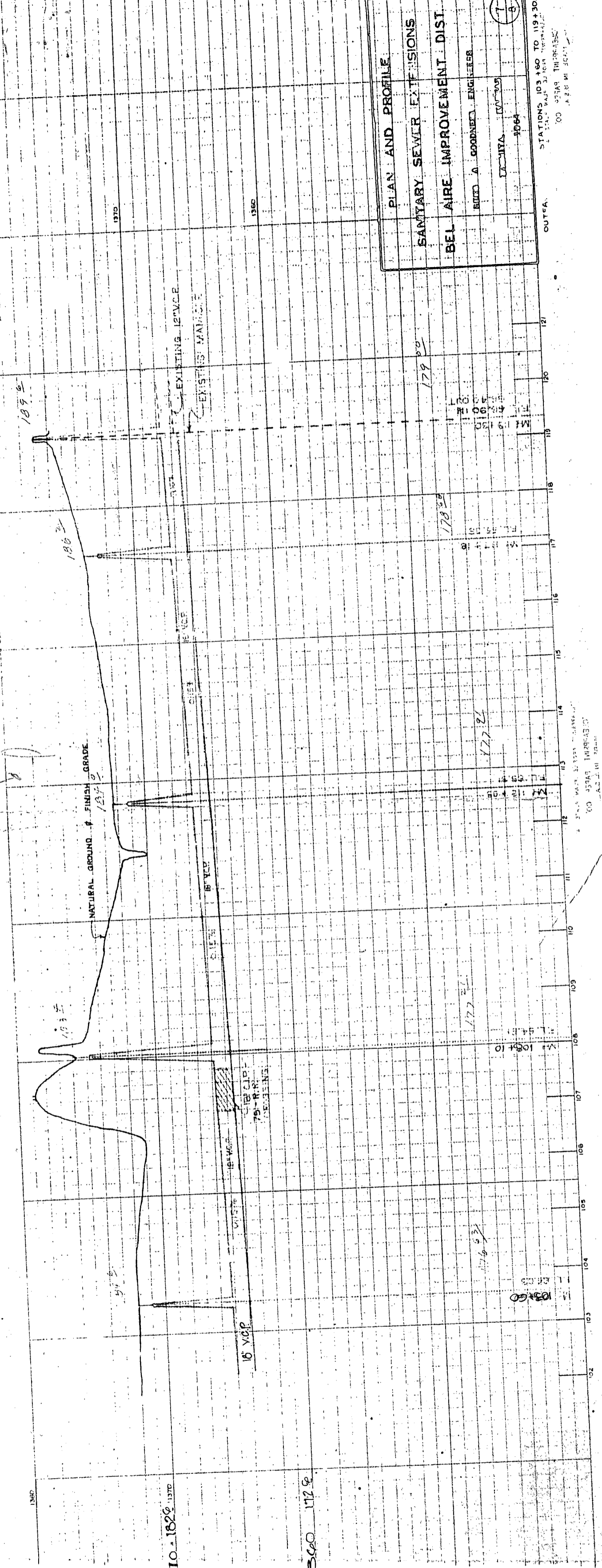
SCALE  
HORIZ. 1" = 40'  
VERT. 1" = 4'



MH 1b, 1172' 18" SD  
(OUTFALL CONTINUED) 103+60 WOODLAWN

BRAMBLEWOOD  
ADDN

NOTE: COVER TOP OF MANHOLES AS SHOWN



PLAN AND PROFILE

SANITARY SEWER EXTENSIONS

BEL AIRE IMPROVEMENT DIST.

EDWARD A. GOODRICH, ENGINEER

STATION 103+60 TO 119+30

DATE: 11/17/64

11

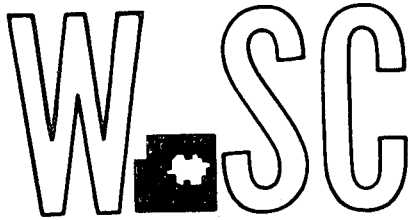
STATIONS 103+60 TO 119+30  
1" = 40' HORIZ. 1" = 4' VERT.

10-1629 1370

360 1172 9

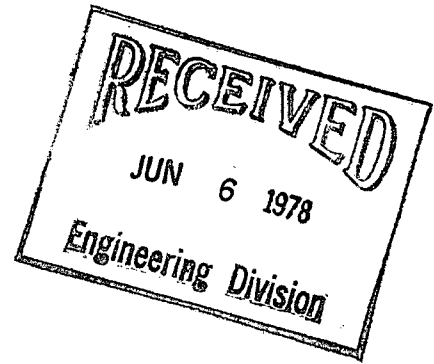
SCALE: HORIZ. 1" = 40'  
VERT. 1" = 4'

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



June 2, 1978

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 78-20 Final plat of Bramblewood Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 1, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of the plat is subject to the applicant filing for and receiving approval of a Conditional Use case to permit duplex development on the subject property as proposed by the applicant.
- B. The applicant shall guarantee the installation of public sanitary sewer and a municipal water supply to serve each lot. If Bel-Aire sanitary sewer is to be utilized, a letter shall be submitted from the Bel-Aire Improvement District stating that the sewer installation has been guaranteed by the applicant either by petition, bond, letter of credit or cash.
- C. The applicant shall guarantee the paving of 40th Street North, 39th Street North and St. James Place to City of Wichita Standards.
- D. Appropriate street plans and profiles shall be submitted to the City Engineer for approval and an approved copy of said plans shall be submitted to the County Engineer.
- E. The applicant shall guarantee the installation of sidewalks on both sides of 40th Street North, 39th Street North and St. James Place.

Re: S/D 78-20

Page Two

- F. Both telephone and electric service shall be installed underground.
- G. A reference to the minimum building pads shall be added to the plat's text.
- H. Street right-of-way widths shall be added to the final plat tracing.
- I. The applicant shall make satisfactory arrangements with the Water Department for terminating several existing water lines.
- 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, June 8, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

*L. O.*

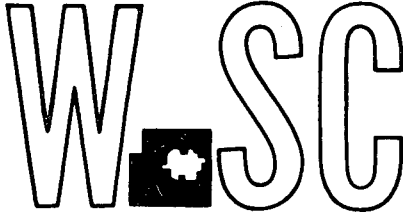
Louise Olivarez  
Junior Planner

LO:et

cc:

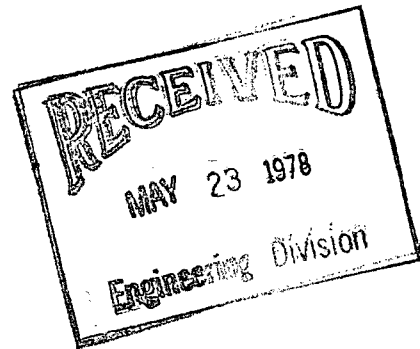
✓ Dean Sellers, Assistant City Engineer  
William L. Oliver, Jr., Attorney at Law, Page Court, Wichita, Ks 67202  
Amarado Investment, Inc., Attn: Lowell Richardson, 230 S. Market  
Wichita, Kansas 67202  
Oblinger-Smith Corp., 625 First National Bank Bldg, Wichita, Ks 67202

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



May 22, 1978

John Gist  
Oblinger-Smith Corporation  
625 First National BANK Building  
Wichita, Kansas 67202

Re: S/D r8-20 Preliminary plat of Bramblewood Addition

Dear John:

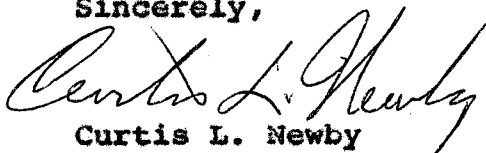
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 18, 1978, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The north/south street indicated on the plat shall be labeled as St. James and Nottingham Street shall be relabeled as 39th Street North.
- B. The minimum pad elevation of 173.0 reference on the plat is too low for the area being platted. Therefore, the applicant shall contact the Flood Control office relative to the appropriate pad elevation to be indicated on the final plat.
- C. The side lot utility easements, as requested by Kansas Gas & Electric Company, shall be indicated on the final plat.
- D. A 10-foot utility easement shall be indicated adjacent to the east line of Lot 7, Block 3.
- E. Approval of the plat is subject to the applicant filing for and receiving approval of a Conditional Use case to permit duplex development on the subject property as proposed by the applicant.
- F. In the applicant's overall sketch plan, it is intended to channelize some of the natural drainageway crossing subject property. The applicant shall contact the Flood Control Office regarding this matter.

- G. The applicant shall guarantee the installation of public sanitary sewer and a municipal water supply to serve each lot. If Bel-Aire sanitary sewer is to be utilized, a letter shall be submitted from the Bel-Aire Improvement District stating that the sewer installation has been guaranteed by the applicant either by petition, bond, letter of credit or cash.
- H. The applicant shall guarantee the paving of 40th Street North, St. James and 39th Street North to City of Wichita standards.
- I. Appropriate street plans and profiles shall be submitted to the City Engineer for approval and an approved copy of said plans shall be submitted to the County Engineer.
- J. The applicant shall guarantee the installation of sidewalks on both sides of 40th Street North, St. James and 39th St. North.
- K. Both telephone and electric service shall be installed underground.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed is a petition "certificate form" which needs to be filled in listing the improvements being petitioned for, and returned to our office. Also enclosed is a marked "engineer's copy" of the preliminary plat for your information. If you have any questions concerning this matter, please call.

Sincerely,



Curtis L. Newby  
Junior Planner  
CLN:et

cc:

✓ Dean Sellers, Assistant City Engineer  
William L. Oliver, Attorney at Law, Page Court, Wichita, Ks 67202  
Amarado Investment Inc., Attn: Lowell Richardson, 230 S. Market,  
Wichita, Kansas 67202

S/D NO. 78-20 Name Bramblewood Addition  
Date Application Rec'd. 2-10-78 Preliminary Approval 5-18-78  
Scheduled S/D Meeting 6-1-78

DESCRIPTION

General Location east side of Woodlawn Blvd. in an area north of 37th Street North

Owner William L. Oliver, Jr.

Surveyor/Engineer Oblinger-Smith Corp.

Address 625 First National Bank Bldg. (67202) Phone 262-0451

- 1. Gross Acreage of Plat 8.1±
- 2. Number of Lots:
  - Residential 24 (duplex lots)
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 60 ft.
- 4. Minimum Lot Area 10,200 ft.
- 5. Existing Zoning AA (County)
- 6. Proposed Zoning same
- 7. Lineal Feet of New Streets:
  - a. 64 R/W 1,260 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 1,260 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) \_\_\_\_\_ (Yes-No)
- 12. City of Wichita \_\_\_\_\_: Three-Mile Area

STAFF COMMENTS:

- A. Approval of the plat is subject to the applicant filing for and receiving approval of a Conditional Use case to permit duplex development on the subject property as proposed by the applicant.
- B. The applicant shall guarantee the installation of public sanitary sewer and a municipal water supply to serve each lot. If Bel-Aire sanitary sewer is to be utilized, a letter shall be submitted from the Bel-Aire Improvement District stating that the sewer installation has been guaranteed by the applicant either by petition, bond, letter of credit or cash.
- C. The applicant shall guarantee the paving of 40th Street North, 39th Street North and St. James Place to City of Wichita Standards.
- D. Appropriate street plans and profiles shall be submitted to the City Engineer for approval and an approved copy of said plans shall be submitted to the County Engineer.
- E. The applicant shall guarantee the installation of sidewalks on both sides of 40th Street North, 39th Street North and St. James Place.
- F. Both telephone and electric service shall be installed underground.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 78-20 Name Bramblewood Addition  
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DESCRIPTION

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Owner William L. Oliver, Jr.

Surveyor/Engineer Oblinger-Smith Corp.

Address 625 First National Bank Bldg. (67202) Phone 262-0451

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>8.1±</u>  | 7. Lineal Feet of New Streets:                              |
| 2. Number of Lots:  | a. <u>64</u> R/W <u>1,260</u> ft.                           |
| Residential <u>24</u> (duplex lots)   | b. _____ R/W _____ ft.                                      |
| Commercial _____  | c. _____ R/W _____ ft.                                      |
| Industrial _____  | d. _____ R/W _____ ft.                                      |
| Other _____   | e. _____ R/W _____ ft.                                      |
| Total Number of Lots <u>24</u>  | TOTAL <u>1,260</u> ft.                                      |
| 3. Minimum Lot Frontage <u>60</u> ft.                                       | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>10,200</u> ft.                                       |   |
| 5. Existing Zoning <u>AA (County)*</u>                                      |   |
| 6. Proposed Zoning <u>same</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) _____ (Yes-No)            |   |
| 12. City of Wichita <u>x</u> : Three-Mile Area _____                        |   |
- \*approved conditional use for multi-family up to 15 d.u./acre (SCZ-0297 and CU-143

STAFF COMMENTS:

- A. Approval of the plat is subject to the applicant filing for and receiving approval of a Conditional Use case to permit duplex development on the subject property as proposed by the applicant.
- B. In the applicant's overall sketch plan, it is intended to channelize some of the natural drainageway crossing subject property. The applicant shall contact the Flood Control Office reporting this matter.
- C. The applicant's overall sketch plan indicates a street crossing the railroad track. The appropriateness of this street crossing will be discussed at the Subdivision Committee meeting.
- D. The applicant shall guarantee the installation of public sanitary sewer and a municipal water supply to serve each lot. If Bel-Aire sanitary sewer is to be utilized, a letter shall be submitted from the Bel-Aire Improvement District stating that the sewer installation has been guaranteed by the applicant either by petition, bond, letter of credit or cash.
- E. The applicant shall guarantee the paving of 40th Street North and Nottingham to City of Wichita standards.
- F. Appropriate street plans and profiles shall be submitted to the City Engineer for approval and an approved copy of said plans shall be submitted to the County Engineer.
- G. The applicant shall guarantee the installation of sidewalks on both sides of 40th Street North and Nottingham.
- H. Both telephone and electric service shall be installed underground.
- I. 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.

- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

**THE CITY OF WICHITA**

**OFFICE OF** Flood Control and Landfill **DATE** June 22, 1979  
Division

**TO** Yash Desai, Chief Drainage Engineer, City Engineer's Office

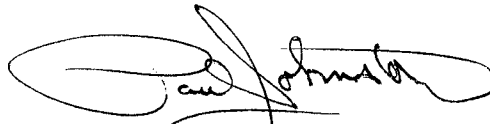
**FROM** Paul Johnston, Flood Control Engineer

**SUBJECT** Bramblewood Addn/ S/D No. 78-20

Reference is made to a Street and Drainage Plan submitted to this office June 11th for subject Addition, for review. The portion of the Drainage Plan subject to our review is approved under the following conditions:

- 1) The minimum building pads indicated are to be complied with.
- 2) Riprap should be placed around the headwall of the indicated storm sewer to help eliminate erosion problems

If there are any further questions, please advise.



Paul Johnston,  
Flood Control Engineer  
Flood Control and Landfill Division

PJ/glm

cc: Bramblewood Addn. Plat File  
Chisholm Park Addn. Plat File  
Baughman Co./Korber  
Phil Dietrich/Sedgwick County

