

TIMBER VALLEY 2ND ADD-END RUN
 PEC FILE NO. 73416-1102
 2-YEAR STORM DRAINAGE PLAN
 OCTOBER 8 1979
 NODES 100 THRU 270
 #####

HYDROLOGY

| POINT | TRIBUTARY AREA | | | HYDROLOGY SUBSTATION | | | CONDUIT DATA | | |
|-------|----------------|-----------|----------|----------------------|---------|------------|--------------|-------------------|-------------|
| | AREA (AC) | SLOPE (%) | LEN (FT) | IC (IN/HR) | Q (CFS) | SUM Q (AC) | SIZE | VELOCITY (FT/SEC) | LENGTH (FT) |
| 270 | 50 | .97 | 400 | 23.8 | 3.39 | 1.6 | 15" | 1.34 | 29 |
| 260 | 50 | .36 | 190 | 23.2 | 3.42 | .6 | 15" | .50 | 49 |
| 250 | 240 | 1.82 | 41 | 39.5 | 2.34 | 3.7 | 15" | 3.00 | 259 |
| 240 | 230 | 1.41 | 180 | 40.9 | 2.27 | 1.6 | 15" | 4.30 | 29 |
| 230 | 210 | .63 | 78 | 18.7 | 3.72 | 1.2 | 18" | 3.39 | 259 |
| 220 | 210 | .50 | 2.04 | 29.4 | 2.93 | 3.0 | 15" | 2.43 | 35 |
| 210 | 200 | .50 | 1.31 | 15.8 | 3.90 | 2.6 | 16" | 5.50 | 29 |
| 200 | 190 | .50 | .67 | 20.8 | 3.57 | 1.2 | 18" | 5.92 | 259 |
| 190 | 180 | .50 | 1.22 | 15.8 | 3.96 | 2.4 | 16" | 6.67 | 29 |
| 180 | 160 | .50 | .67 | 1.02 | 3.74 | 1.3 | 18" | 7.09 | 350 |
| 170 | 160 | .50 | 2.09 | 1.04 | 3.07 | 3.2 | 15" | 2.61 | 35 |
| 160 | 140 | .50 | 1.40 | 1.43 | 3.79 | 2.6 | 24" | 5.18 | 175 |
| 140 | 130 | 0. | 0. | 0. | 0. | 0. | 24" | 5.18 | 144 |
| 130 | 110 | .50 | 1.39 | 2.14 | 4.17 | 2.9 | 30" | 3.62 | 49 |
| 120 | 110 | .50 | .43 | 1.18 | 3.95 | .8 | 15" | .62 | 49 |
| 110 | 100 | .50 | 1.05 | 1.29 | 3.53 | 1.9 | 30" | 3.94 | 165 |

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TIMBER VALLEY 2ND ADD-210 RUN

PEC FILE NO 78-416-1102

2 YEAR STORM DRAINAGE PLAN

OCTOBER 9 1979

NODES 100 THRU 220

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* * * H Y D R A U L I C S * * *

| POINT | HYD-SLOPE (FT./FT) | FRICTION (FT) | BEND (FT) | TRANSITION (FT) | MANHOLE (FT) | REFLECTION (FT) | JUNCTION (FT) | TOTAL (FT) | MID-GL ELEVATION | DESIRED ELEVATION | DIFF. |
|-------|-----------------------|------------------|--------------|--------------------|-----------------|--------------------|------------------|---------------|---------------------|----------------------|-------|
| 270 | .00065 | .0188 | 0. | 0. | 0. | 0. | 0. | .0188 | 1328.63 | 1331.00 | 2.37 |
| 260 | .00099 | .0045 | 0. | 0. | 0. | 0. | 0. | .0045 | 1320.61 | 1331.00 | 2.39 |
| 250 | .00325 | .8407 | 0. | .0112 | 0. | 0. | .2287 | 1.0806 | 1328.61 | 1331.00 | 2.39 |
| 240 | .00669 | .1940 | 0. | .0148 | 0. | 0. | .3216 | .5303 | 1327.53 | 1330.00 | 2.47 |
| 230 | .00326 | .8442 | 0. | .0218 | 0. | 0. | -.0247 | .8413 | 1327.00 | 1330.00 | 3.00 |
| 220 | .00214 | .0748 | 0. | 0. | 0. | 0. | 0. | .0748 | 1326.23 | 1328.00 | 1.77 |
| 210 | .00657 | .2494 | 0. | .0291 | 0. | 0. | .6130 | .8905 | 1326.15 | 1328.00 | 1.85 |
| 200 | .00992 | 2.5697 | 0. | .0074 | 0. | 0. | .1953 | 2.7725 | 1325.26 | 1328.00 | 2.74 |
| 190 | .01261 | .3656 | 0. | .0147 | 0. | 0. | .3517 | .7321 | 1322.49 | 1324.00 | 1.51 |
| 180 | .01422 | 4.9762 | 0. | .0088 | 0. | 0. | .2441 | 5.2291 | 1321.76 | 1324.00 | 2.24 |
| 170 | .00246 | .0862 | 0. | 0. | 0. | 0. | 0. | .0862 | 1316.62 | 1320.00 | 3.38 |
| 160 | .00518 | .9072 | 0. | .0725 | 0. | .0039 | -.0407 | 1.0229 | 1316.53 | 1320.00 | 3.47 |
| 140 | .00510 | .7465 | 0. | 0. | .0009 | .0043 | .0260 | .8277 | 1315.51 | 1319.50 | 3.99 |
| 130 | .00407 | .6918 | 0. | .0429 | 0. | .1203 | -.1367 | .1243 | 1314.68 | 1317.00 | 2.32 |
| 120 | .00614 | .0069 | 0. | 0. | 0. | 0. | 0. | .0069 | 1314.56 | 1317.00 | 2.44 |
| 110 | .00222 | .3662 | 0. | .0037 | 0. | .0027 | .0030 | .4356 | 1314.56 | 1317.00 | 2.44 |
| 100 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 1314.07 | 1318.00 | 3.93 |

1315.30

James
Shelton

TIMBER VALLEY 2ND ADD-2ND RUN
 PEC FILE NO 76316-1102
 2 YEAR STORM DRAINAGE PLAN
 OCTOBER 8 1979
 NOTES: SEE TUBE 330
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* * * H Y D R A U L I C S * * *

| POINT | HYD-SLOPE <FT/FT> | FRICTION <FT> | SEED <FT> | TRANSITION <FT> | MANHOLE <FT> | REFLECTION <FT> | JUNCTION <FT> | TOTAL <FT> | HW-CL ELEVATION | DESIRED ELEVATION | DIFF. |
|-------|----------------------|------------------|--------------|--------------------|-----------------|--------------------|------------------|---------------|--------------------|----------------------|-------|
| 330 | .00400 | .1399 | 0. | 0. | 0. | 0. | 0. | .1399 | 1324.13 | 1326.00 | 1.87 |
| 320 | .02579 | .9027 | 0. | .0936 | 0. | .0660 | 1.9533 | 3.0557 | 1323.99 | 1326.00 | 2.01 |
| 310 | .01755 | 4.5453 | 0. | .0294 | 0. | 0. | .5632 | 5.1379 | 1320.96 | 1326.00 | 5.04 |
| 300 | .02233 | .6475 | 0. | .0262 | 0. | 0. | .6250 | 1.2986 | 1315.82 | 1323.00 | 7.18 |
| 290 | .00519 | .5190 | 0. | .1614 | 0. | .4686 | -.6865 | .8225 | 1314.52 | 1323.00 | 8.48 |
| 280 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 1314.00 | 1322.00 | 8.00 |

8/316.00

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TIMBER VALLEY SHED 400-370 RUN
 REC FILE NO 78-16-1102
 2-YEAR STORM DRAINAGE PLAN
 OCTOBER 8 1979
 NOTES 340 THRU 440

HYDROLOGY

| POINT | C | AREA | SLOPE | LEN | TC | I | HYDROLOGY | | | CONDUIT DATA | | | |
|-------|-----|---------|---------|-------|------|-------|-----------|-------|------|--------------|----------|--------|-------|
| | | | | | | | Q | Q | Q | SIZE | VELOCITY | LENGTH | II |
| | (%) | (SQ FT) | (IN/HR) | (MIN) | (HR) | (CFS) | (CFS) | (CFS) | (IN) | (FT/SEC) | (FT) | (MIN) | (MIN) |
| 440 | .50 | 2.83 | .31 | 650 | 40.8 | 2.28 | 3.2 | 3.2 | 2.8 | 2.63 | 49 | .3 | 41.1 |
| 430 | .50 | 2.24 | .56 | 450 | 27.9 | 3.06 | 3.4 | 2.5 | 5.1 | 3.26 | 29 | .1 | 41.2 |
| 420 | .50 | .79 | 1.13 | 355 | 19.6 | 3.66 | 1.4 | .9 | 6.7 | 3.76 | 440 | 1.9 | 43.2 |
| 410 | .50 | 1.74 | .80 | 500 | 26.0 | 3.82 | 2.8 | 2.8 | 1.7 | 2.88 | 35 | .3 | 26.3 |
| 400 | .50 | 5.67 | .71 | 775 | 33.7 | 2.64 | 7.5 | 6.2 | 14.7 | 8.34 | 35 | .1 | 43.3 |
| 390 | .50 | 2.65 | .55 | 815 | 37.6 | 2.43 | 3.2 | 2.9 | 17.6 | 9.98 | 180 | .3 | 43.6 |
| 380 | .50 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 17.6 | 5.61 | 150 | .4 | 44.0 |
| 370 | .50 | 2.02 | 1.33 | 360 | 17.0 | 3.87 | 3.9 | 2.2 | 19.8 | 6.30 | 29 | .1 | 44.1 |
| 360 | .50 | 4.40 | .98 | 1025 | 34.9 | 2.57 | 5.7 | 4.7 | 24.5 | 7.80 | 29 | .1 | 44.1 |
| 350 | .50 | 1.08 | .48 | 315 | 43.9 | 2.15 | 33.3 | 2.15 | 33.3 | 8.16 | 170 | .3 | 44.2 |

11.7
 23.4
 35.1

TIMBER VALLEY 2ND ADD-3RD RUN
 PEC FILE NO 78416-1162
 2 YEAR STORM DRAINAGE PLAN
 OCTOBER 8 1979
 PAGES 340 THRU 440
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* * * H Y D R A U L I C S * * *

| POINT | HYD-SLOPE <FT,FT> | FRICTION <FT> | SEED <FT> | TRANSITION <FT> | MANHOLE <FT> | DEFLECTION <FT> | JUNCTION <FT> | TOTAL <FT> | HYD-CL ELEVATION | DESIRED ELEVATION | DIFF. |
|-------|----------------------|------------------|--------------|--------------------|-----------------|--------------------|------------------|---------------|---------------------|----------------------|-------|
| 440 | .00249 | .1220 | 0. | 0. | 0. | 0. | 0. | .1220 | 1329.27 | 1331.00 | 1.73 |
| 430 | .00301 | .0972 | 0. | .0058 | 0. | .0265 | .2280 | .3475 | 1329.15 | 1331.00 | 1.85 |
| 420 | .00401 | 1.7649 | 0. | .0055 | 0. | 0. | .1279 | 1.8983 | 1328.80 | 1331.00 | 2.20 |
| 410 | .00188 | .0659 | 0. | 0. | 0. | 0. | 0. | .0659 | 1326.97 | 1329.00 | 2.03 |
| 400 | .01970 | .6095 | 0. | .0661 | 0. | 0. | 1.7329 | 2.5084 | 1326.90 | 1329.00 | 2.10 |
| 390 | .02816 | 5.0693 | 0. | .0464 | 0. | .0387 | 1.0502 | 6.2046 | 1324.39 | 1329.00 | 4.61 |
| 380 | .00607 | .9100 | 0. | .2113 | 0. | .2067 | -.8895 | .4393 | 1318.19 | 1327.50 | 9.31 |
| 370 | .00766 | .2221 | 0. | .0128 | 0. | .2608 | .2304 | .7861 | 1317.75 | 1324.00 | 6.25 |
| 360 | .01175 | .3407 | 0. | .0329 | 0. | .3083 | .7061 | 1.3900 | 1316.96 | 1324.00 | 7.04 |
| 350 | .00748 | 1.2714 | 0. | .0088 | 0. | 0. | 1.7503 | 3.0307 | 1315.57 | 1324.00 | 8.43 |
| 340 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 1312.50 | 1320.00 | 7.50 |

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TIMBER VALLEY SHD ADD-1STRUM
PEC FILE NO 78316-1102
2 YEAR SFORM DRAINAGE PLAN
OCTOBER 2 1979

NOTES 510 THRU 530

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H Y D R O L O G Y

| POINT | TRIBUTARY AREA | | | HYDROLOGY SUBSTATION | | | CONDUIT DATA | | | | |
|-------|----------------|----------------|----------|----------------------|-------------|------------|--------------|-------------------|-------------|---------------|------|
| | AREA (AC) | SLOPE (IN/100) | LEN (FT) | IC (IN/100) | SUM Q (CFS) | SUM A (AC) | SIZE | VELOCITY (FT/SEC) | LENGTH (FT) | II + IC (MIN) | |
| 530 | 50 | 2.55 | 880 | 38.7 | 2.37 | 2.9 | 2.3 | 15" | 2.27 | 52 | 39.1 |
| 520 | 50 | 1.97 | 840 | 37.2 | 2.45 | 2.4 | 4.3 | 15" | 4.16 | 90 | 39.4 |

16.3
57.7
11.7
23.4
4.3
39.4

5.1
79.1 cfs

TIMBER VALLEY 2ND ADD-1ST RUN
 PEC FILE NO 79316-1102
 2 YEAR STORM DRAINAGE PLAN
 OCTOBER 8 1973
 NOUES 510 THRU 530
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HYDRAULICS

| POINT | HYD-SLOPE <FT/FT> | FRICTION <FT> | SENO <FT> | TRANSITION <FT> | MOBILE <FT> | REFLECTION <FT> | JUNCTION <FT> | TOTAL <FT> | HVD-GL ELEVATION | DESIRED ELEVATION | DIFF. |
|-------|----------------------|------------------|--------------|--------------------|----------------|--------------------|------------------|---------------|---------------------|----------------------|-------|
| 530 | .00186 | .0969 | 0. | 0. | 0. | 0. | 0. | .0969 | 1313.98 | 1315.00 | 1.02 |
| 520 | .00625 | .5628 | 0. | .0189 | 0. | 0. | .3988 | .9805 | 1313.88 | 1315.00 | 1.12 |
| 510 | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 0. | 1312.90 | 1314.00 | 1.10 |

1370.3

TIMBER VALLEY 2ND ADD
 REC FILE NO 78316-1182
 2 YEAR STORM DRAINAGE PLAN
 OCTOBER 15 1979
 SHEET 540 OF 560

* * * * * HYDROLOGY * * * * *

TRIBUTARY AREA
 HYDROLOGY SUMMARY
 CIRCUIT DATA
 POINT C AREA SLOPE LEH 1000 IC 1 0 SLEW CUBA SIZE VELOCITY LENGTH II III 4 IC
 POINT (AC) (CFT) (CIN) (CFS) (CFS) (CFS) (CFS) (CFT/SEC) (CFT) (CIN) (CIN)

| | | | | | | | | | | | | | | | |
|-----|-----|------|------|------|-----|------|------|------|------|-----|-----|------|-----|----|------|
| 560 | 300 | .53 | 3.40 | 1.08 | 740 | 23.6 | 2.99 | 5.1 | 5.1 | 3.4 | 15" | 4.15 | 29 | .1 | 28.7 |
| 560 | 540 | 1.00 | 2.25 | 1.08 | 740 | 28.6 | 2.99 | 14.2 | 19.7 | 5.6 | 30" | 7.92 | 190 | .8 | 29.4 |

MEMO



TO: G. C. McLure, P. E.
County Engineer/Director of
Public Works
1015 Stillwell
Wichita, Kansas 67213

PROJECT NO. 30-79316
PROJECT: Timber Valley
2nd Addition

COPIES TO:

ATTN: Phil Dietrich, R.L.S.

DATE: October 16, 1979

Paul Johnston, P. E.

FROM: John Scott

Louise Olivarez

REFERENCE: Timber Valley - 2nd Addition

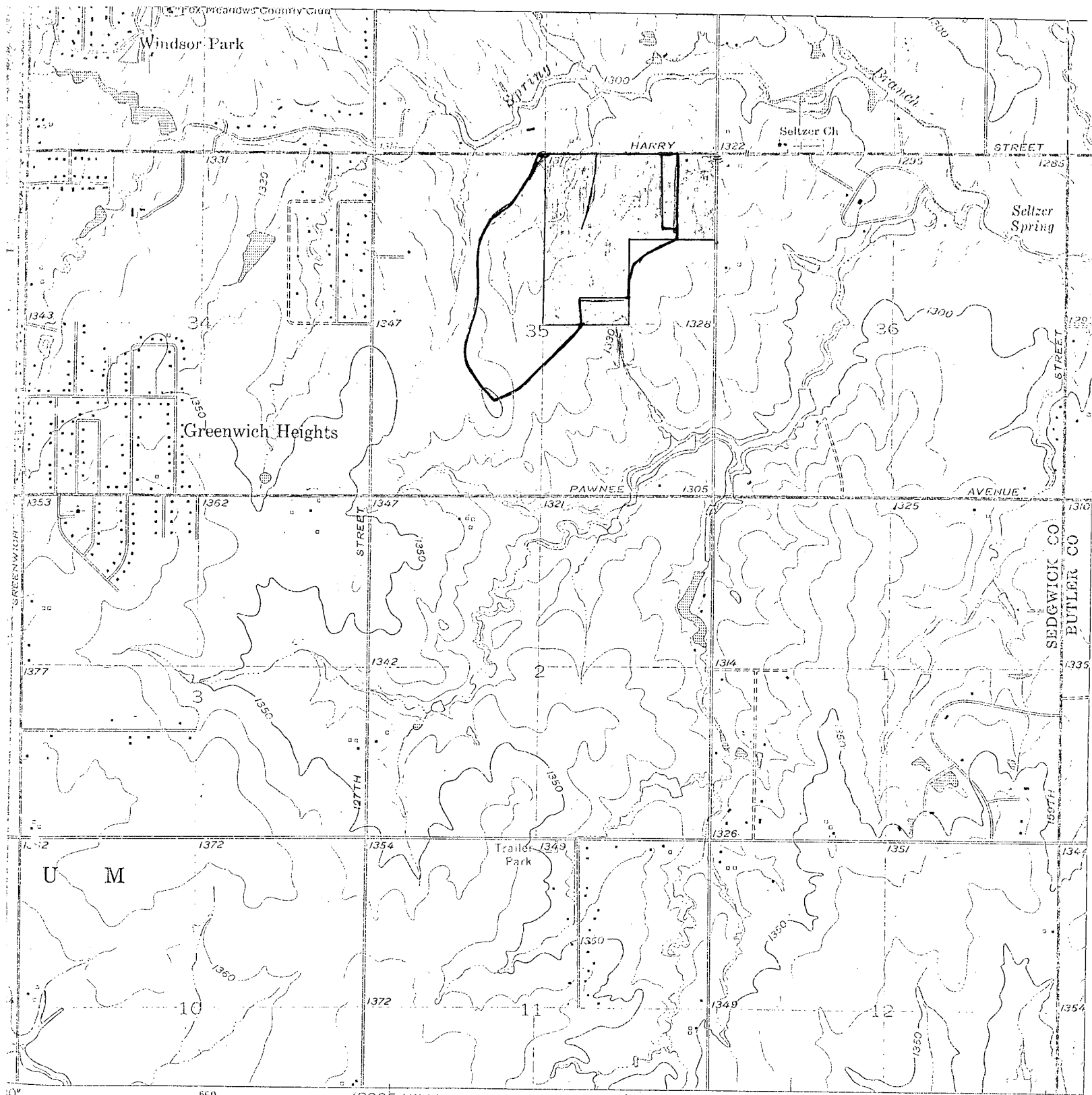
Yash Desai ✓

Drainage Plan

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

Transmitted herewith is the Drainage Plan and drainage calculation for Timber Valley - 2nd Addition. The Final Plat will tentatively be filled November 6, 1979 and will be heard by the Subcommittee November 20, 1979.

If any additional information is required, please contact me as soon as possible.



Timber Valley Drainage Plan - 2nd add'n

- 1 PFC's equation to calculate t_c . Generally lower runoff calculated.
- 2 Outlet Hydraulic Grade Line elevation for some lines are lower than Ft of Channel.
- 3 South portion of plat drain south to adjacent property.
- 4 Where does the NE corner commercial lot drain to?
Is there culvert or pipes under Harry to north or under 14^{3rd} to east?
- 5 Is there any draining problem w/ Spring Creek downstream?



MEMO

TO: Phil Dietrich
Office Engineer
Sedgwick County Dept. of Public
Works - 1015 Stillwell
Wichita, Kansas 67213

PROJECT NO. 30-78316-1102

PROJECT: Timber Valley

Revised Preliminary Plat

DATE: November 30, 1979

COPIES TO:

Paul Johnston

Yash Desai

Louise Olivarez

Bill Lusk

ATTN:

FROM: Chris Brennenstuhl

REFERENCE: Revised Drainage Concept

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

Transmitted herewith is a revised Drainage Concept for the Revised Preliminary Plat of Timber Valley Addition.

Detention is planned in the drainage system within the westerly portion of the plat. Although final design calculations have not yet been prepared, it is anticipated that an additional detention structure will be required west of this area on property owned by the developer of Timber Valley Addition. All final calculations will be submitted with the Final Drainage Plan prior to submittal of the Final Plat. If any further information is required at this time, please contact me as soon as possible.

The Revised Preliminary Plat is being submitted today to MAPC to be heard by MAPC-Subdivision Committee on Thursday, December 13, 1979.

Timber Valley

Drainage Pond

12/9/79

Detention Pond

Elevation

Top Dike 1316'

Free board 3'

DWS 1313'

Static Pool 1308'

Water dept 5'

Area at 1308 = 3.4 Ac

at 1313 = 4.5 Ac

Storage Capacity \approx 20 Ac-ft

Drainage Area = 164 Ac

Existing 2-58" x 36" CMP FE = 1307.4

HW = 1312.8 - 18 - 1307.4 = 3.6'

HW/R = 1.29

Capacity each pipe = 75 cfs

Total outlet Capacity = 150 cfs

Peak runoff estimation $\sqrt{\% \text{ impervious} = 40}$

Assume CN = 83 (1/4 Ac lot, Soil Condition - C)

5.9" rainfall - Runoff = 4.0"

Slope = $(1340 - 1308) / 4000' = .8\%$

$L = \frac{4000' \left(\frac{1000}{83} - 10 + 1 \right)^{.7}}{1900 (.8)^{.5}} = .98 \text{ hr}$ adjusted = 1.73

Adjust for percent impervious area = 1.85

Adjust for % Hydraulic length improved (55%) = 1.725

$L = .98 \times 1.82 \times 1.725 = 1.58$

$t_c = .58 / .6 = .97 \text{ hr}$

Peak runoff = $330 \times (164/640) \times 4.0 = 338 \text{ cfs}$

Storage required

$$Q_o/Q_i = 150/338 = .44$$

$$V_s = .32 V_R$$

$$= .32 \times 4 = 1.28 \text{ in}$$

$$= 1.28 \times 164 / 12 = 17.5 \text{ Ac-ft} \quad \text{O.K.}$$

Other Comments

- ① How does lot at NE corner drain after it cross 143rd St. to the east? EXISTING Pipes does not have enough capacity.
- ② Area drain south should not be developed until drainage easement is obtained.
- ③ No calculations has been submitted by P.E.C.

THE CITY OF WICHITA



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

December 3, 1979

Mr. Gary Wiley
Professional Engineering Consultants
1440 East English
Wichita, KS 67211

Dear Mr. Wiley:

Re: Drainage Plan: Timber Valley 2nd Addition

We have reviewed the drainage plan of the subject plat and also that of Timber Valley Addition. As discussed earlier, it is our recommendation to consider elimination of the East Ditch, (Section C-C) and combine the major drainage of the plat into a bigger ditch in the northwest quadrant of the plat. The drainage study indicates that approximately 40 acres drain into the East ditch carrying approximately 80 cfs of runoff which can be economically carried into a storm sewer. If the developer insists on retaining the open ditch and use it for retention purposes an outflow pipe from this ditch to the West ditch at the developers expense shall be provided so that necessity of a future structure under Harry Street can be eliminated. Furthermore, the following additional information should be submitted before the plat can be finalized.

1. The two year runoff quantities calculated on the computer are in general low. Please check the values with our values to ensure that the differences are not excessive.
2. The pipe sizes determined by the computer are too small resulting in higher head loss. As a result the capacity of the storm sewer is not large enough to flow the two year frequency runoff in many cases. Please submit a design which shows hydraulic grade line elevation is at least six inches above the top of pipe instead of at the flowline of the ditch or below in some instances, at the outfall end of the storm sewer.
3. A portion of the plat to the East, especially the commercial lot at northeast corner of the plat (which requires a storm sewer design of 5-year frequency) drains to 143rd Street East, an arterial street. Information about an existing cross road pipe at the northeast corner of the plat has not been submitted. A storm sewer will be constructed in future in 143rd Street East and the property draining to 143rd Street will agree to participate in this benefit district as one of the requirements of plat approval.

THE CITY OF WICHITA

Mr. Gary Wiley

Page 2

December 3, 1979

4. The drainage calculations submitted do not include an inflow outflow hydrograph for the West ditch. Area draining into this ditch from the southwest is not shown or has been neglected. A backwater analysis using the existing structure under Harry Street and design of possible future structure under Harry Street should be submitted. An attempt should also be made to show that the additional runoff into the West ditch will not cause additional flood hazard upstream or downstream from the plat limits.

5. A portion of the plan shows drainage south to an existing draw south of the proposed Spring Hollow. The drainage plan also shows a temporary drainage easement to be obtained by separate instrument. The developer should obtain sufficient permanent easement to extend the proposed storm water sewer to the draw prior to approval of the Final Plat. The owner of the land adjacent to the draw shall be informed about the possibility of increased flow in the draw.

The final plat of the subject addition may be approved after the above information has been submitted. Please feel free to call me at 268-4235 if you need to discuss the drainage plan further.

Very truly yours,

Yash D. Desai, P.E.
Drainage Chief Engineer

YDD/dla

cc: Jack Galbraith, Chief Planner - City of Wichita
Max Greene, Flood Control & Landfill Director - City of Wichita
Phil Dietrich, Sedgwick County Engineering

SUBDIVISION REPORT

S/D NO. 79-137 Name Timber Valley 2nd Addition
Date Application Rec'd. 12-3-79 Preliminary Approval _____
Scheduled S/D Meeting 12-13-79

DESCRIPTION

General Location South of Harry in an area west of 143rd St. East.

Owner Timber Valley, Inc. et al.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, 67211 Phone 262-2691

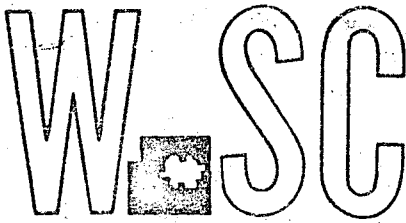
- | | |
|---|---|
| 1. Gross Acreage of Plat <u>101.9 ac+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64'</u> R/W <u>6000</u> ft. |
| Residential <u>300</u> | b. <u>58'</u> R/W <u>7650</u> ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>302</u> | TOTAL <u>13,650</u> ft. |
| 3. Minimum Lot Frontage <u>60' @ setback</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>8000 sq</u> ft. | |
| 5. Existing Zoning <u>A-1</u> | |
| 6. Proposed Zoning <u>AA and LC</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>Springdale-Timber Lakes</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The representatives from the City and County Engineers' offices and the Flood Control office should be prepared to discuss the status of the applicant's revised drainage concept plan and state whether or not any drainage guarantees are required. Prior to submitting a final plat for the Subdivision Committee's review, final drainage calculations shall be provided. The applicant shall be prepared to discuss the proposed method of maintaining the reserve.
- B. The applicant shall guarantee the extension of City water to serve subject property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve subject property. This will involve petitioning to the County for the lateral system of payment of specific monetary amounts into the Timberlakes Springdale Joint Sewer District fund.
- D. The applicant shall guarantee the paving of all interior streets to urban standards.
- E. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- F. The representatives from the City and County Departments of Public Works should be prepared to comment on the suitability of the proposed street names.
- G. The right-of-way for St. Andrews Drive shall be increased to 66 feet. The street will be designated as a collector street.

- H. Sidewalks will be required on both sides of St. Andrews Drive.
- I. The intersection of Funston with Woodale from the north and the intersection of Mt. Vernon with Willow Oak are hazardous intersections. These two intersections should be redesigned to provide conventional T-type straight line intersections.
- J. A temporary cul-de-sac shall be provided at the east end of Weeping Willow.
- K. The applicant shall contact the Soil Conservation Service regarding existing terracing and the procedures for altering these terraces.
- 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).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 14, 1979

Professional Engineering Consultants, P.A.

Gary Wiley

1440 E. English

Wichita, Ks. 67211

Re: S/D 79-137 - Preliminary plat of Timber Valley 2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 13, 1979, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat subject to the following:

- A. Prior to submitting a final plat for the Subdivision Committee's review, final drainage calculations shall be provided and approval of a drainage plan shall be obtained.
- B. The applicant shall guarantee the extension of City water to serve subject property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve subject property. This will involve petitioning to the County for the lateral system *and* payment of specific monetary amounts into the Timberlakes Springdale Joint Sewer District fund.
- D. The applicant shall guarantee the paving of all interior streets to urban standards.
- E. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- F. The applicant's engineer shall contact Roberta Mendenhall regarding suitable street names prior to filing a final plat.
- G. The right-of-way for St. Andrews Drive shall be increased to 66 feet. The street will be designated as a collector street.

P.E.C., P.A. - Gary Wiley

Page 2

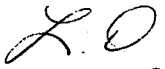
December 14, 1979

- H. Sidewalks will be required on both sides of St. Andrews Drive.
- I. The intersection of Funston with Woodale from the north and the intersection of Mt. Vernon with Willow Oak are hazardous intersections. These two intersections should be redesigned to provide conventional T-type straight line intersections.
- J. A temporary cul-de-sac shall be provided at the east end of Weeping Willow.
- K. The applicant shall contact the Soil Conservation Service regarding existing terracing and the procedures for altering these terraces.
- L. Additional side lot utility easements as requested by K.G. and E. and indicated on the "marked" copy of the preliminary plat shall be shown on the final plat.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

Encl.

cc: Timber Valley, Inc., 207 S. Broadway, 67202
Derby Land Co. (Wm. E. Lusk, Jr.) 207 S. Broadway, 67202
Dean Sellers, Acting City Engineer
Phil Dietrich, County Department of Public Works
Paul Johnston, Flood Control

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-137 Name Timber Valley 2nd Addition
Date Application Rec'd. 12--3--79 Preliminary Approval 12-13-79
Scheduled S/D Meeting 4-2-81

DESCRIPTION

General Location South of Harry in an area west of 143rd St. East.

Owner Timber Valley, Inc., et. al.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, 67211 Phone 262-2691

- | | | |
|---|--|---|
| 1. Gross Acreage of Plat | <u>101.9 ac±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>64'</u> R/W <u>6000</u> ft. |
| Residential | <u>300</u> | b. <u>58'</u> R/W <u>7650</u> ft. |
| Commercial | <u>2</u> | c. _____ R/W _____ ft. |
| Industrial | _____ | d. _____ R/W _____ ft. |
| Other | _____ | e. _____ R/W _____ ft. |
| Total Number of Lots | <u>302</u> | TOTAL <u>13,650</u> ft. |
| 3. Minimum Lot Frontage | <u>60' at setback</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>8000 sq</u> ft. | |
| 5. Existing Zoning | <u>A-1</u> | |
| 6. Proposed Zoning | <u>AA and LC</u> | |
| 9. Public Water Supply | <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers | <u>Yes (Yes-No)</u> , Name <u>Springdale Timberlakes</u> | |
| 11. Health Department Approval (where applicable) | <u>N/A</u> (Yes-No) | |
| 12. City of Wichita | <u>Three-Mile Area</u> <u>X</u> | |

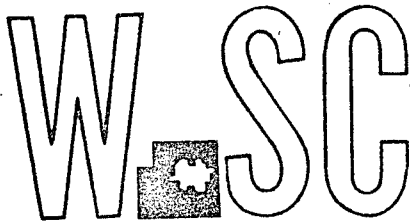
STAFF COMMENTS:

- A. A condition of preliminary plat approval was the submitting of final drainage calculations and the obtaining of drainage plan approval prior to submitting a final plat. The representative from County Public Works should be prepared to advise the Committee of the final drainage plan's status.
- B. Since no Block 10 is indicated on this final plat, Blocks 11 thru 15 shall be changed on the final plat tracing to Blocks 10 thru 14.
- C. Conditional use case CU-246 has been approved by MAPC and will be reviewed by the Board of County Commissioners on April 8, 1981. The request is for duplexes on Lots 14-24, Block 9 and Lots 9-21, Block 11, (blocks as currently numbered) and for townhouses on Lot 25, Block 9.
- D. The applicant shall guarantee the extension of City water to serve subject property. This will require an outside-the-City water service application.
- E. The applicant shall guarantee the extension of sanitary sewer to serve subject property. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlake Springdale Joint Sewer District fund. Since the SE 1/4 of the NE 1/4 of the NE 1/4 of this section (Lots 3-10, Block 13; Lots 2-19, Block 14; and Lots 5-12, Block 15) is not included in the Timberlakes Springdale Joint Sewer District, it is recommended that a covenant be submitted which prohibits development on these lots until sewer is available to serve them.
- F. The applicant shall guarantee the paving of all interior streets to urban standards.

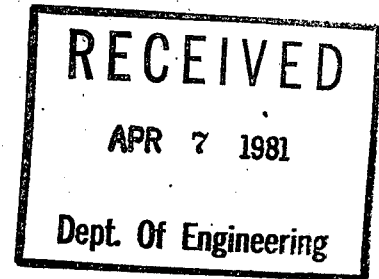
(over)

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- I. The final plat tracing shall indicate the following street name changes:
 - 1. Woodale south of Funston shall be Creekside;
 - 2. Willow Oak Court shall be Countryside Circle;
 - 3. Funston Court shall be Spring Hollow Circle;
 - 4. Clear Creek Drive shall be Funston;
 - 5. St. Andrews Drive shall be Clear Creek Drive;
 - 6. Creek Side Lane shall be St. Andrews Drive.
- J. The applicant shall guarantee a sidewalk on both sides of Clear Creek Drive - collector street. (Shown on these prints as St. Andrews Drive).
- K. The following access control changes are recommended:
 - 1. One access point to Harry from Lot 25, Block 9;
 - 2. "Complete access control" to Harry from Reserve A;
 - 3. One access point to Harry from Lot 12, Block 13;
 - 4. One access point to 143rd Street from Lot 13, Block 13.
- L. The Declaration of Landowners Association Agreement referenced in the plat's text shall be submitted to the Planning Department for review and for recording with the plat. This agreement shall specify the ownership and maintenance of Reserve A and shall include a clause which gives the governing body authority to maintain the reserve, if necessary, and to charge the costs to the benefiting properties.
- M. The applicant shall dedicate a temporary turnaround at the east end of Weeping Willow.
- N. The applicant shall contact the Soil Conservation Service regarding existing terracing and the procedures for altering these terraces.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



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



April 3, 1981

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

Re: S/D 79-137 - Final plat of Timber Valley 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 2, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Since no Block 10 is indicated on this final plat, Blocks 11 thru 15 shall be changed on the final plat tracing to Blocks 10 thru 14.
- B. Conditional use case CU-246 has been approved by MAPC and will be reviewed by the Board of County Commissioners on April 8, 1981. The request is for duplexes on Lots 14-24, Block 9 and Lots 9-21, Block 11, (blocks as currently numbered) and for townhouses on Lot 25, Block 9.
- C. The applicant shall guarantee the extension of City water to serve subject property. This will require an outside-the-City water service application.
- D. The applicant shall guarantee the paving of all interior streets to urban standards.
- E. The applicant shall guarantee the extension of sanitary sewer to serve subject property. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlake Springdale Joint Sewer District fund.
- F. The final plat tracing shall include the labeling of a floodway in Reserve A. The standard "floodway language" shall be added to the plat's text.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- I. The final plat tracing shall indicate the following street name changes:
1. Woodale south of Funston shall be Creekside;
 2. Willow Oak Court shall be Countryside Circle;
 3. Funston Court shall be Spring Hollow Circle;
 4. Clear Creek Drive shall be Funston;
 5. St. Andrews Drive shall be Clear Creek Drive;
 6. Creek Side Lane shall be St. Andrews Drive.
- J. The applicant shall guarantee a sidewalk on both sides of Clear Creek Drive - collector street. (Shown on these prints as St. Andrews Drive).
- K. The following access control changes are recommended:
1. One access point to Harry from Lot 25, Block 9;
 2. "Complete access control" to Harry from Reserve A.
- L. The Declaration of Landowners Association Agreement referenced in the plat's text shall be submitted to the Planning Department for review and for recording with the plat. This agreement shall specify the ownership and maintenance of Reserve A and shall include a clause which gives the governing body authority to maintain the reserve, if necessary, and to charge the costs to the benefiting properties.
- M. The applicant shall dedicate a temporary turnaround at the east end of Weeping Willow.
- N. The applicant shall contact the Soil Conservation Service regarding existing terracing and the procedures for altering these terraces.
- O. The final plat tracing shall indicate the easements requested by K.G.&E. and which were "marked" on the engineer's copy of this final plat.
- P. 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. The certificate will be required if petitions are submitted. 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.

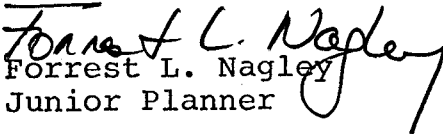
P.E.C.P.A.

4-3-81

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 9, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Timber Valley, Inc., 207 S. Broadway, 67202
Derby Land Company (Wm. E. Lusk, Jr.) 207 S. Broadway
* Mike Lindebak, City Engineering
Andy Harkness, Co. Dept. of Public Works

S/D No. 79-137 Name Timber Valley Estates 2nd Addition
 Date Application Rec'd. 12-3-79 Final Approval 4-2-81
 Scheduled S/D Meeting 1-20-83

DESCRIPTION

General Location South of Harry in an area west of 143rd St. East

Owner Timber Valley, Inc.
 Surveyor/Engineer Professional Engineering Consultants, P.A., (Gary Wiley)
 Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 262-2691

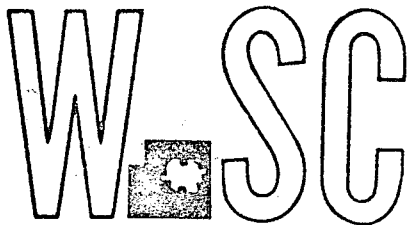
- | | |
|--|--|
| 1. Gross Acreage of Plat <u>12.5+</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>2</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>-0-</u> New <u> </u> ft. |
| 3. Minimum Lot Frontage <u>175 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>30,625 sq. ft.</u> | streets <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>LC and AA w/conditional use</u> | |
| 9. Is public water available <u> </u> x Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u> </u> x Yes <u> </u> No, Name <u>County Sewer District</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u> </u> 3-Mile Area <u> </u> x <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

NOTE: A final plat of Timber Valley 2nd Addition which included these 3 lots as well as approximately 90 additional acres of land in the NE 1/4 35-27-2E was approved by the Sub-division Committee on April 2, 1981. It was never recorded. In order to preserve the conditionally approved LC zoning (for proposed Block 2) and the AA zoning with conditional use permit allowing multi-family development (for proposed Block 1), the applicant is now final-platting just these two blocks. The plat name is slightly revised to include the word "Estates."

- A. The applicant shall submit a current outside-the-City application for water service to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlake-Springdale Joint Sewer District funds. Any easements required for the sewer line locations shall be shown on the plat. It is noted that the 10-foot sanitary sewer easement indicated in Block 2, which is in the south 10 feet of the north 60 feet of the section is now a 10-foot "urban easement grant" for electrical distribution circuits. The applicant's agent shall be prepared to discuss this proposed dual use of an easement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Closure computations shall be submitted with the final plat tracing.
- E. It is recommended that a 25-foot setback from Harry be platted on Block 1.
- F. The wording in the plat's text regarding access controls needs to be revised to express the true intent as delineated on the face of the plat and also to include the wording that the access locations are to be determined by the appropriate engineer.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 21, 1983

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

Re: S/D 79-137 - Revised final plat of Timber Valley Estates
2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 20, 1983, 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 submit a current outside-the-City application for water service to serve the lots being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlake-Springdale Joint Sewer District funds.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the following utility easements:
 1. The existing 10-foot urban easement grant for electrical distribution circuits adjacent to the north line of the property.
 2. A 10-foot utility easement adjacent to the south line of the "urban easement grant".
 3. A 20-foot utility easement adjacent to the east line of Block 1. Ten feet of this easement may be granted by separate instrument on adjacent property if the applicant so desires.

RECEIVED

JAN 24 1983

Dept. Of Engineering

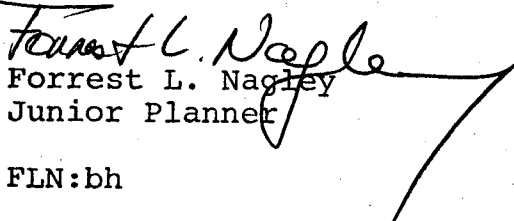
- E. The applicant shall obtain off-site utility easements necessary for extension of sanitary sewer to serve Block 1.
- F. Closure computations shall be submitted with the final plat tracing.
- G. The final plat tracing shall indicate a 25-foot building setback from Harry on Block 1.
- H. The wording in the plattor's text regarding access controls needs to be revised to express the true intent as delineated on the face of the plat and also to include the wording that the access locations are to be determined by the appropriate engineer.
- I. 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. The certificate will be required if petitions are submitted. 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 Friday, January 28, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Timber Valley, Inc., and Derby Land Company, c/o William E. Lusk, Jr.

*Mike Lindebak, City Engineering
*Andy Harkness, County Department of Public Works