



**FLORY** ENGINEERING and CONSTRUCTION, Inc.

1406 WESTFIELD COURT

WICHITA, KANSAS, 67212

PHONE

(316) 722-8656

December 17, 1979

Mr. Yash Desai  
Drainage Design Division  
Public Works Department  
City Hall-455 North Main  
Wichita, Kansas

Subject: Drainage Concept for PINEWOOD ESTATES II (Second Addition)

Dear Mr. Desai:

Attached please find one copy each of the following data:


- 1 copy Drainage Concept
- 1 copy PRELIMINARY PLAT [Proposed]
- 1 copy TOPOGRAPHIC MAP

It is our understanding that your department will review and approve or revise the drainage concept prior to the acceptance of the proposed Preliminary Plat. We are also submitting the same data to Flood Control Department.

The Preliminary Plat has been submitted to the Planning Department (% Louise Olivarez). She indicated that response from your department will be necessary prior to continuation of the preliminary platting procedures.

Thanking you for your time and consideration,

Respectfully,  
FLORY Engineering and Construction, Inc.

  
David A. Flory, P.E.  
President

xc Steve Ewing-Tamarac Development Company, Inc.  
Louise Olivarez-City/County Planning Department

## DRAINAGE CONCEPT

### PINEWOOD ESTATES II (Second Addition)

The proposed PINEWOOD ESTATES II (Second Addition) is comprised of two parcels: Parcel A comprises approximately 28 acres of relative flat ground lying to the west of Hydraulic and south of the Kansas Turnpike. Parcel B comprises an area of approximately 4 acres lying west of the aforementioned Parcel A, south of the Kansas Turnpike, and is composed primarily of an abandon sand pit formerly used by the Kansas Turnpike. Parcel B would be purchased from the KTA for use as a retention pond. Both parcels are within the City of Wichita, Sedgwick County, Kansas.

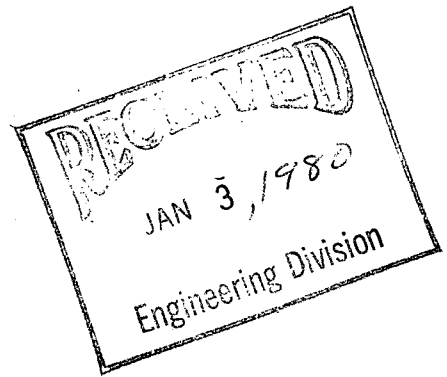
According to the SCS Soil Survey for Sedgwick County, the entire 32 + acres is made up of approximately 25% Canadian (Ca) and 75% Canadian-Waldeck (Cb) soils. Utilizing Soil Conservation Service (SCS) hydrology methods and a 100 year-6 hour storm, preliminary hydrology calculations indicate a runoff of approximately 3.9 to 4.7 inches/hour and a peak discharge of 65 CFS to 75 CFS. Preliminary calculations indicate that development of this tract will increase peak discharge by approximately forty percent.

At present, Parcel A (28 acres) drains east to Hydraulic although low spots indicate some ponding. Parcel B (4 acres) is primarily made up of a diked pond, formerly a KTA borrow pit or sand pit.

The proposed drainage concept is to regrade Parcel A to drain toward the west. Surface drainage will be utilized draining from the back of the lot lines to the street and via the cul-de-sac streets north and south to the east west street (unnamed). The area drainage from the east 20 + acres will be picked up by curb inlets and in addition to the drainage from the remaining 8 + acres carried by storm sewer conduit to the pond at the west end of the development. It is proposed that the existing pond will be dredged, graded, and landscaped to retain and detain the 100 year-6 hour storm. Preliminary calculations indicate this will require approximately three foot of pond depth to store such a storm. Once stored, the storm water would be dispersed at a lagged period to the Hydraulic Avenue ditch system via pumping if no other method of dispersion can be justified.

The storage and retention of storm flows is an alternative to drainage of the site to the east and utilizing the Hydraulic Avenue ditch system. It is our understanding that this method is unacceptable to the City and retention of storm water is mandatory to the drainage concept.

REFER: Preliminary Plat [Proposed]  
Topographic Map



XXXXX 268-4591

January 2, 1980

Flory Engineering & Construction, Inc.  
1406 Westfield Court  
Wichita, Kansas 67212

Attn: Mr. David A. Flory, P.E.

Subject: Pinewood Estates II (2nd Addn.) Preliminary Plat

Dear Mr. Flory:

Reference is made to the Preliminary Plat and Topography for subject Addition submitted to this office December 17th, 1979 for review and comments. Upon review of subject plat, I submit the following comments.

- 1) The soil type for the northeasterly portion of the proposed detention pond is classified as C<sub>b</sub>- Canadian Waldeck. This experiences a high ground water table between the months of October-April at a depth of 2 - 6 feet. Since this is the location for the outfall of the storm water sewer, consideration should be given to depths and possibly relocation.
- 2) Request information on the sand pit, ie. area to be utilized, proposed depth, slopes, access and means of maintaining same.
- 3) The 30" RCP sanitary sewer actually lies 12' east of the section line in Hydraulic. At approximately the southeast edge of the plat, 45' of the 8" line was stubbed west. If this is not utilized, the construction of a new manhole and a road cut will be necessary.

I trust this information is sufficient for your purpose; however, if further information or discussion is desired, please advise.

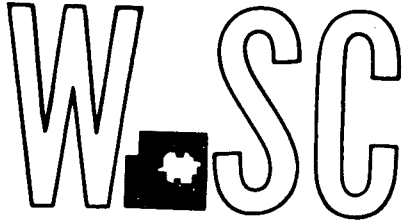
Yours truly,

Paul Johnston,  
Flood Control Engineer  
Flood Control and Landfill Division

PJ/glm

cc: Louise Olivarez/Sr. Planner/MAPD  
Yash Desai/City Engineer's Office  
Pinewood Estates II 2nd Addn. Plat File

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

December 12, 1980

Tamarac Development Company, Inc.  
Steve Ewing, Secretary-Treasurer  
6136 E. 9th Street  
Wichita, Ks. 67206


Re: S/D 79-142 - Final plat of Pinewood Estates II

Dear Mr. Ewing:

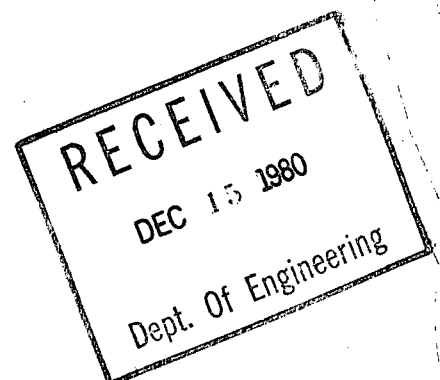
At the December 11th meeting of the Subdivision Committee, action on the above-referenced plat was deferred indefinitely, at your request, so that the final drainage plan could be resolved. At such time as the drainage plan has been approved by City Engineering and you are ready for the plat to be rescheduled, please advise.

We want to assist you in any way we can to get this drainage worked out and your plat finalized. If you need assistance in scheduling meetings with City staff, please call me at 268-4406.

Sincerely,

  
Louise Olivarez  
Senior Planner

cc: Flory Engineering & Construction Company, 1406 Westfield Ct., 67212  
Mike Lindebak, City Engineering



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
313-4561

January 23, 1981

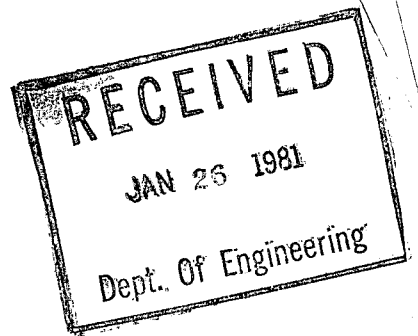
Flory Engineering and Construction Co., Inc.  
1406 Westfield Court  
Wichita, Kansas 67212

Re: S/D 79-142 - Final plat of Pinewood Estates II

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 22, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Any drainage improvements required by the platting of this land shall be satisfactorily guaranteed by the applicant.
- B. An access easement to the reserve on the west side of the plat shall be indicated on the south portion of Lot 1, Block A. This easement shall be indicated on the final plat tracing.
- C. The platting's text shall state the purpose of all reserves and how they are to be owned and maintained. Covenants will also be required which provide for the ownership and maintenance and which give the City of Wichita authority to enter onto the reserves to perform the necessary maintenance in the event the reserves are not properly maintained.
- D. Approval of this plat shall be subject to satisfactory completion of related cases V-0987 (vacation of Ellis Street as platted in Pinewood Estates) and D-0918 (dedication of street right-of-way for a new Ellis Street north of Idlewild in Pinewood Estates). The applicant still needs to guarantee construction of this new portion of Ellis.
- E. Last March the Board of Zoning Appeals approved variances to reduce the setbacks on Sunrise from 20 feet to 15 feet; reduce the front yard setbacks on all cul-de-sacs from 20 feet to 10 feet; and reduce the minimum lot depth from 100 feet to 80 feet. The variances were approved subject to there being no curb openings to any of the lots along Sunrise and subject to a minimum driveway length of 18 feet between any carport or garage and the public right-of-way (not the curb line).
- F. The applicant shall guarantee the paving of all interior streets.



Flory Engineering and Construction Co., Inc.

Page 2

January 23, 1981

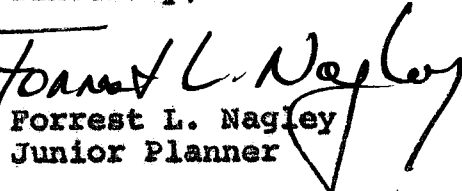
- G. The applicant shall submit a covenant for recording which assures four off-street parking spaces per dwelling unit since all lots abut a 58-foot street.
- H. The applicant shall guarantee the extension of City water to serve all lots.
- I. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. The final plat tracing shall designate definite lot line dimensions for all lots rather than the plus-or-minus dimensions now shown on some of the lots.
- L. In accordance with the Subdivision Regulations, monuments shall be placed at all block corners, angle points and points of curve in streets prior to the plat being released for recording with the Register of Deeds. A symbol shall be added to the legend denoting the monuments.
- M. The plat's text shall be revised to state that "the streets are hereby dedicated to the public for street purposes. Complete access control to and from Hydraulic across the east lines of Blocks A and C are hereby granted to the City of Wichita."
- N. This final plat shall not be forwarded to the governing body until the drainage plan has been approved by City Engineering.
- O. 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 Thursday, January 29, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

cc: Tamarac Dev. Co., Atten:  
Steve Ewing, 6136 E. 9th  
67206  
X Mike Lindebak, City  
Engineering

FLN:bh



# BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

## CONFIRMATION MEMO

PROJECT Pinewood Estates II

DATE May 4, 1981

JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

TIME of CONCENTRATION -

$$t_c = \left( \frac{(11.9) \left( \frac{1640}{5200} \right)^2}{10} \right)^{0.385} = 17 \text{ min.}$$

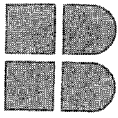
USE  $t_c = 17$  min. FOR ALL AREAS.

USE  $C = 0.38$  FOR PROPOSED MOBILE HOME PARK.

# AREA	AC. D.A.	C.	IN/HR $I_2$	IN/HR $I_{100}$	CFS. $Q_2$	CFS. $Q_{100}$
1	1.7	0.38	3.86	7.00	2.5	4.5
2	2.0				2.9	5.3
3	1.3				1.9	3.5
4	2.5				3.7	6.4
5	1.7				2.5	4.5
6	2.5				3.7	6.4
7	1.9				2.8	5.1
8	2.5				3.7	6.4
9	3.7				5.4	9.8
10	3.4				5.0	9.0

Total → 23.2

→ 36.6 → 61.5



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION  
MEMO

PROJECT Pinewood Estates II

DATE May 4, 1981

JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

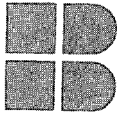
FROM N. Brent Wooten

REFERENCE Drainage Plan

THE REFERENCED AREAS WERE ROUTED THEN THE PROPOSED INLET LAYOUT USING THE 100 YEAR STORM FREQUENCY DESIGN TO SIZE THE PIPE DRAINING THE TWO SUMP AREAS. OTHER PIPE EXTENSIONS WERE SIZED TO CARRY LESS THAN THE 100 YEAR DESIGN.

A FINAL FLOOD ROUTED PIPE SIZING DESIGN SHOULD BE SUBMITTED PRIOR TO FINAL DESIGN PLAN APPROVAL. FINAL INLET LOCATION AND PIPE USAGE COULD BE ALTERED DEPENDING ON THE PROJECT DESIGN ENGINEER.

A HEADWALL STRUCTURE IS PROPOSED AT THE OUTFALL LOCATION INTO THE RESERVOIR. APPROXIMATE OUTFLO ELEV. IS 71.50.



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION  
MEMO

PROJECT Pinewood Estates II

DATE May 4, 1981

JOB NO. \_\_\_\_\_

COPIES TO:

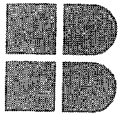
TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

ALL STREET GRADES ARE TO BE A MINIMUM OF 0.32%. PROPOSED TOP OF CURB ELEVATIONS ARE INDICATED ON THE PLAN. ADDITIONAL R.W. IS TO BE DEDICATED IN PINEWOOD ESTATES I TO COLLECT AND EXTEND ELLIS TO THE SOUTH.

THE FLOOD DETENTION RESERVOIR HAS BEEN SIZED TO INCLUDE THE 100 YEAR - 6 HR. 6 INCH RAINFALL FOR THIS AREA. FINAL SHAPING AND EXCAVATION OF THE RESERVOIR WILL BE DONE BY A SEPARATE APPROVED PROJECT TO BE CO-ORDINATED WITH THE DEVELOPMENT OF PINEWOOD ESTATES II.



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION  
MEMO

PROJECT Pinewood Estates II

DATE May 21, 1981

JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

TIME OF CONCENTRATION

= 17 min. for all areas.

Note C = 0.38 for proposed mobile home park  
addition of pinewood est. II.

REFER TO DESIGN DATA SHEET &  
DRAINAGE PLAN FOR SWS SYSTEM.

PLEASE NOTIFY ME BY LETTER AS SOON  
AS POSSIBLE. THANK YOU.

Attached to and forming a part of

COMMITMENT No. 303361

Issued by  
**CHICAGO TITLE INSURANCE COMPANY**

10-27-81

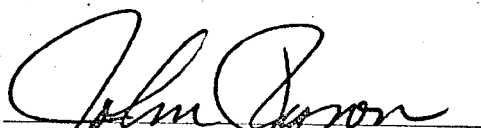
- 1. Item 3, Schedule A, is hereby deleted and the following substituted therefor.

(SEE ADDED PAGE)

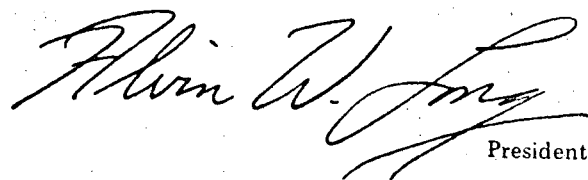
This endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

DATED: October 26, 1981

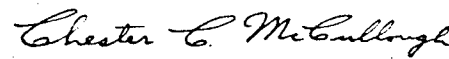
CHICAGO TITLE INSURANCE COMPANY

  
 Authorized Signatory



  
 President.

ATTEST:

  
 Secretary.

Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.

## (Schedule continued)

Policy Number \_\_\_\_\_  
OwnersPolicy Number \_\_\_\_\_  
Loan

That part of the South Half of the Northeast Quarter of Section 21, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas, more accurately described as follows: Beginning at a point on the east line of said Northeast Quarter bearing N 00°00'00" E at a distance of 166.00 feet north from the southeast corner of the Northeast Quarter of Section 21, Township 28 South, Range 1 East of the 6th Principal Meridian, Sedgwick County, Kansas; thence northerly bearing N 00°00'00" E along the east line of said Northeast Quarter a distance of 784.45 feet to the south Right of Way line of the Kansas Turnpike; thence southwesterly along said Right of Way line being a 7°30'00" spiral curve to the right through a central angle of 3°18'47" an arc distance of 340.17 feet; thence southwesterly along said Right of Way line along a tangent to said spiral curve bearing S 79°55'40" W a distance of 297.69 feet; thence along said Right of Way line being a 7°30'00" spiral curve to the left through a central angle of 7°30'00" an arc distance of 480.35 feet; thence southwesterly along said Right of Way line being a circular curve to the left having a radius of 1759.86 feet through a central angle of 7°47'53" an arc distance of 239.53 feet to the intersection of the east line of the West Half of the Northeast Quarter of said Section 21, and the south Right of Way line of the Kansas Turnpike; thence southwesterly along said Right of Way line being a circular curve to the left having a radius of 1759.86 feet through a central angle of 20°27'59" an arc distance of 628.63 feet; thence southeasterly bearing S 13°35'39" E a distance of 300.26 feet to a point on the south line of the Northeast Quarter of said Section 21; thence easterly on said south line bearing N 89°30'22" E a distance of 437.85 feet to the southeast corner of the West Half of the Northeast Quarter of said Section 21; thence continuing easterly on the south line of the Northeast Quarter of said Section 21 on a bearing of N 89°30'22" E a distance of 1028.12 feet; thence northerly bearing N 00°00'00" E a distance of 166.00 feet; thence easterly on a bearing of N 89°30'22" E a distance of 290.00 feet to the point of beginning.

AUTHORIZATION


The following action is taken by the President of Tamarac Development Company, Inc., David L. Palmer:

Pursuant to Article IV, Section 7 of the By-Laws of Tamarac Development, Inc., Steven R. Ewing is assigned the duty and is hereby authorized in the absence or unavailability of the President to execute any and all documents required to be filed with the City of Wichita or the Register of Deeds of Sedgwick County, Kansas.

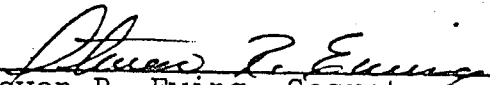
The above action taken effective as of October 15, 1981.

TAMARAC DEVELOPMENT COMPANY, INC.

By

  
\_\_\_\_\_  
David L. Palmer, President

Attest:

  
\_\_\_\_\_  
Steven R. Ewing, Secretary

66-1-SW1

Payroll (Harrington)

74.71

Publication

15.18

SWS # 236

Publication

13.86

Sunrise, etc.

Payroll (Harrington)

149.39

Publication

45.10

Water

Typical charges

641.03

TOTAL DUE

939.27

Existing Projects - Remitted Estates 2nd

4-23-82 Harrison Payroll	Lat. G.C., Main 1, SWI	81165-	<del>\$ 43324</del>	• 89.89
	SWS # 236	81166	<del>276.57</del>	13.86
4-23-82 Harrison Payroll		81137	194.49	
	Water	81116	641.03	
Total			<u>\$ 1545.33</u>	939.27

## CONCEPT STATEMENT

### PINEWOOD ESTATES II (Second Addition)

The concept of Pinewood Estates II is to provide a mobile home subdivision in a planned manner approaching that of a standard residential subdivision with design considerations for the unique features of a mobile home unit such as the usual non-existence of rear or end exits as well as the obvious mobility of said units. The concept of this proposed subdivision is to place mobile units to the rear of the lot allowing the full utilization of the lot front for drive, parking, landscaping, and garages or carports. For the most part, lots face cul-de-sac streets (29' b-b) which should reduce traffic volume and vehicular speed. The prime east-west street (unnamed) is proposed as a 26' b-b street with no parking allowed as per City requirements. No lots front on this east-west street.

It should be emphasized that this concept is considerably different from any known "mobile home park" concept now existing in Wichita at present and even differs in concept from the predecessor subdivision Pinewood Estates (First Addition) located to the south of the proposed Pinewood Estates II. Due to the concept of providing attractive lots for the location of mobile home units of significant size and quality, in a manner approaching a standard residential subdivision, it is necessary to seek several variances from standard requirements. The plan proposed falls into a "grey" area between requirements for mobile home parks and standard residential developments.

## REQUIRED VARIANCES FROM STANDARD REQUIREMENTS

### PINEWOOD ESTATES II (Second Addition)

- A Variance required to allow a fifteen foot (15') setback on each side of the east-west street (unnamed) through the proposed Pinewood Estates II (refer to proposed Preliminary Plat).  
Reason: This variance would in actuality be a side yard setback for all lots affected. Said lots adjoin a street without on-street parking.
- B Variance required to allow a five foot (5') setback from the property line on side yards except as designated above [A] (refer to proposed Preliminary Plat).  
Reason: This variance would allow the location of an eighty foot (80') mobile home on almost any lot within Pinewood Estates II. It is estimated that only 20% of the mobile homes are potentially of this length but this would not restrict units of this size to specific lots. It should be noted that 80' is a measurement including the hitch assembly and actual unit bulk dimension is more nearly 75' to 76'.

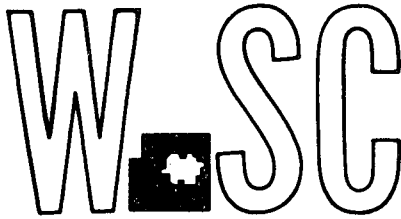
- C Variance required to allow the construction of detached carports or garages to be constructed in front of placed mobile home units with a minimum structural clearance of five feet (5').

Reason: This variance would allow the location of a twenty-six foot (26') wide mobile home (usually maximum 65' length) on almost every lot within Pinewood Estates II. It is also estimated that only 10% of the mobile homes are potentially of this width but this would not restrict units of this size to specific lots.

- D Variance to negate the minimum lot depth requirement on one hundred feet (100') as required by Zoning Ordinance 28.04.135, Section 3.3.

Reason: Mobile home units for the proposed Pinewood Estates II would not be placed parallel with the lot depth as in many "mobile home parks".

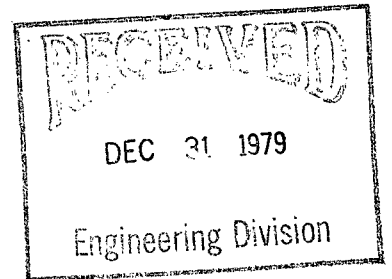
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

(316) 268-4561  
**December 28, 1979**



**Flory Engineering & Construction Company, Inc.**  
**1406 Westfield Ct.**  
**Wichita, Ks. 67212**

**Re: S/D 79-142 - Preliminary plat - Pinewood Estates II**

**Gentlemen:**

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 27, 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. Any drainage improvements required to implement the final drainage plan shall be guaranteed by the applicant.
- B. Prior to submission of a final plat, the zoning ordinance variances required by the proposed development plan shall be requested and shall be considered by the Board of Zoning Appeals. If not approved, then modifications in the plat will be necessary. The variances being proposed are:
  - 1. Vary setback from 20 to 15 feet on the lots which side into the east-west street (see 28.04.135 C 3.2(c) of the Zoning Ordinance).
  - 2. Vary setback from 10' to 5' on all other side yards (see 28.04.135 C 3.2 (c) of Zoning Ordinance).
  - 3. Vary the front yard setback on cul-de-sac lots from 20 feet to 10 feet (see 28.04.135 C 3.1(b) of Zoning Ordinance).
  - 4. Vary the minimum lot depth from 100 feet to 82 feet (see 28.04.135 B 3.3 of Zoning Ordinance).

5. Vary the required setback between an accessory structure and another structure to 5 feet from 10 feet (for unenclosed structures) or 20 feet (for enclosed structures. (See 28.04.135 C 4.2 and 26.04.120 (c)).
- C. Prior to filing a final plat, the applicant shall contact City Public Works regarding appropriate street names for the proposed streets.
- D. Complete access control to Hydraulic across the east line of the "public area" (reserve) shall be indicated on the final plat.
- E. It is recommended that the east-west street be increased to 64 feet in right-of-way width with a paving width of 35 feet. Interior radii for all intersections should be a minimum of 25 feet. Any lesser widths and radii will not accommodate the movement of large mobile homes.
- F. The applicant shall guarantee the paving of all interior streets to City of Wichita standards.
- G. The applicant shall guarantee the extension of City water to serve all lots.
- H. The applicant shall guarantee extension of sanitary sewer service to each lot.
- J. If the approved drainage plan requires a detention pond, covenants shall be submitted which provide for the continued maintenance of the pond. The covenant shall include a clause which will assure that the City can, upon proper notice and hearing, cause necessary maintenance to be done in the pond area and the cost assessed to the persons or organizations which have failed to perform the required maintenance.
- J. A covenant shall be submitted which assures four off street parking spaces per dwelling unit for lots on 58-foot streets.
- K. If the "public area" (reserve) adjacent to Hydraulic and "Shelter house area" on Lot 1, Block A are to be maintained and owned by a homeowners' association, such an association agreement shall be submitted for recording with the plat.
- 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.

D : 4  
D

Floxy Eng. & Const. Co., Inc.  
December 28, 1979  
Page 3

M. 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,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Tamarac Dev. Co., Inc., 6136 E. 9th, 67206  
X Dean Sellers, Acting City Engineer

PINEWOOD Estates II

Checked out from file - 3-10-86

Topography

Preliminary Plat

Drainage Plan

Drainage Report.

4-4-86

DRAINAGE PLAN

BOB PREUITERA , 8320213

*Plat file*

**CITY OF WICHITA**  
**Route Slip**  
(PLEASE CIRCLE DESTINATION)

**Administration**

Budget & Mgmt.  
Contracts Admin.  
Controller  
Data Processing  
Purchasing  
Microfilm  
Print Shop  
Stores/Mail Room  
Ret. & Insurance  
Treasurer

**Airport Authority**

**Art Museum**

**City Commission**

**City Manager**

City Clerk  
Personnel  
Public Affairs

**Civil Rights & E.E.O.**

**Community Facilities**

Building Services  
Century II  
Community Arts  
Omnisphere

**Credit Union**

**Emergency Com.**

**Engineering**

Admin./Planning  
Construction/Survey  
Design

**Fire Department**

**Grievance Office**

**Health Department**

**Housing/Econ. Dev.**

Admin. & Finance  
Central Inspection  
Energy Resources  
Industrial Development  
Local Housing Authority

**Human Resources**

C.P.O.  
Com./Status of Women  
Community Action  
Empl./Training  
Job Teams  
Substance Abuse

**Law Department**

**Library**

**M.T.A.**

**Municipal Court**

**Operations/Maint. Dept.**

Admin. Research  
Fleet Maintenance  
Flood Control  
Streets  
Traffic Oper./Maint.

**Park Department**

**Planning Department**

Graphics

**Police Department**

**Water Department**

Accounting  
Engineering  
Filter Plant  
Mains & Services  
Sewer Maintenance  
Water Pol. Control

For: Mike L.  
\_\_\_\_\_ For your information \_\_\_\_\_ For your comments

MESSAGE: *copy of endorsement on Pinewood Estates II for your petitions and copy of document authorizing Steve Ewing to sign on behalf of Tamarac.*  
Signed: Planning Date: 10-27-81

## Pinewood Estates - 2<sup>nd</sup> Addition

### Comments on drainage concept.

1. The proposed site for detention pond is owned by the Kansas Turnpike Authority although they plan to purchase it from KTA.
2. It requires substantial fill especially the south portion of the plat to drain to the east-west street.
3. No drainage calculation has been submitted. Preliminary indication is that in order to meet the city's design standards, some changes have to be made to the street grading plan and the SWS be extended.