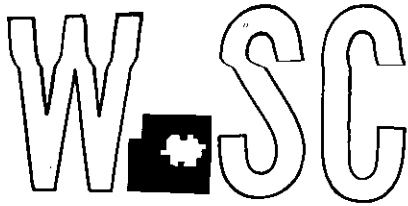


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

May 4, 1973

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 73-47 - Preliminary
Plat of TRIPLE J. ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 3, 1973, 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. "Access control except for 1 opening per lot" adjacent to the west line of the plat, shall be indicated on the final plat and with appropriate wording in the plat's text.
- B. A 15 foot access maintenance easement shall be indicated adjacent to the west line of the drainage right-of-way, on the final plat.
- C. A minimum pad elevation of 143 City Datum, shall be indicated on the final plat.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all lots within the subdivision.
- E. The applicant's surveyor shall contact M. S. Mitchell of Maintenance-Flood Control Office relative to some of the dimensions shown on the plat.
- F. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Rock Road; the total estimated construction cost to be determined upon submission of the final plat.

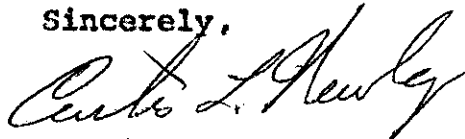
Page 2 - Preliminary Plat of TRIPLE J. ADDITION
May 4, 1973

- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize noise pollution within all habitable structures to be built on subject property.
- H. 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.
- I. 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,



Curtis L. Newby
Junior Planner

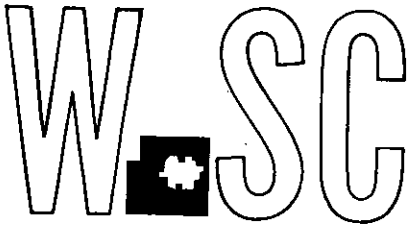
CLN:rme
Enclosure

cc: James C. Thompson, et al.
P. O. Box 2869, 67201

John Woolf, Attorney
320 Page Court
220 West Douglas, 67202

Dean Sellers, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

June 22, 1973

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 73-47 - Final Plat of
TRIPLE J. ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 21, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. "Access Control except for one opening" adjacent to Rock Road, shall be indicated on each lot and with the appropriate wording in the plat's text.
- B. The 35-foot building setback line shall be adjusted to conform to the 10-foot jog on Lot 4 as was shown on the approved preliminary plat.
- C. The plat's text shall be amended to read "...platted into lots and a drainage dedication...".
- D. The Mayor's name shall be changed to read as "James M. Donnell".
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots within the subdivision.
- F. The applicant's surveyor shall contact M. S. Mitchell of Maintenance-Flood control Office relative to some of the dimensions shown on the plat.
- G. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Rock Road, the total estimated construction cost to be in the amount of \$1,945.
- H. The applicant shall be advised that the construction of the sidewalk will be required at the time of final building inspection when said sidewalk is required as a condition of plat approval.

Page 2
TRIPLE J. ADDITION
June 22, 1973

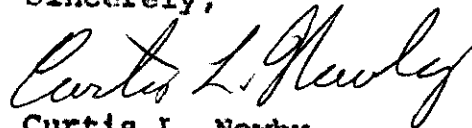
- I. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- J. Recording of the plat within 30 days after approval 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 28, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Curtis L. Newby
Junior Planner

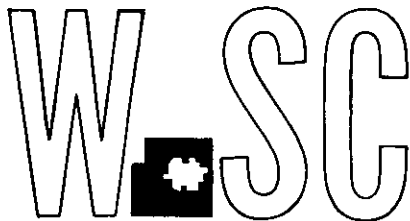
CLN:rme
Enclosure

cc: James C. Thompson, et. al.
c/o Wheeler Kelly & Hagny Investment Co.
216 South Market, 67202

John Wolf, Attorney
320 Page Court
220 West Douglas, 67202

Dean Sellers, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

June 29, 1973

Mr. John Woolf, Attorney
320 Page Court
220 West Douglas
Wichita, Kansas 67202

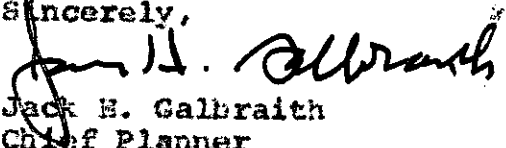
Re: S/D 73-47 - Final Plat of
TRIPLE J. ADDITION

Dear Mr. Woolf:

At the regular meeting of the Metropolitan Area Planning Commission on June 28, 1973, your request for deferral of the above plat was considered. It was the action of the Planning Commission to defer complete consideration of this application until their next regular meeting on July 12, 1973, the meeting to start at 1:30 p.m. in Room 401 City Building Annex.

If you have any questions, please call.

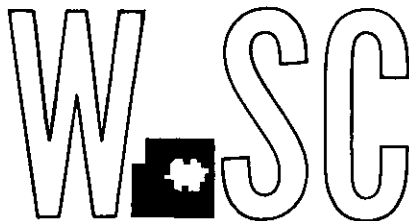
Sincerely,


Jack H. Galbraith
Chief Planner

JHG:ber

cc: Baughman Company, 330 Laura 67211
James C. Thompson, et al., c/o Wheeler Kelly & Hagny
Investment Company, 216 South Market 67202
X Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

AMHERST 2-8211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

July 13, 1973

Mr. John Woolf, Attorney
320 Page Court
220 West Douglas
Wichita, Kansas 67202

Re: S/D 73-47 - Final Plat of
TRIPLE J. ADDITION

Dear Mr. Woolf:


At the regular meeting of the Metropolitan Area Planning Commission on July 12, 1973, the above-captioned plat was re-considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Sub-division Committee, subject to the conditions stated in our letter of June 2, 1973.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plator.
4. Certification that all taxes due and payable for 1972 and prior years have been paid.

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

Sincerely,

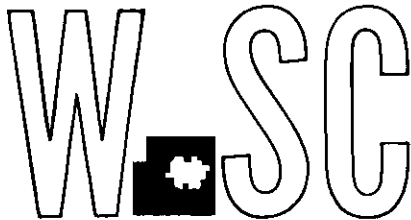

Jack H. Galbraith
Chief Planner

JHG:bar

cc: Baughman Company, 330 Laura 67211
James C. Thompson, et al., c/o Wheeler Kelly & Hagny
Investment Company, 216 South Market 67202

X Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

August 29, 1973

Mr. John Woolf, Attorney
320 Page Court
220 West Douglas
Wichita, Kansas 67202

RE: S/D 73-47 - Final Plat of
TRIPLE J. ADDITION

Dear Mr. Woolf:

The Board of City Commissioners at their regular meeting of August 28, 1973, considered the above captioned plat. Their action was to return this plat to the Metropolitan Area Planning Commission for reconsideration of limiting the number of access points to Rock Road to not exceed two (2). This is to advise you that this plat will be scheduled for reconsideration by the Planning Commission at their next regular meeting of September 13, 1973, to begin at 1:30 p.m. in Room 401 City Building Annex, 104 South Main Street.

If you have any questions, please contact this office.

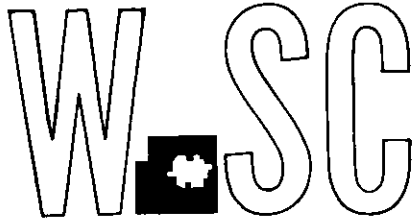
Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rw

cc: Baughman Company, 330 Laura, 67211
James C. Thompson, et al., c/o Wheeler Kelly & Hagny
Investment Company, 216 South Market, 67202
✓ Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

September 14, 1973

Mr. John Woolf, Attorney
320 Page Court
220 West Douglas
Wichita, Kansas 67202

Re: S/D 73-47 - Final Plat of
TRIPLE J. ADDITION

Dear Mr. Woolf:

At the regular meeting of the Metropolitan Area Planning Commission on September 13, 1973, the above-captioned final plat was considered. At your request, the action of the Commission was to defer full consideration of this plat to its regular meeting of September 27, 1973, which will be held at 1:30 p.m. in Room 401 City Building Annex, 104 South Main, Wichita, Kansas.

If you have any questions, please contact this office.

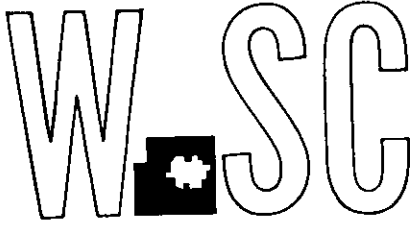
Sincerely,


Jack H. Galbraith
Chief Planner

JHG:ber

cc: Baughman Company, 330 Laura 67211
James C. Thompson, et al., c/o Wheeler Kelly & Hagny
Investment Company, 216 South Market 67202
X Dean Sellers, Assistant City Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

September 28, 1973

Mr. John Woolf, Attorney
320 Page Court
220 West Douglas
Wichita, Kansas 67202

Re: S/D 73-47 - Final Plat of
TRIPLE J. ADDITION

Dear Mr. Woolf:

At the regular meeting of the Metropolitan Area Planning Commission on September 27, 1973, the above-captioned final plat was reconsidered. Inasmuch as a revised plat had been submitted, the action of the Commission was to refer the plat back to the Subdivision Committee for reconsideration.

The revised plat will therefore be scheduled for the Subdivision Committee agenda for its meeting on October 4, 1973, the meeting to start at 1:00 p.m. in Room 401 City Building Annex, 104 South Main.

If you have any questions concerning this matter, please contact our office.

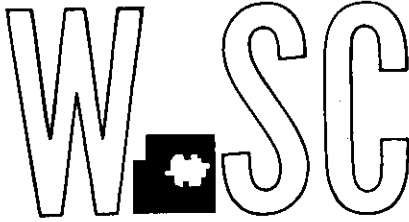
Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Baughman Company, 330 Laura 67211
James C. Thompson, et al., c/o Wheeler Kelly & Hagny
Investment Company, 216 South Market 67202
X Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

October 5, 1973

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 73-47 - Final Plat
of TRIPLE J. ADDITION

Gentlemen:

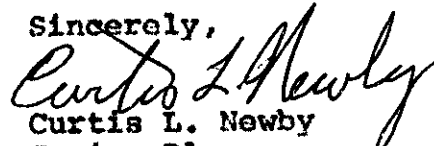
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 4, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The access control notations on the plat shall be changed to reflect one common access point to Lots 1 and 2, one access point to Lot 3, and one common access point to Lots 4 and 5. The appropriate wording shall appear in the plat's text.
- B. Recording of the plat within 30 days after approval by the City Commission.

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, October 11, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

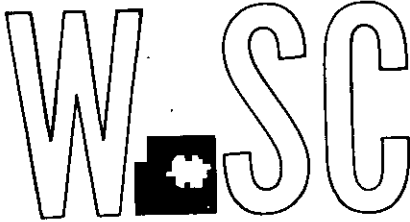
Sincerely,


Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: James C. Thompson, et. al., c/o Wheeler, Kelly & Hagny
216 South Market, 67202
John Wolf, Attorney, 320 Page Court, 67202
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

October 12, 1973

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 73-47 - Final Plat of
TRIPLE J. ADDITION

Gentlemen:

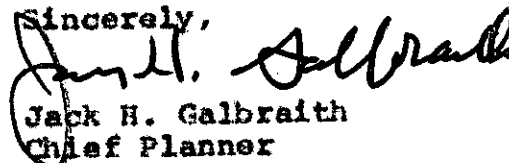
At the regular meeting of the Metropolitan Area Planning Commission on October 11, 1973, the above-captioned plat was considered. It was the action of the Commission to recommend approval of the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter of October 5, 1973. In addition, the Planning Commission requested that the Board of City Commissioners be made aware that the number of access points to Rock Road was discussed and the three access points was a compromise position.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1972 and prior years have been paid.

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

Sincerely,



Jack H. Galbraith
Chief Planner

JHG:ber

cc: James C. Thompson, et al., c/o Wheeler Kelly & Hagny,
216 South Market 67202
John Wolf, Attorney, 320 Page Court 67202
X Dean Sellers, Assistant City Engineer


THE CITY OF WICHITA

OFFICE OF ENGINEERING DEPARTMENT DATE October 13, 1981
Design

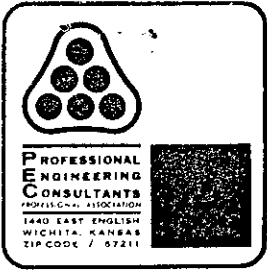
TO Paul Johnston, Flood Control & Landfill Director
FROM Chris Breitenstein, Drainage & Flood Control Engineer

SUBJECT Drainage Plans - Mt. Vernon
 United Methodist Addition,
 Triple 'J' Addition, Cherokee
 Sunrise West

Please find attached drainage plans and supportive calculations for the above plats. All plats are on Sub-division Agenda for October 15, 1981.


Chris Breitenstein, P.E.
Drainage & Flood Control Engineer

CB:gf
Attachment



Date 8-18-31 Page 1 of 3
 Project TRIPLE "J" Addition
 Item Runoff

I. Determine runoff @ outfall K-Mart Ditch
 N + E of proposed plat.

Drainage Area = 46 acres. (see USGS)

Runoff Coef = 0.9

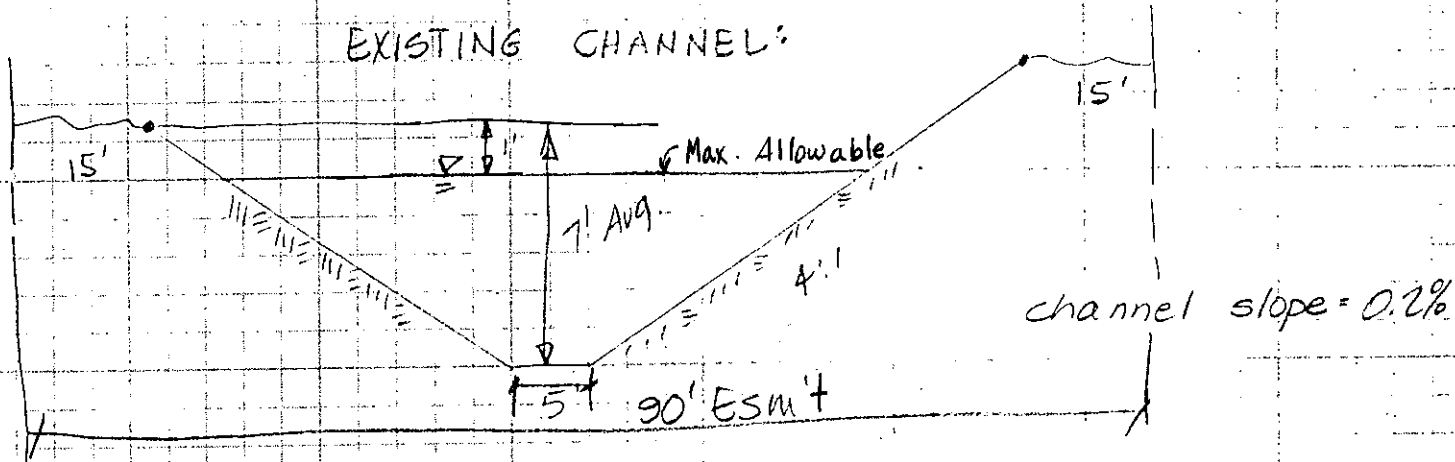
$t_c =$ 1300' total
 1200' paved @ 0.5% = 12.5 min.
 100' turf @ 0.5% = 18
 30.5

$I_{100} = 6.79$

$$Q_{100} = C I_{100} A$$

$$= 0.9 \times 6.79 \times 46$$

$$= 281 \text{ cfs.}$$



$$Q_{\text{max-channel}} = \frac{1.486}{n} A R^{2/3} S^{1/2}$$

$$= \frac{1.486}{0.035} (174)(3.19)^{2/3} (0.002)^{1/2}$$

$$= \frac{1.486}{0.035} (174)(2.167)(0.04472)$$

$$= 715 \text{ cfs. @ 6' depth } \quad V = 4.1 \text{ fps.}$$



Date 8-18-81 Page 2 of 3

Project Triple "J"

Item _____

II. Determine Runoff @ E. Line Triple "J"
 ‡ Size of Esm't Needed.

$$D.A. = 6.5 A_c.$$

$$c = 0.9$$

$$t_c = 450 \text{ feet pavement @ } 1\%$$

$$t_c = 8 \text{ min.}$$

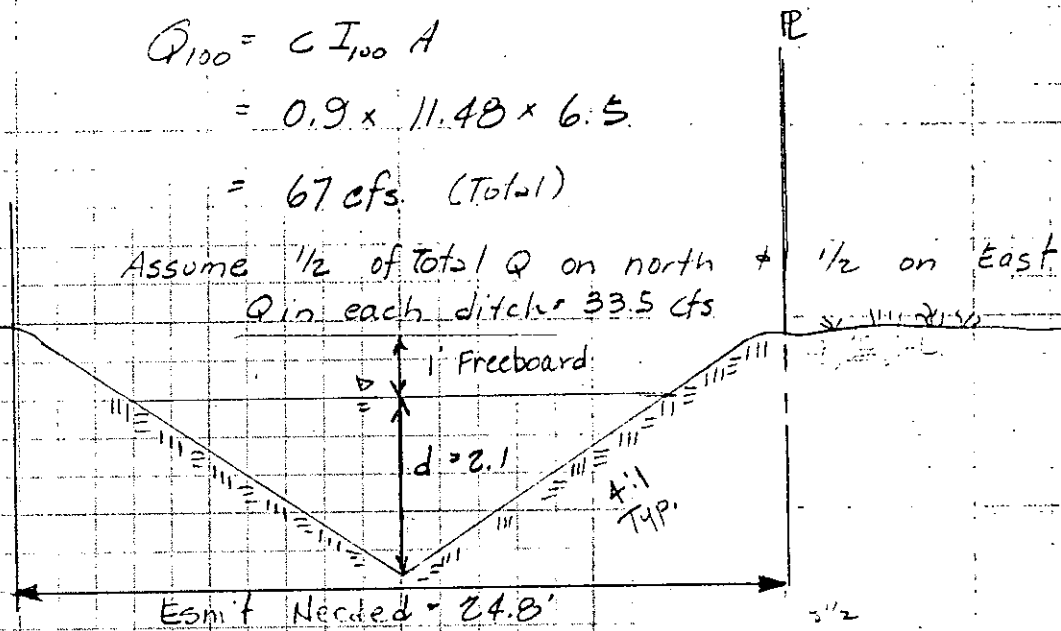
$$I_{100} = 11.48$$

$$Q_{100} = c I_{100} A$$

$$= 0.9 \times 11.48 \times 6.5$$

$$= 67 \text{ cfs. (Total)}$$

Assume $\frac{1}{2}$ of Total Q on north + $\frac{1}{2}$ on East
 Q in each ditch = 33.5 cfs



$$33.5 = \frac{1.486}{10} AR^{2/3} \cdot 3^{3/2} = \frac{1.486}{0.035} (0.04472) AR^{2/3}$$

$$AR^{2/3} = 17.6$$

<u>d</u>	<u>A</u>	<u>P</u>	<u>R</u>	<u>R^{2/3}</u>	<u>AR^{2/3}</u>
2'	16	16.5	0.97	0.9797	15.7
2.5'	25	20.6	1.21	1.14	28.4

→ d = 2.1'



Date 3-19-81 Page 3 of 3
 Project TRIPLE "J"
 Item _____

III Determine Runoff @ W end K-Mart Ditch.

D.A. = 13.4 Ac

C = 0.9

$t_c = 500' \text{ pavement @ } 1\% = 9 \text{ min}$
 $+ 400' \text{ channel @ } 3 \text{ fps} = 2$
 11 min.

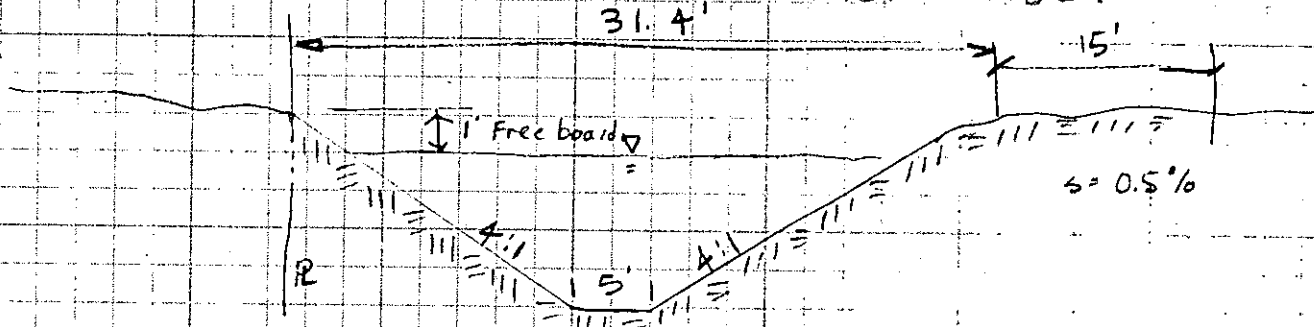
OR $700' \text{ turf @ } 0.7\% = 38 \text{ min}$

USE 11 min

$T_{100} = 10.14$

$Q_{100} = C T_{100} A = 0.9 \times 10.14 \times 13.4$
 $= 122 \text{ cfs.}$

Determine Channel size.



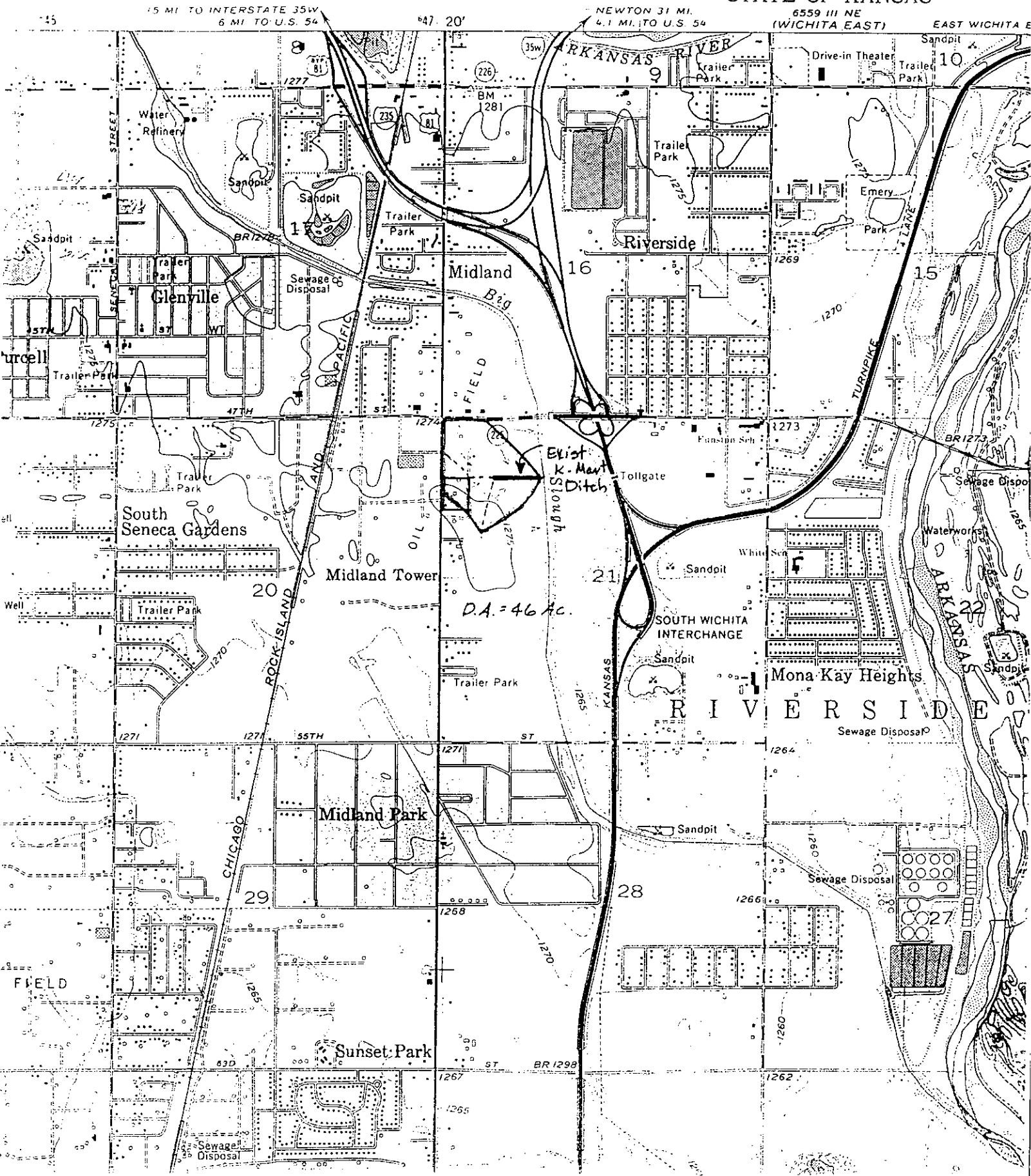
$Q = \frac{1.486}{n} A R^{2/3} S^{1/2} = \frac{Q \times n}{1.486 S^{1/2}} = \frac{122 \times 0.035}{1.486 \times 0.07071} \times \frac{4.27}{0.10807} = 40.63$

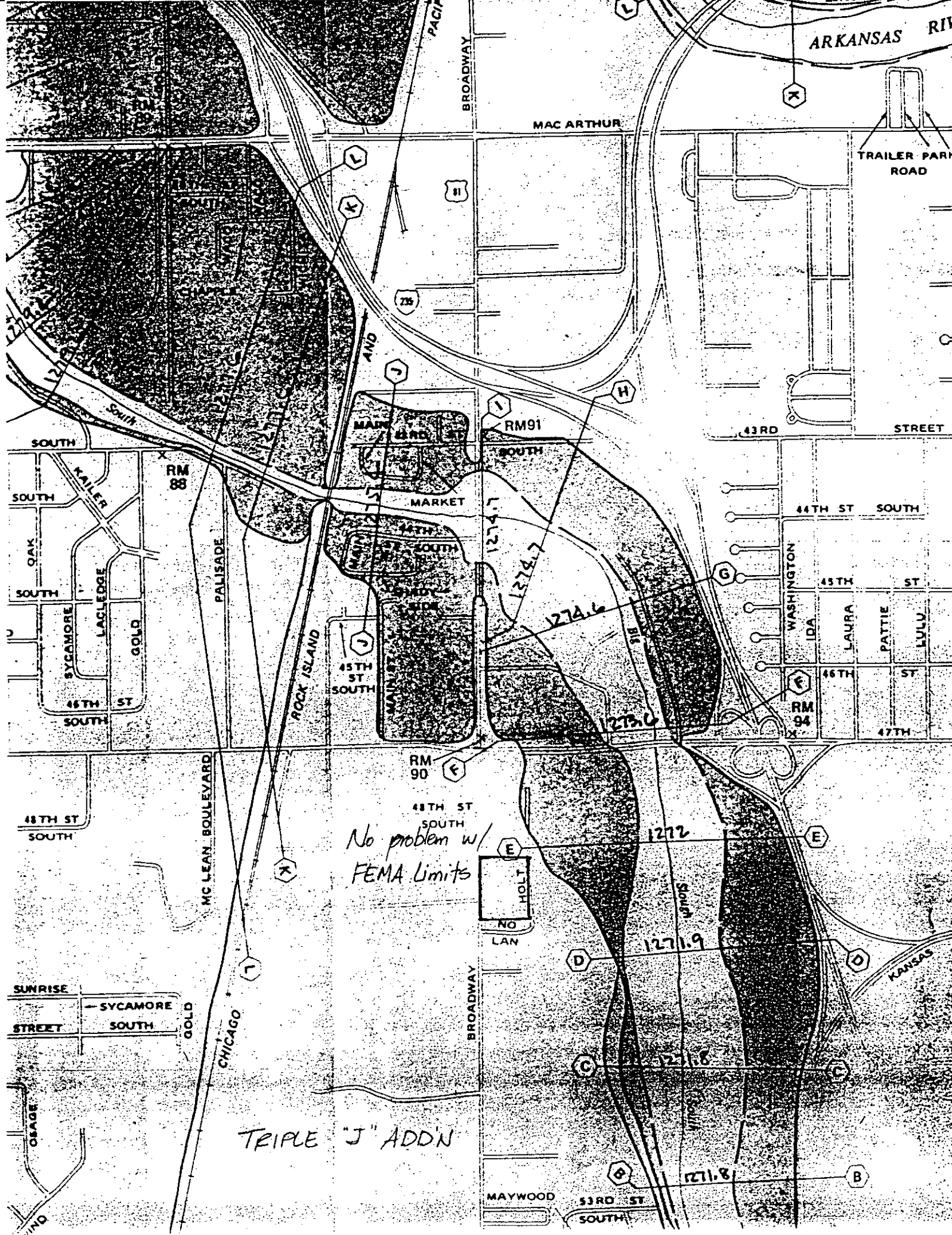
d	A	P	R	$R^{2/3}$	$AR^{2/3}$
3	51	29.74	1.715	1.432	73.07
2.5'	37.5	25.61	1.464	1.289	48.3
2.4'	35.04	24.79	1.413	1.259	44.13
2.3'	32.66	23.96	1.363	1.229	40.14 → 2.3'

TRIPLE "J"

ERIOR

STATE OF KANSAS





No problem w/
FEMA Limits

TRIPLE "J" ADD'N

NO
LAN

ARKANSAS RIV

TRAILER PARK
ROAD

MAC ARTHUR

BROADWAY

43RD

STREET

44TH ST SOUTH

45TH ST

WASHINGTON
IDA

LAURA

PATTIE

LULU

46TH ST

RM 94

47TH

RM91

RM 88

RM 90

48TH ST
SOUTH

1272

1271.9

1271.8

1271.8

MAYWOOD

53RD ST
SOUTH

48TH ST
SOUTH

SUNRISE
STREET SOUTH

ORANGE

IND

SYCAMORE
LAGLEDDO
GOLD

46TH ST
SOUTH

45TH ST
SOUTH

44TH ST
SOUTH

43RD
SOUTH

42ND
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41ST
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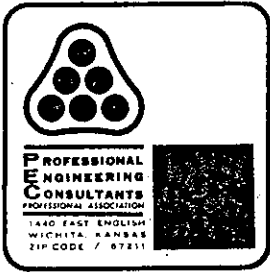
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MEMO

TO: Mr. Chris Breitenstein, P.E.
Drainage Engineer
City Hall - 7th Floor
455 N. Main
Wichita, Kansas 67202

PROJECT NO. 36-81251-1338

PROJECT: Triple "J" Addition

COPIES TO:

ATTN:

DATE: August 24, 1981

Louise Olivarez

Mike Lindebak ✓

File thru RWL

FROM: Charles S. Brown, P.E.

REFERENCE: Drainage Concept/Plan

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

Transmitted herewith is one copy of the Drainage Concept/Plan for the referenced project, along with supportive calculations.

It is proposed to take runoff to the Big Slough via new channels and an existing channel located at the southeast corner of K-Mart Plaza Addition.

If you have any questions, please contact Dick Linn, Gary Wiley, or myself at our Land Development Office, 263-1107.

RECEIVED

AUG 25 1981

Dept. Of Engineering

MEMO



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City Hall - 7th Floor

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Wichita, Kansas 67202

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