

BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION  
MEMO

PROJECT Tylér Acres 6th

DATE September 27, 1982

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

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

Preliminary plat is scheduled for Subdivision for September 30, 1982.

Refer to Tyler Acres 5th Addition Drainage Plan for this area which was included in the total drainage plan.

The area in this plat is to be developed into an office park or medical center, instead of residential lots as previously considered. Proposed layout will require a runoff factor of 0.6 for Lot 1. Lot 2 will develop as office space with runoff factor of 0.75. Lots 3-4-5 will be residential lots with a runoff factor of 0.4.

Area A (11.1 Acres) will drain west to Socora, which drains south to Central as indicated. Discharge to Socora will be thru drives and flumes if necessary.

Area B (1.7 Acres) will drain south to Central via drives.

Area C (1.7 Acres) will drain east to Woodchuck via a drive or flumes.

Area D (3.0 Acres) will drain to Woodchuck or School Street via a drive or flumes.

Area E (1.2 Acres) will drain to Bekemeyer thru driveways.

Note - As Lot 1 develops, detention will try to be implemented into the parking lot layout design of the proposed center. The site development plan is not established or available for a final drainage plan to be designed.

This is only a conceptual drainage plan to be considered at this time to coincide with the preliminary plat.

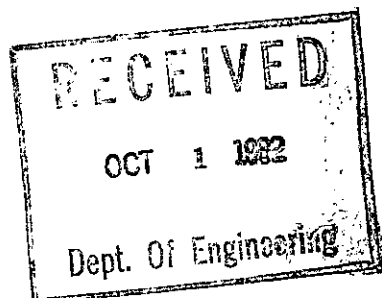
*Detention should be Required! Not Maybe!*

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



October 1, 1982

Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211

Re: S/D 82-57 - Preliminary plat of Tyler Acres Sixth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 30, 1982, the above-captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to City Engineering for review and approval. City Engineering has advised that such a drainage plan must provide for the detention or the difference between existing and developed storm water run-off.
- B. The 60 feet for Socora just west of this plat does not exist at this time, but is proposed for dedication on the plat of Tyler Acres Fifth Addition. Approval of this Sixth Addition will be subject to the dedication of the west 60 feet of Socora either by platting or by separate dedication.
- C. Since School Street just east of Socora is not being extended through this property, the existing half-street right-of-way should be vacated. This will require a separate vacation application to be signed by the owner of Lot 3, Block 1, Tyler Acres First Addition, as well as this platter. It is recommended that said vacation application also include a request for vacating the 15-foot platted building setback on the south side of Lot 3, Block 1, Tyler Acres Fifth Addition.
- D. The applicant shall guarantee the paving of Socora, to commercial street standards, from Central to Bekemeyer, and shall guarantee the paving of the west half of Woodchuck from Central to a point north where full pavement width begins.
- E. In accordance with the sidewalk ordinance and the subdivision regulations, a sidewalk shall be guaranteed on the east side of Socora adjacent to proposed Lot 1.

- F. The applicant shall guarantee construction of a decel lane along Central from Socora to approximately the existing west driveway in Tyler Acres Third Addition.
- G. The applicant shall guarantee construction of a left turn lane on Central from Socora east approximately half-way to Woodchuck.
- H. The applicant shall guarantee the signalization of Central/Socora intersection as a condition of plat approval, but the actual installation of signals shall not occur until determined necessary by the Traffic Engineer based upon a traffic study.
- I. The applicant shall guarantee the paving of a hammerhead to terminate School Street at the northeast corner of proposed Lot 1. The street name for this hammerhead dedication shall be "School Circle."
- J. The official Transportation Plan indicates School Street as a designated collector from Ridge Road to Central. Since School Street is being terminated south of Redbarn and will not exceed through to Central, the Transportation Plan will need to be amended.
- K. The applicant shall guarantee extension of sanitary sewer to Lots 4 and 5.
- L. The applicant shall be advised that a separate vacation application may be required to vacate the portions of Bekemeyer shown within the boundaries of Lots 4 and 5.
- M. The final plat tracing shall show "access control except for 1 opening" to Woodchuck across the south 100 feet of the east line of Lot 1. Lot 1's remaining frontage shall be labeled "complete access control."
- N. It is recommended that the plat work with the owner of Lot 5, Block 36, Country Acres Second Addition to try to create two more useable lots rather than two pie-shaped lots. (Lot 5, Block 36 is adjacent to proposed Lot 5).
- O. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

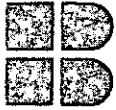
  
Forrest L. Nagley  
Junior Planner

FLN:bh - cc:

Edward T. Neville, 9625 W. Maple, 67209

Joel Pollack, c/o Regency Realty, 10300 W. Central, 67212

Mike Lindebak, City Engineering



**BAUGHMAN COMPANY, P.A.**

S U R V E Y O R S

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

**CONFIRMATION  
MEMO**

PROJECT Tyler Acres 6th Addition

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

TO Chris Breitenstein

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FROM N. Brent Wooten

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REFERENCE Final Drainage Plan

DATE October 19, 1982

COPIES TO:

Final Plat is scheduled for Subdivision for October 28, 1982.

Refer to Tyler Acres 5th Drainage Plan for S.W.S. to be extended to the Socora intersection as indicated. Originally this plat was to be residential. It will now be developed as office park. A proposed preliminary site layout is included. As per engineering comments on the preliminary plat at Subdivision, the site is to retain/detain the difference between the developed and existing runoff flo's.

Area A (0.80 AC.) 3 residential lots will drain north to Bekemeyer. Runoff factor of 0.5 will be listed.

Area B (0.80 AC.) will drain northeast to a proposed cul-de-sac on School St. Runoff factor for this area of mostly landscape will 0.25.

Area C (1.70 AC.) will drain east to Woodchuck and north. A good portion of this area will also be landscaped so the runoff factor will be 0.50.

Area D (1.50 AC.) will also drain east to Woodchuck which drains south to Central. The runoff factor here will also be 0.50.

Area E (1.3 AC.) Lot 2, will drain south to Central which drains west. Runoff factor for this area will be 0.80. Discharge will be conveyed to Central thru 2 driveway openings.

Area F (11.9 AC.) will drain west to Socora which will drain south to Central. Runoff from this area will be stored in the parking lot and discharged to Socora thru three flumes at a slow rate.

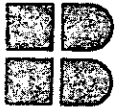
The controlling factor which will determine the rate of discharge from Area F is the curb depth flo to be conveyed by Socora to Central once the street is paved.

Allowable flo on Socora per gutter.

Street S	= 0.50%	Q = 13.6 CFS
Street Width	= 40 Ft.	V = 2.9 FPS
Depth @ CB	= 6.5 In.	

*Handwritten calculation:*  

$$60 \overline{) 1.00} \begin{matrix} .21 \\ \underline{60} \\ 40 \end{matrix}$$



BAUGHMAN COMPANY, P.A.

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

CONFIRMATION MEMO

PROJECT \_\_\_\_\_

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

TO \_\_\_\_\_

FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

DATE \_\_\_\_\_

COPIES TO: \_\_\_\_\_

Area F Inflow -

Area soil type is tabler and milan, Groups d & B with avg. sloped ground. Existing runoff factors will be 0.26 and 0.16. The average existing factor is 0.21.

The developed runoff factor for the Area F will be 0.60. Time of concentration was checked and determined to be less than 15 min., so the intensity is to be used at 15 min.

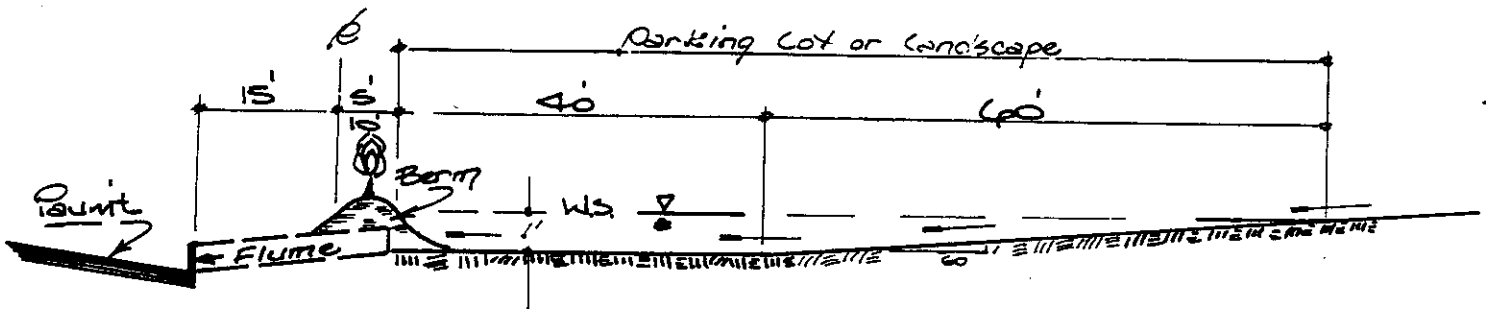
$$\begin{aligned} \text{Inflow } (Q_I) &= 0.60 (8.98) (11.9) \\ &= 64 \text{ C.F.S.} \end{aligned}$$

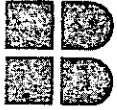
Storage Requirements -

$$\begin{aligned} S &= (Q_I - Q_O) t_c \\ &= (64 - 13.6 \text{ C.F.S.}) (15 \text{ Min.}) (60 \text{ Sec./Min.}) \\ &= 45,360 \text{ C.F.} \\ &= 1.04 \text{ AC-FT} \end{aligned}$$

Storage Area -

A proposed profile layout of the storage area is indicated here:





# BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

## CONFIRMATION MEMO

PROJECT \_\_\_\_\_

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

TO \_\_\_\_\_

FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

DATE \_\_\_\_\_

COPIES TO: \_\_\_\_\_

Available end section area in this layout is approximately 70 S.F. The total length of storage area would be 45,360 C.F./70 S.F. = 648 L.F.

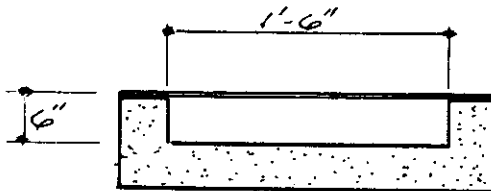
The approximate area in the plat to be utilized as storage area would be dimensioned roughly as a 100' X 650' rectangle or equivalent in which water will not exceed a 1 foot depth from the runoff generated by the major 100 year storm.

### Runoff Flo Conveyance

It is proposed to utilize 3 flumes to discharge the flo rather than use the drive approaches for this site. This will provide for ingress and egress traffic flow during storm periods to the site. The proposed layout will accomodate three flume discharge locations.

### Flume Capacity & Size -

Allowable flo out of site = 13.6 C.F.S.  
 13.6 C.F.S. / 3 Flumes = 4.5 C.F.S. / Flume.  
 Flume Geometrics -



n = 0.013  
 S = 2.5 %

$$Q = (1.49/0.013) \cdot (0.75) \cdot (0.75/4)^{0.66} \cdot (0.025)^{0.50}$$

$$= 4.5 \text{ CFS}$$

Summary - The plat will provide for on-site detension in the form of a parking lot or landscaping storage area. Discharge to Socora and the storm sewer will be at a slow rate to coincide with the available storm sewer capacity on Central to be constructed. The geometrics of the detension area may be altered to comply with the final site grading plan by the architect, but the volume area will still remain.

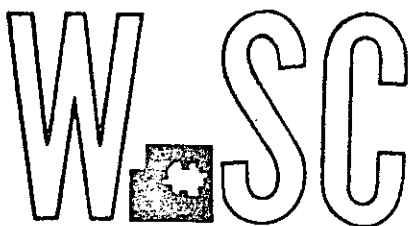


**WEST  
VILLAGE  
OFFICE  
PARK**

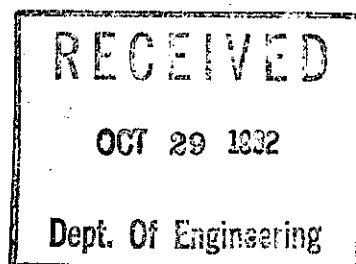
Site Plan



WICHITA - SEDGWICK COUNTY



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



October 29, 1982

Baughman Company, P.A.  
330 Laura  
Wichita, Ks. 67211

Re: S/D 82-57 - Final plat of Tyler Acres Sixth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 29, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The 60 feet for Socora just west of this plat does not exist at this time, but is proposed for dedication on the plat of Tyler Acres Fifth Addition. Approval of this Sixth Addition will be subject to the dedication of the west 60 feet of Socora either by platting or by separate dedication.
- B. The applicant shall guarantee the paving of Socora, to commercial street standards, from Central to Bekemeyer, and shall guarantee the paving of the west half of Woodchuck from Central to a point north where full pavement width begins.
- C. In accordance with the sidewalk ordinance and the subdivision regulations, a sidewalk shall be guaranteed on the east side of Socora adjacent to proposed Lot. 1
- D. The applicant shall guarantee construction of a decel lane along Central from Socora to approximately the existing west driveway in Tyler Acres Third Addition.
- E. The applicant shall guarantee construction of a left turn lane on Central from Socora east approximately half-way to Woodchuck.
- F. The applicant shall guarantee the signalization of the Central/Socora intersection as a condition of plat approval but the actual installation of signals shall not occur until determined necessary by the Traffic Engineer based upon a traffic study.

- G. The applicant shall guarantee the paving of the School Circle hammerhead.
- H. The applicant shall guarantee extension of sanitary sewer to Lots 4 and 5.
- I. If improvements are guaranteed by petition, a notarized certificate, listing the petitions, shall be submitted to the Planning Department for recording.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

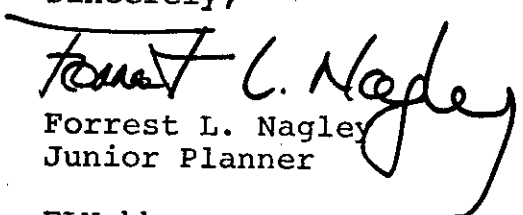
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit 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, November 4, 1982, at 1:30 p.m.

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

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Edward T. Neville, 9625 Maple, 67209  
Joel Pollack, c/o Regency Realty, 10300 W. Central, 67212  
Mike Lindebak, City Engineering

Palmer

REQUEST FOR PETITION

DATE: 11-30-82

I. NAME: Bill Kober PHONE 262-7271

ADDRESS: \_\_\_\_\_

II. PAVEMENT  Tyler Acres 6<sup>th</sup> Add<sup>n</sup>  
Street \_\_\_\_\_ From \_\_\_\_\_  
To \_\_\_\_\_

Street \_\_\_\_\_ From \_\_\_\_\_  
To \_\_\_\_\_

SANITARY SEWER

STORM WATER SEWER

(1) Lot(s) Block(s) Addition

(2) Address \_\_\_\_\_

(3) Other \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

III. COMPLETED PETITION:

Mail

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone

Name \_\_\_\_\_

Number \_\_\_\_\_

IV. ADDITIONAL INFORMATION:

See comments on the attached plot

REQUEST FOR PETITION

DATE: 1-24-83

I. NAME: Bill Korba

PHONE 262-2271

ADDRESS:

II. PAVEMENT  for attached Plat

Street \_\_\_\_\_ From \_\_\_\_\_

To \_\_\_\_\_

Street \_\_\_\_\_ From \_\_\_\_\_

To \_\_\_\_\_

SANITARY SEWER

STORM WATER SEWER

(1) Lot(s) Block(s) Addition

(2) Address \_\_\_\_\_

(3) Other \_\_\_\_\_

(2)  
Miller Acres 6<sup>1/2</sup>

III. COMPLETED PETITION:

Mail

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone

Name Same

Number \_\_\_\_\_

IV. ADDITIONAL INFORMATION: