

SHARON'S ORCHARD ADDITION DRAINAGE

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100

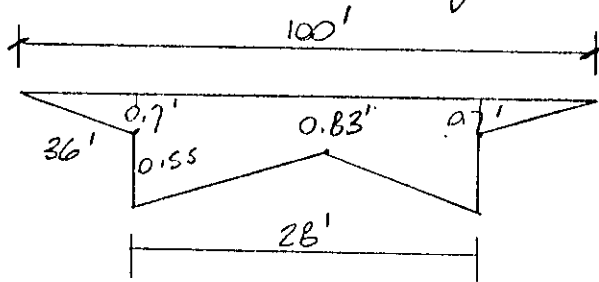
BAUGHMAN COMPANY, P.A.

By: CB

Date: 10/31/69

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100 yr street capacity



$$A = 36(0.7) + 2(1.04)(14) = 54.3 \text{ ft}^2$$

$$WP = 101.1 \text{ LF}$$

$$\begin{aligned} \eta &= 0.03(2)(36) = 2.16 \\ &0.013(5.1') = 0.0663 \\ &0.017(24) = 0.408 \end{aligned}$$

$$\bar{\eta} = \frac{2.634}{101.1} = 0.026$$

$$\Sigma = 2.634$$

$$\text{slope} = 0.004$$

$$V = \frac{1.49}{0.026} \left(\frac{54.3}{101.1} \right)^{0.167} (0.004)^{1/2} = 2.39 \text{ f/sec}$$

$$Q = V \cdot A = (2.39)(54.3) = 129.8 \text{ cfs} = \text{street cap (100 yr @ E/W)}$$

Total Drainage Area: 17.4 Acres

$$100 \text{ year storm} = (17.4)(7.37)(0.61) = 78.2 \text{ cfs Max.}$$

street will hold entire storm for S.L. Sharon's Orchard Addition.

North Area "A": $DA = 7.8 \text{ Ac}$

{ NOTE: C of W Inlet
Cap Used - Program
by C. B. }

$$Q_2 = (7.8)(0.44)(3.83) = 13.1 \text{ cfs}$$

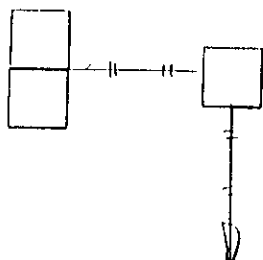
$$Q_{100} = (7.8)(0.61)(7.37) = 35.1 \text{ cfs}$$

$$Q_A = 10.6 \text{ cfs}$$

$$Q_i = 4.9 \text{ cfs}$$

$$L = 10'$$

$$Q_{B_2} = 5.7 \text{ cfs}$$



$$Q_A = 2.5 \text{ cfs}$$

$$Q_i = 1.4 \text{ cfs}$$

$$L = 5'$$

$$Q_{B_2} = 1.1 \text{ cfs}$$

$$\text{slope} = 0.004$$



STANDARD OR CLIMED ADDITION

DRAINAGE

By CB

Date 10/31/09

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Of 4



BAUGHMAN COMPANY, P.A.

Center Area "B" DA = 5.3 Ac.

$$Q_2 = (5.3)(0.44)(3.63) = 8.1 \text{ cfs}$$

$$Q_{100} = (5.3)(0.61)(7.37) = 23.6 \text{ cfs}$$

$$Q_{B1/2} = 5.7 \text{ cfs}$$

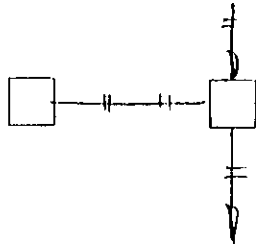
$$Q_{B1/2} = 1.1 \text{ cfs}$$

$$Q_A = 7.9 \text{ cfs}$$

$$Q_i = 2.9 \text{ cfs}$$

$L = 5'$

$$Q_{B2} = 5 \text{ cfs}$$



$$Q_A = 7.8 \text{ cfs}$$

$$Q_i = 2.9 \text{ cfs}$$

$L = 5'$

$$Q_{B2} = 4.9 \text{ cfs}$$

$$Q_{T2} = 8.1 + 1.1 + 5.7 = 15.7 \text{ cfs}$$

Use 1/2 ex. Inlet; $Q_A = 7.8 / 7.9$

$$\text{slope} = 0.004$$

South Area "C" DA = 4.3 Ac

$$Q_2 = (4.3)(0.44)(3.83) = 7.2 \text{ cfs}$$

$$Q_{100} = (4.3)(0.61)(7.37) = 19.3 \text{ cfs}$$

$$Q_{B1/2} = 5 \text{ cfs}$$

$$Q_{B1/2} = 4.9 \text{ cfs}$$

$$Q_A = 8.5 \text{ cfs}$$

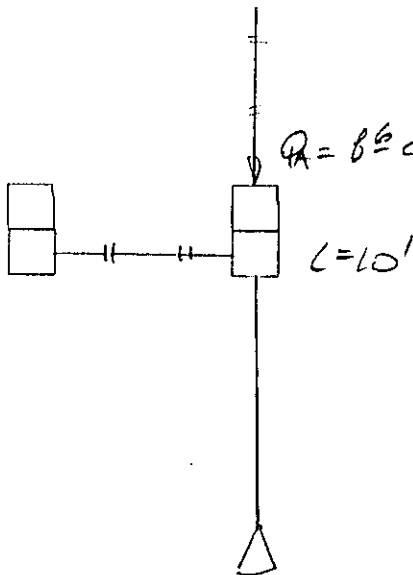
$$Q_A = 8.6 \text{ cfs}$$

$$Q_{2 \text{ TOTAL}} = 7.2 + 5 + 4.9 = 17.1 \text{ cfs}$$

Use 1/2 Ex. Inlet

$$Q_{A2} = 8.5 \text{ cfs} / Q_{A2} = 8.6 \text{ cfs}$$

$$L = 10'$$



$$L = 10'$$

Assume local Sump Condition; Full curb Hf = 0.55'

$$\text{Inlet Cap @ } 0.55' + 4/12'' = 0.88 \text{ feet}$$

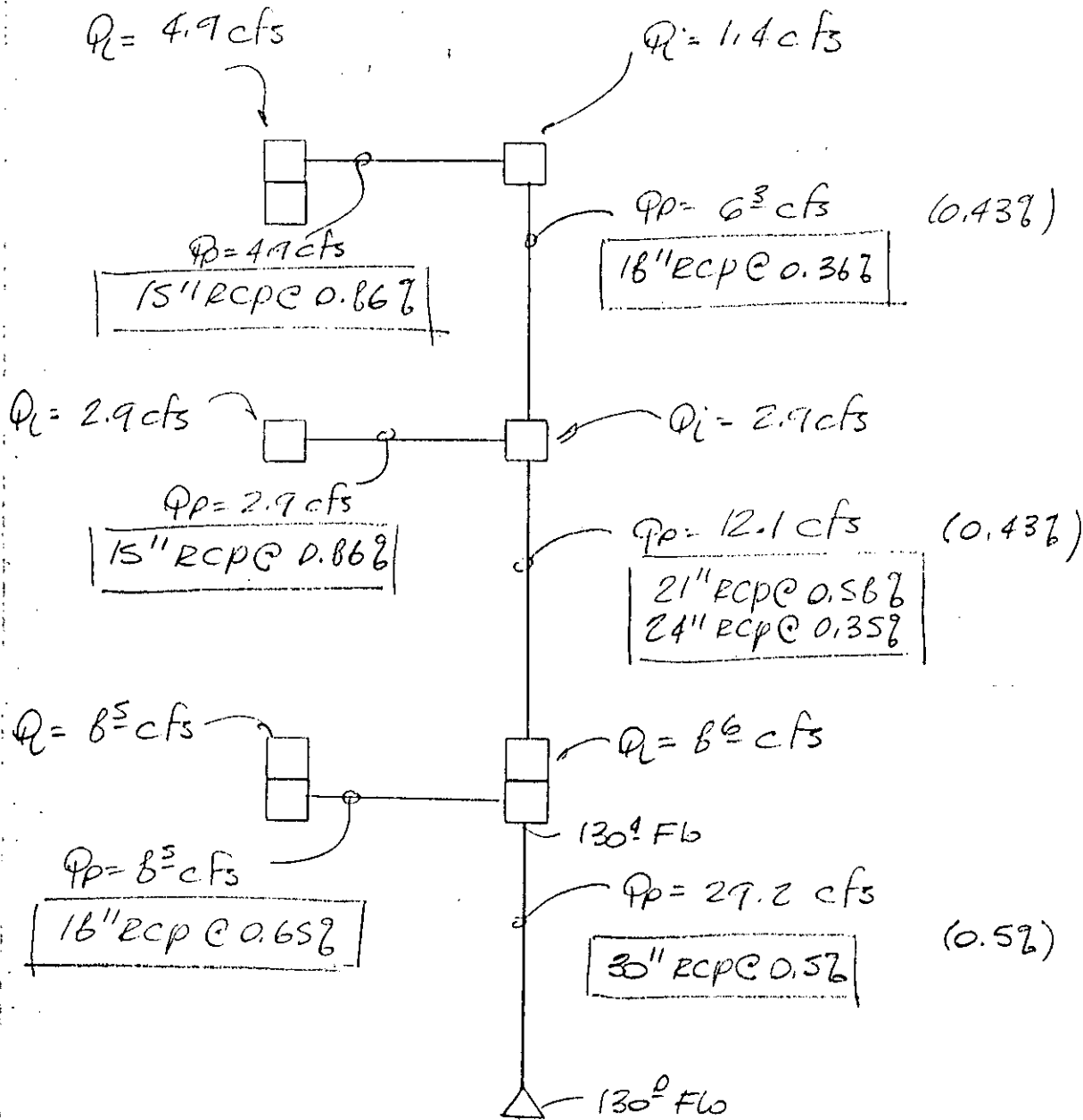
From C of W Inlet Cap; inlet = 8.2 cfs

2. inlet = 8.2 / 1.0 = 8.2 cfs



Use 2 Double Inlets @ South Line of Addition.

2 YEAR STORM SEWER SYSTEM



100 yr storm will be able to drain into ditch south of site via overflow. A ditch or swale section can be provided to allow the overflow.



BAUGHMAN COMPANY, P.A.

SURVEYING, ENGINEERING & CONSULTING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT Sharon's Orchard Addition

DATE Nov. 1, 1989

_____ JOB NO. _____

COPIES TO:

TO Vicki Huang, P.E.

FROM N. Brent Wooten, P.E.

REFERENCE Drainage Plan

Enclosed herein is the drainage plan for Sharon's Orchard Addition. Please review the plan and advise.

Thank you.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

November 16, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-82 - SHARON'S ORCHARD ADDITION

OWNER/APPLICANT: Rick Thompson Construction Inc., 250 W. Gleneagles Ct., Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Maize Road and Carr Avenue

SITE SIZE: 16.2 Acres

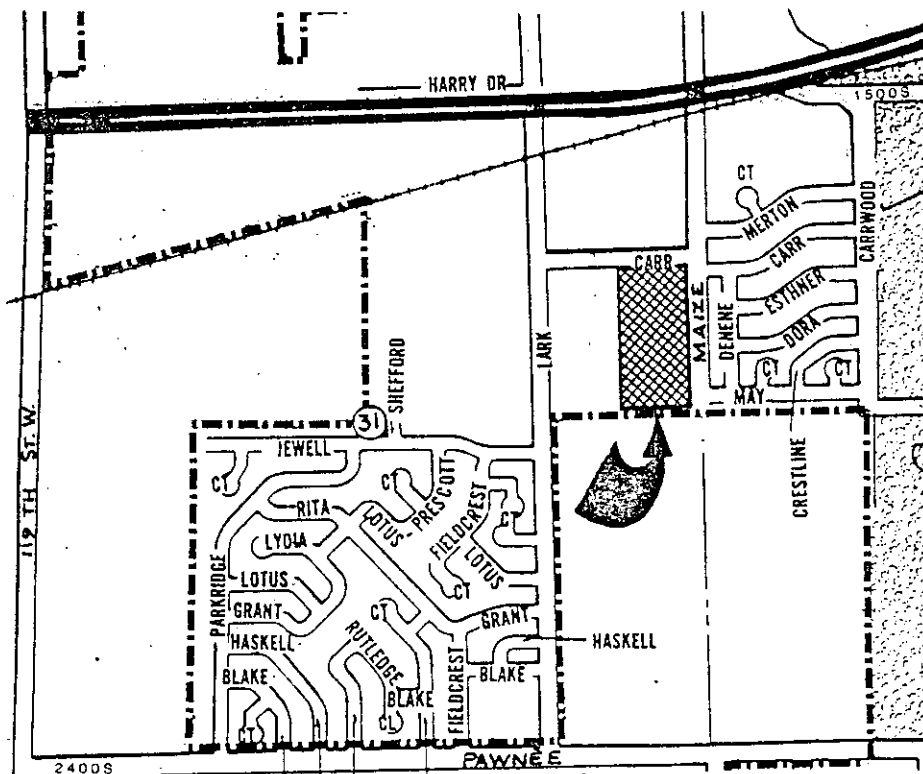
NUMBER OF LOTS

Residential:	67
Office:	
Commercial:	
Industrial:	
Total:	67

MINIMUM LOT AREA: 7,300 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: In 1978 a proposed plat, Prairie Park 3rd Addition, with the same boundary as this preliminary plat, Sharon's Orchard Addition, was submitted and later approved by the MAPC at their December 7, 1978 meeting but was never scheduled for the City Council. During deliberation of Prairie Park 3rd Addition the plat was revised a number of times. Central to the various revisions was issues relating to two cul-de-sac streets intersecting with Maize Road. What is proposed today for the same area only aggravates concerns expressed back in 1978. The plat, as approved by the MAPC proposed 54 lots, none with direct access to Maize Road and created only one additional intersection.

The preliminary plat under review today, Sharon's Orchard Addition, would create two 500-foot cul-de-sac streets and two residential lots having direct access to Maize Road, but with typical 60-foot wide lots. This preliminary plat would permit 67 lots, rather than the 54 proposed in 1978.

The typical lot width of Prairie Park 3rd was 70-feet. We estimate that if Sharon's Orchard Addition adopted the street layout plan as was approved in 1978, but with 60-foot wide lots, the applicant could achieve perhaps as many as 68 lots, or approximately the same in number of lots proposed by the present plat.

- A. The Planning Department recommends the applicant submit a revised preliminary plat taking into account the above suggested changes. The following comments are made providing that no street layout changes are made.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. The applicant shall guarantee the paving of the proposed interior streets.
- G. The applicant shall guarantee the paving of Maize Road to a two (2) lane standard from Carr Ave. to the south line of the plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- I. Central Inspection has informed us that the two "Maize Courts" pose street addressing difficulty and has requested that the two courts be renamed Esthner Circle and Dora Circle. The street between Lots 9 and 14 should be named "Esthner Court."
- J. The applicant shall convey complete access control across the east line of Lots 6, 27, 28, 47, 48, Block 1 and Lot 10, Block 2 to the City of Wichita. Lots 4 and 5 shall both convey access control to the City of Wichita, except each lot shall have one opening to Maize Road. The face of the plat and the plattor's text shall make the appropriate notation.
- K. The applicant shall dedicate 7-feet of street right-of-way from the west line of this plat for Stony Point Lane. The final plat shall also indicate complete access control for Lots 17, 18, 37, and 38, Block 1. The face of the plat and the plattor's text shall make the appropriate notation.
- L. The final plat shall indicate the platting of 25-foot front yard, and 15-foot side yard (for corner lots) building setbacks.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- U. The representative from the Fire Department should be prepared to comment on the acceptability of the street name changes requested in comment "I."
- V. The representative from Traffic Engineering should be prepared to comment on the number of access points, with consideration of the above "Note," proposed for Maize Road.

SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

November 20, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-82 SHARON'S ORCHARD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 16, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

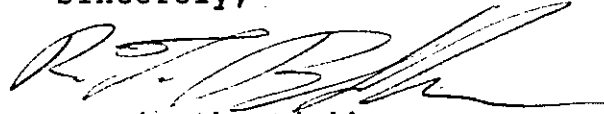
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the paving of Maize Road to a two (2) lane standard from Carr Ave. to the south line of the plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Central Inspection has informed us that the two "Maize Courts" pose street addressing difficulty and has requested that the two courts be renamed Esthner Circle and Dora Circle. The street between Lots 9 and 14 should be named "Esthner Court."

- I. The applicant shall convey complete access control across the east line of Lots 6, 27, 28, 47, 48, Block 1 and Lot 10, Block 2 to the City of Wichita. Lots 4 and 5 shall both convey access control to the City of Wichita, except each lot shall have one opening to Maize Road. The face of the plat and the plat's text shall make the appropriate notation.
- J. The applicant shall dedicate 7-feet of street right-of-way from the west line of this plat for Stony Point Lane. The final plat shall also indicate complete access control for Lots 17, 18, 37, and 38, Block 1. The face of the plat and the plat's text shall make the appropriate notation.
- K. The final plat shall indicate the platting of 25-foot front yard, and 15-foot side yard (for corner lots) building setbacks.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 29-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. As requested by K.G. & E. and Southwestern Bell, the final plat shall indicate 10-foot utility easements on the north side of Lot 4, Block 1 and between Lots 22 and 23 and between Lots 37 and 38 also of Block 1.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

S/D 89-82 Sharon's Orchard
Page 3

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Rick Thomspen Construction Inc., 250 N. Gleneagles Ct.,
Wichita, KS 67212
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10
March 22, 1990

STAFF REPORT
(Final Plat; Preliminary Plat Approved 11/16/89)

CASE NUMBER: S/D 89-82 - SHARON'S ORCHARD ADDITION

OWNER/APPLICANT: Rick Thompson Construction Inc., 250 W. Gleneagles Ct., Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: Southwest corner of Maize Road and Carr Avenue

SITE SIZE: 16.2 Acres

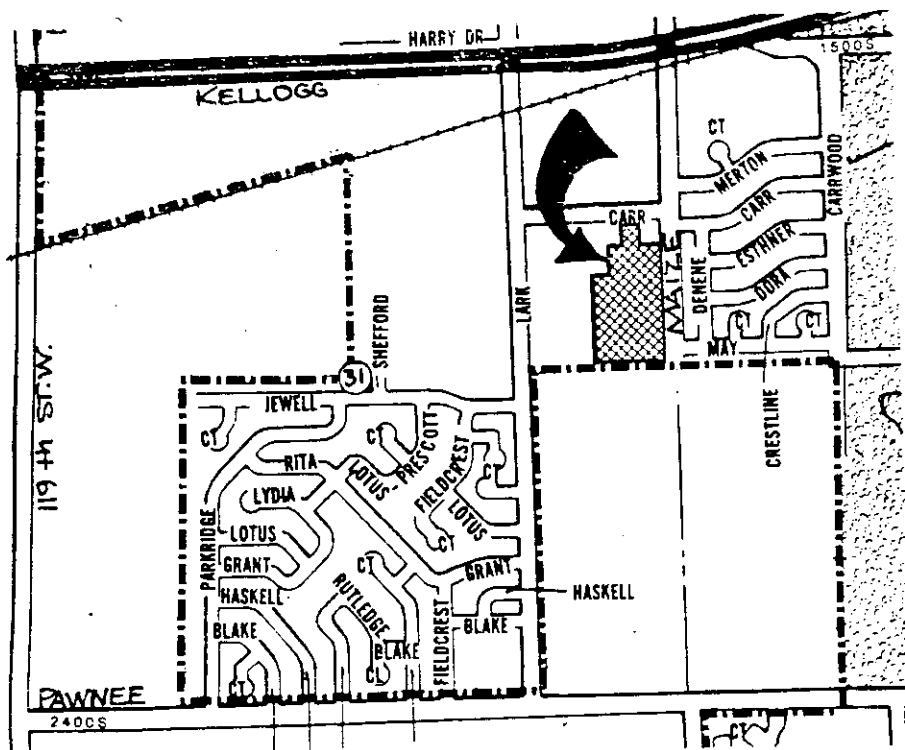
NUMBER OF LOTS

Residential:	67
Office:	
Commercial:	
Industrial:	
Total:	67

MINIMUM LOT AREA: 7,300 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the paving of Maize Road to a two (2) lane standard from Carr Ave. to the south line of the plat.
- 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 (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. The centerline of Maize Road shall be clearly indicated on the final plat tracing.
- J. On the final plat tracing, the 15-foot utility easement on the west line of Lot 1, Block 2 and Lot 57, Block 1 shall be labeled as a "15-foot utility easement and building setback."
- K. On the final plat tracing, the platator's text should convey complete access control for Lot 48, Block 1; not Lot 49.
- L. The legal description given in the surveyor's text and that which is found in the title report are different. The Surveyor shall submit a letter to the Planning Department, with the final plat tracing, stating that the legal description in both documents describe the exact same tract of land.
- M. The title report shows a cloud on the title due to previous errors in Deed legal descriptions. The applicant shall submit a copy of the Correction Deed, required by the title company, to the Planning Department with the final plat tracing.

- N. The title report indicates two "Urban Easement Grants" to Kansas Gas and Electric Company. Copies of these easements shall be submitted to the Planning Department with the final plat tracing.
- 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. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



March 23, 1990

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 89-82 - SHARON'S ORCHARD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 22, 1990, 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 guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. These guarantees may be included in the paving guarantees.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the paving of Maize Road to a two (2) lane standard from Carr Ave. to the south line of the plat.
- 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 (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.

- I. The centerline of Maize Road shall be clearly indicated on the final plat tracing.
- J. On the final plat tracing, the 15-foot utility easement on the west line of Lot 1, Block 2 and Lot 57, Block 1 shall be labeled as a "15-foot utility easement and building setback."
- K. On the final plat tracing, the plattor's text should convey complete access control for Lot 48, Block 1; not Lot 49.
- L. The legal description given in the surveyor's text and that which is found in the title report are different. The Surveyor shall submit a letter to the Planning Department, with the final plat tracing, stating that the legal description in both documents describe the exact same tract of land.
- M. The title report shows a cloud on the title due to previous errors in Deed legal descriptions. The applicant shall submit a copy of the Correction Deed, required by the title company, to the Planning Department with the final plat tracing.
- N. The title report indicates two "Urban Easement Grants" to Kansas Gas and Electric Company. Copies of these easements shall be submitted to the Planning Department with the final plat tracing.
- O. The final plat shall indicate the platting of minimum building pad elevations for the lots along the south line of this plat. These elevations shall be noted both in the face of the plat and in the plattors text. It shall also be indicated if these elevations involve the minimum opening or floor elevation. On-site and off-site bench marks shall also be indicated.
- P. The final plat shall indicate the utility easements requested by Cablevision which are indicated on the enclosed "marked" copy of the plat.
- Q. 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.
- R. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- S. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

S/D 89-82 Sharon's Orchard Addition
Page 3

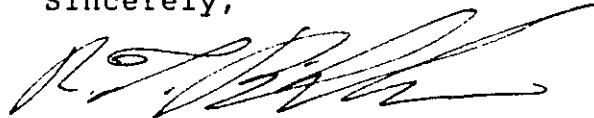
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. Recording of the plat within 30 days after approval by the City Council.

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, March 29, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Rick Thompson Construction Inc., 250 N. Gleneagles Ct.,
Wichita, KS 67212
Mike Lindebak, City Engineer