



MEMO

TO: G. C. McLure, Jr. P. E.
County Engineer/
Director of Public Works
Sedgwick Co. Dept. of Public Works
1015 Stillwell
Wichita, Kansas 67213
ATTN: Joe Freeman, P. E.

PROJECT NO. 30-78316-1102
PROJECT: Timber Valley
DATE: August 7, 1979

COPIES TO:

Yash Desai, P. E. ✓

Paul Johnston, P. E.

Louise Olivarez

Bill Lusk, Jr.

FROM: Chris Brennenstuhl

REFERENCE: Drainage Concept

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

Transmitted herewith is the Drainage Concept for Timber Valley which is located at the southwest corner of Harry and 143rd Street East. The Preliminary Plat of Timber Valley will be filed on or before Monday, August 13, 1979, to be heard by the MAPC - Subdivision Committee on August 23, 1979.

If you have any questions or comments concerning this plan, please contact me as soon as possible so that any changes can be resolved prior to the Subdivision Committee Hearing.

MEMO



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

PROJECT NO. 30-78316-1102

PROJECT: Timber Valley

COPIES TO:

ATTN:

DATE: August 22, 1979

Yash Desai

FROM: Chris Brennenstuhl

Paul Johnston

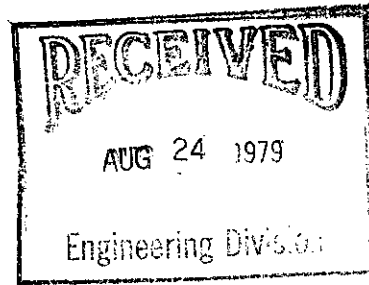
REFERENCE: Revised Drainage Concept

Louise Olivarez

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

Transmitted herewith is the Revised Drainage Concept for Timber Valley Addition reflecting several changes in the northwesterly portion of the plat. These changes were made in response to our discussions on the Sketch Plat and on the Drainage Concept which was delivered to you on August 7th and to comments 1 and 2 of your letter dated August 10th.

If you need any further information please contact me as soon as possible so that we may commence with the Drainage Plan.



XXXX

August 23, 1979

Ms. Chris Brennenstuhl
Professional Engineering Consultants
1440 E. English
Wichita, Kansas 67211

Subject: Timber Valley Addn.

Dear Ms. Brennenstuhl:

Reference is made to your memo of August 22nd submitting a Revised Drainage Concept for subject Addition to this Office. Please be advised I have reviewed the plan and have the following comments.

In reviewing the revised Drainage Concept for Phase I, it is felt that the functioning of the proposed drainage system depends upon the adequacy of the drainage ditch, therefore it should be included as part of Phase I.

Before finalizing the plat for Phase I, the hydrology data associated with the drainage dedication shown in Block 11 along with information pertaining to the proposed ditch should be submitted to the Flood Control Office for review and approval.

Yours truly,

Paul Johnston,
Flood Control Engineer
Flood Control and Landfill Division

PJ/glm

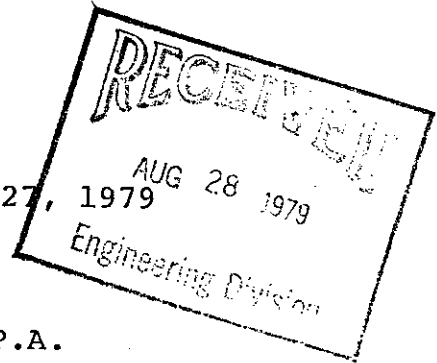
cc: Timber Valley Addn. Plat File
Phil Dietrich, Sedgwick County Engineering
Yash Desai, City Engineer's Office

WICHITA - SEDGWICK COUNTY



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

August 27, 1979



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

Re: S/D 79-80 Preliminary plat of Timber Valley

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 23, 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. A revised drainage concept has been submitted. Prior to submitting a final plat, the applicant's engineer shall provide hydrology data to the Flood Control office for review.
- B. The applicant shall guarantee the extension of City water to serve subject property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve subject property. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlakes-Springdale Joint Sewer District fund.
- D. The applicant shall guarantee the paving of all interior streets to urban standards.
- E. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- F. It is recommended that the 58-foot cul-de-sacs be increased to 64 feet in width.
- G. The Sedgwick County Fire Department and the Wichita Public Works Department recommend street name changes as shown on the "marked" engineer's copy of the preliminary plat. These changes shall be shown on the final plat or the applicant shall meet with the Fire and Public Works Departments to work out satisfactory street names prior to submission of any final plat.

WICHITA — SEDGWICK COUNTY

P.E.C., P.A.

8-27-79

Page 2

- H. The County Engineer's office has advised that the alignment of the north end of St. Andrews Drive is in such close proximity to an existing cross road structure on Harry that it creates a safety hazard. The cross road structure may have to be relocated or lengthened at the plattor's expense, or St. Andrews Drive may need to be realigned or terminated with a cul-de-sac south of Harry.
- I. In 1973, a zone change request from "R-1" to "AA" and "LC" was approved subject to platting. A conditional use request for multiple family development in the "AA" district was also approved. The time limit for these cases will expire September 27, 1979. Since the new owner is now platting single family size lots, he shall request in writing that the conditional use case file be closed. Since the area originally approved for "LC" zoning is less than now proposed, the applicant shall, before September 27, 1979, file a request for rezoning this additional area or he may file an entirely new zone change application.
- J. Sidewalks will be required in accordance with the regulations in effect at the time a final plat is submitted to the governing body for approval.
- K. The applicant shall contact the County Fire Department regarding the placement of hydrants.
- L. The applicant shall contact the Soil Conservation Service regarding existing terracing and the procedures for altering these terraces.
- M. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

Encl.

WICHITA - SEDGWICK COUNTY

P.E.C., P.A.

8-27-79

Page 3

cc: Timber Valley, Inc., and Derby Land Co., Inc.: 207 S. Broadway,
67202

Dean Sellers, Assistant City Engineer

Joe Freeman, County Department of Public Works

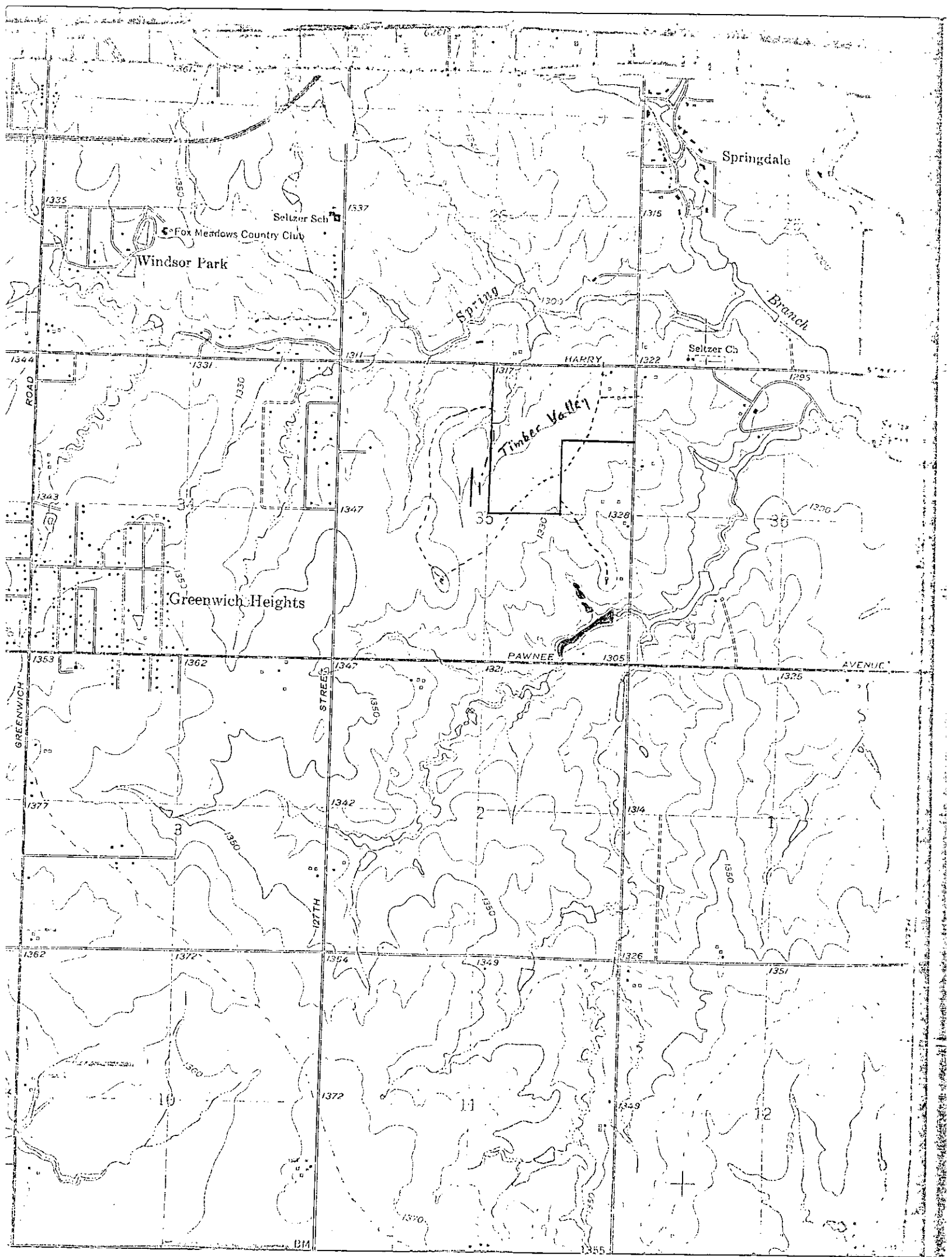
Paul Johnston, Flood Control

Timber Valley Addition Drainage Concept:

9/4/79 WSK

Area of Question: Revised Drainage Concept dated 8/22/79

1. Culverts and Drainage @ 143rd St. East & Harry.
2. General Plan of Drainage Dedication required south of Brook F St. Drive
3. Is Ex. 18'x22' CMP under 143rd St. East adequate?
4. Are both sets of 2-58"x36"x36' CMP under Harry adequate for drainage as planned for drainage concept. What about downstreams?



SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-80 Name Timber Valley
 Date Application Rec'd. 6-18-79 Preliminary Approval 8-23-79
 Scheduled S/D Meeting 10-18-79

DESCRIPTION

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

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

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>120</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>367</u> | b. <u>64</u> R/W <u>9350</u> ft. |
| Commercial <u>1</u> | c. <u>58</u> R/W <u>7750</u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>368</u> | TOTAL <u>17,100</u> ft. |
| 3. Minimum Lot Frontage <u>60 ft. @ setback</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8000 sq. ft.</u> | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>AA and LC (SCZ=0303 and CU-147) also (SCZ-0316)</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>Springdale-Timber Lakes</u> | |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve subject property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve subject property. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlakes-Springdale Joint Sewer District fund.
- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- E. The Flood Control and Public Works Department representatives shall be prepared to state what, if any, drainage improvement guarantees will be required in conjunction with the platting of this first portion of Timber Valley.
- F. The applicant shall contact the County Fire Department regarding the placement of hydrants.
- G. The applicant shall contact the Soil Conservation Service regarding existing terracing and the procedures for altering these terraces.
- H. In 1973, a Conditional Use Request for multiple family development in the "AA" District was approved. Since the time limit for this case expired on September 27, 1979, and further, since the owner is now platting single family size lots, he shall request in writing that the expired conditional use case file be closed.

- I. Based on the newly adopted sidewalk policy, no sidewalks would be required in this first portion of Timber Valley.
- J. The access controls to Harry that are referenced in the plat's text shall be labeled on the face of the plat.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-80 Name Timber Valley
 Date Application Rec'd. 6-18-79 Preliminary Approval 8-23-79
 Scheduled S/D Meeting 10-18-79

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 Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
 Address 1440 E. English, 67211 Phone 262-2691

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| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
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| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve subject property.
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- C. The applicant shall guarantee the paving of all interior streets to urban standards.
- D. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- E. The Flood Control and Public Works Department representatives shall be prepared to state what, if any, drainage improvement guarantees will be required in conjunction with the platting of this first portion of Timber Valley.
- F. The applicant shall contact the County Fire Department regarding the placement of hydrants.
- G. The applicant shall contact the Soil Conservation Service regarding existing terracing and the procedures for altering these terraces.
- H. In 1973, a Conditional Use Request for multiple family development in the "AA" District was approved. Since the time limit for this case expired on September 27, 1979, and further, since the owner is now platting single family size lots, he shall request in writing that the expired conditional use case file be closed.

- I. Based on the newly adopted sidewalk policy, no sidewalks would be required in this first portion of Timber Valley.
- J. The access controls to Harry that are referenced in the plat's text shall be labeled on the face of the plat.
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SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 79-80 Name Timber Valley
Date Application Rec'd. 6-18-79 Preliminary Approval _____
Scheduled S/D Meeting 8-23-79

DESCRIPTION

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Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, 67211 Phone 262-2691

- | | |
|--|---|
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| 4. Minimum Lot Area <u>8000 sq. ft.</u> | |
| 5. Existing Zoning <u>R-1</u> | |
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| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The representatives from the City and County Engineers' offices and the Flood Control office should be prepared to discuss the status of the applicant's drainage concept plan. The County Engineer's office has advised that the proposed channelization of the existing water course is subject to approval by the Division of Water Resources, Kansas Board of Agriculture.
- B. The applicant shall guarantee the extension of City water to serve subject property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve subject property. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlakes-Springdale Joint Sewer District fund.
- D. The applicant shall guarantee the paving of all interior streets to urban standards.
- E. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- F. The representatives from the City and County Departments of Public Works should be prepared to comment on the suitability of the proposed street names. County Public Works has recommended that Brook Forest Drive be changed since there is a Brook Forest Drive in Derby.
- G. The County Engineer's office has advised that the alignment of the north end of St. Andrews Drive is in such close proximity to an existing cross road structure on Harry that it creates a safety hazard. The cross road structure may have to be relocated or lengthened at the plattor's expense, or St. Andrews Drive may need to be realigned or terminated with a cul-de-sac south of Harry.

T9-303

(Over)

- H. In 1973, a zone change request from "R-1" to "AA" and "LC" was approved subject to platting. A conditional use request for multiple family development in the "AA" district was also approved. The time limit for these cases will expire September 27, 1979. Since the new owner is now platting single family size lots, he shall request in writing that the conditional use case file be closed. Since the area originally approved for "LC" zoning is less than now proposed, the applicant shall, before September 27, 1979, file a request for rezoning this additional area or he may file an entirely new zone change application.
- I. Sidewalks will be required in accordance with the regulations in effect at the time a final plat is submitted to the governing body for approval.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



COUNTY OF SEDGWICK
DEPARTMENT OF PUBLIC WORKS

1018 STILLWELL
WICHITA, KANSAS 67213

PHONE 268-7901

SEDGWICK COUNTY COURTHOUSE

G. C. MCLURE, JR., P. E.
COUNTY ENGINEER/DIRECTOR OF PUBLIC WORKS

DATE: August 10, 1979
TO: Chris Brennenstuhl
FROM: Phillip Dietrich *PLD*
SUBJECT: Timber Valley - Drainage Concepts

This office has reviewed the above referenced drainage concepts and offers the following comments:

1. Safety hazard with alignment of St. Andrews Drive and existing cross roads culvert on Harry. As per our phone discussion of yesterday, August 9, 1979, you have indicated making this street a cul-de-sac. This would appear to solve a lot of problems and would be looked upon quite favorably by this office.
2. Pay particular attention to southerly portion of St. Andrews Drive. A considerable amount of drainage is to be carried with no storm sewers shown, except at intersection St. Andrews and Clear Creek Drive.
3. Something will have to be worked out for maintenance of open channel drainage. A homeowners identity might cause some problems because of small amount of open space provided.
4. Since channelization of existing waterways will occur, contact the Division of Water Resources as to their requirements, if any, as per K.S.A. 82a,301.

cc: Yash Desai, P. E., City Engineer Office ✓
Paul Johnston, P. E., Flood Control Office
Louise Olivarez, M.A.P.D.



MEMO

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

PROJECT NO. 30-78316-1102

PROJECT: Timber Valley

COPIES TO:

ATTN:

DATE: September 11, 1979

Yash Desai, P. E.

FROM: Jean Webb

Paul Johnston

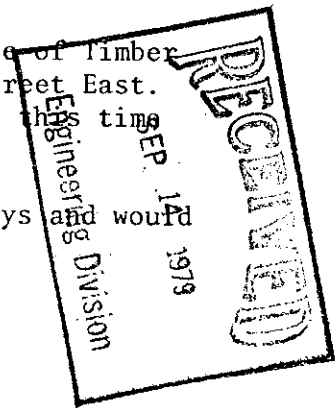
REFERENCE: Drainage Plan

Louise Olivarez

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

Transmitted herewith is the Drainage Plan for the first phase of Timber Valley located at the southwest corner of Harry and 143rd Street East. Only calculations for the first phase are being submitted at this time as per previous discussion.

We plan to submit the Preliminary Plat within the next 30 days and would appreciate your comments prior to this time.



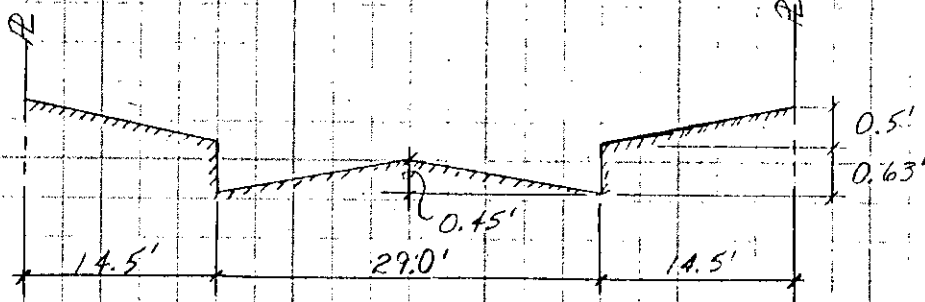
1. Intersection of Wooded Way & Clear Creek Dr.
elevation is higher than minimum pad elev. of adjacent lots



Date 9/11/79 JTW Page 1 of

Project Timber Valley

Item Street Capacity



Typ. X-section
for 58' Right-of-Way

Q_2 ALLOWABLE

$$A = \frac{1}{2}(14.5)(.45) = 3.26 \text{ ft}^2$$

$$P = 0.45 + 14.51 = 14.92'$$

$$Q = \frac{1.486 (A)^{.583} (S)^{.486}}{0.015 (P)^{.243}} = 135.18 (S)^{.486}$$

@ $S = 1.49\%$

Q_2 allowable = 16.50 cfs

@ $S = 1.40\%$

Q_2 allowable = 16.0 cfs

No reduction factor used.

Q_{100} ALLOWABLE

$$A = 2(3.26) + 29(.18) + (14.5)(0.5) = 19.0$$

$$P = 2(14.51 + .63 + 14.51) = 59.3$$

$$Q = 1016 S^{.52}$$

@ $S = 0.32\%$

$Q = 57.52 \text{ cfs}$

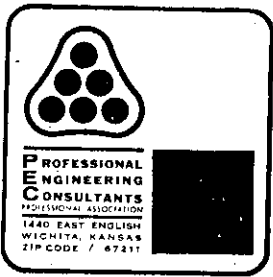
@ $S = 1.40\%$

$Q = 120.21 \text{ cfs}$

@ $S = 1.49\%$

$Q = 124.02 \text{ cfs}$

Should use a lower roughness coeff. N



Date 9/11/79 JTU Page 3 of

Project Timber Valley

Item No. of Inlets

Q_2	Node	Q_{APPROX} cfs	Depth	Q_{10}	Q_{SYSTEM}	No. of Inlets
	230	13.5	[> 7.5	(mini-sump)]	0	2
	220	6.8	.37	1.8	5.0	2
		5.0	.33	2.1	1.9	
	120	8.5	[> 8.3	(sump)]	0	2
	130	4.0	[< 8.3	(sump)]	0	1
Q_{100}	230	29.81		15.0	14.81	2
	220	29.81		3.3	26.50	2
	210	15.25	.51	1.7	13.55	3
		13.55	.50	2.2	11.35	
		11.35	.47	2.4	8.95	
	120	29.84	(sump)	19.38	10.46	2
	130	19.26	(sump)	9.69	9.57	1
	110	22.92	(sump)	22.92	0.0	3



Date 9/11/79 SMW Page 1 of

Project Timber Valley

Item Q₁₀₀ for Undeveloped Area

$$DA = 57.15 \text{ ac}$$

$$TC = 15 \text{ min}$$

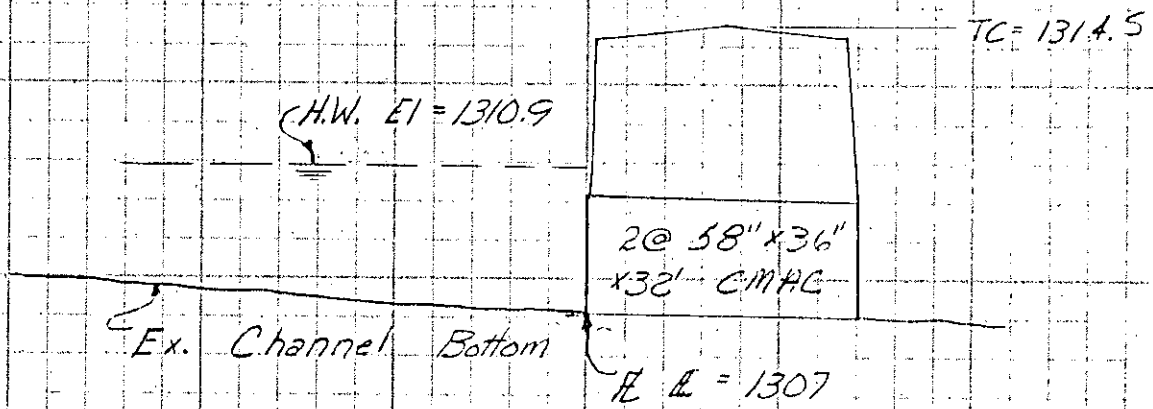
$$L = 8.98 \text{ mi/hr}$$

$$C = 0.3$$

$$Q_{100} = 153.96 \text{ cfs}$$

$$Q/\text{culvert} = 76.98 \text{ cfs}$$

$$H.W. = 3.9' \text{ (sheet attached graph)}$$





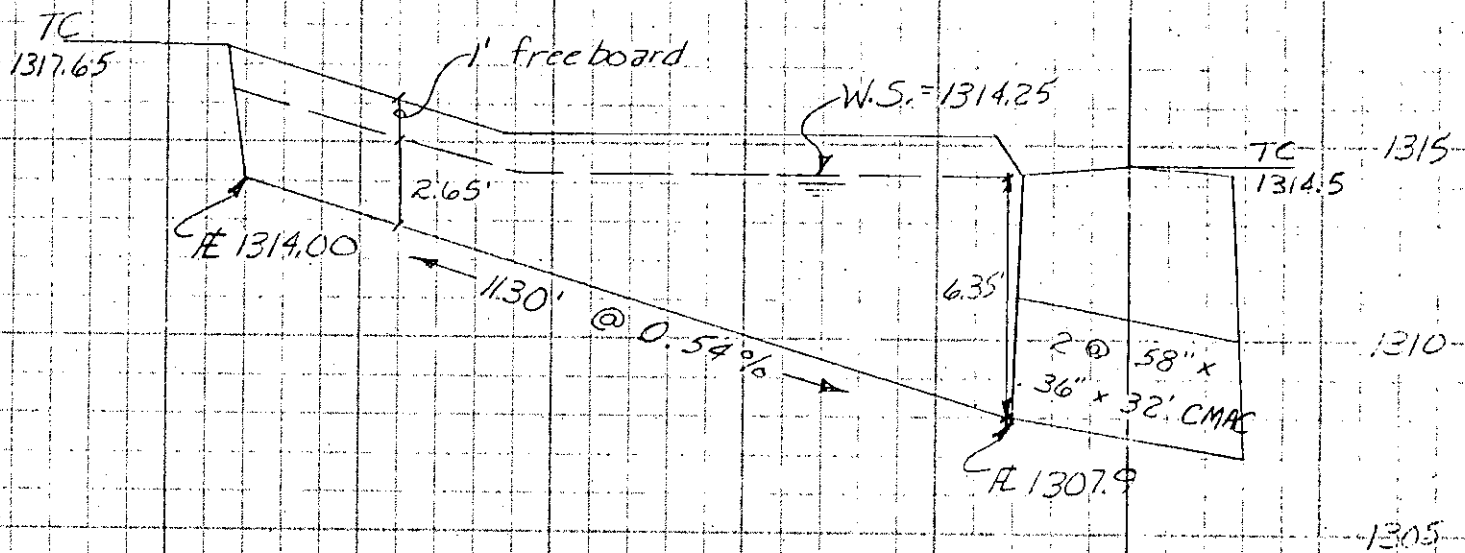
Date 9/11/79 MW Page 5 of

Project Timber Valley

Item Size Drainage Channel For Developed G

D.A. = 54.08 ac
 $T_c = 15 \text{ min.}$
 $C = 0.5$
 $L_{100} = 8.98 \text{ in/hr}$

$Q = 242.82 \text{ cfs}$
 $Q/\text{culvert} = 121.4 \text{ cfs}$
 $H.W. = 6.35'$ (see attached graph)



Size Channel

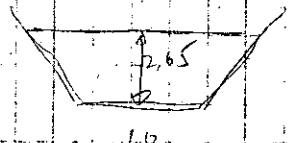
$n = 0.035$
 $z = 4$

$K' = \frac{242.82 (0.035)}{(0.0054)^{1/2}} (b)^{3/8}$

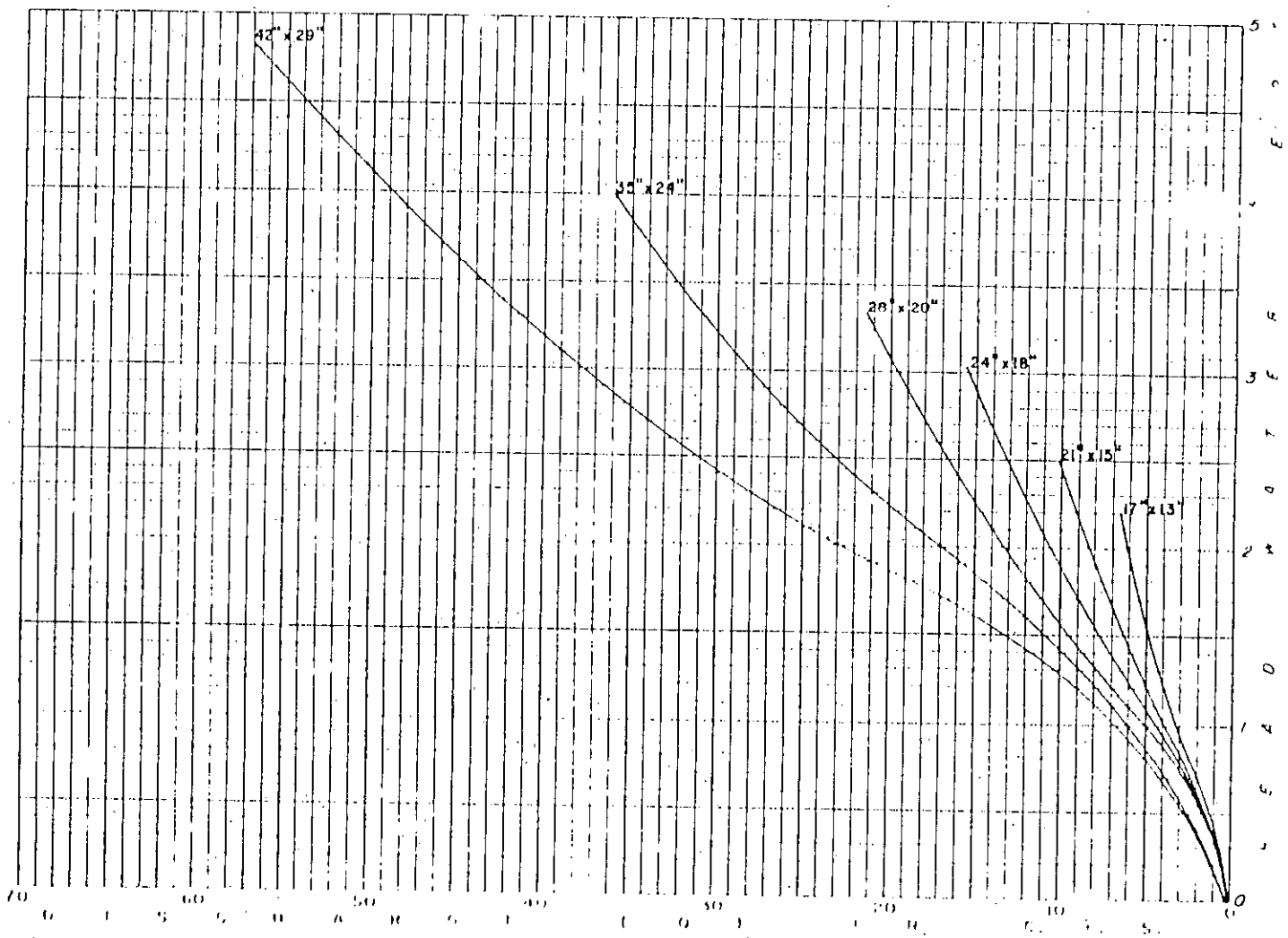
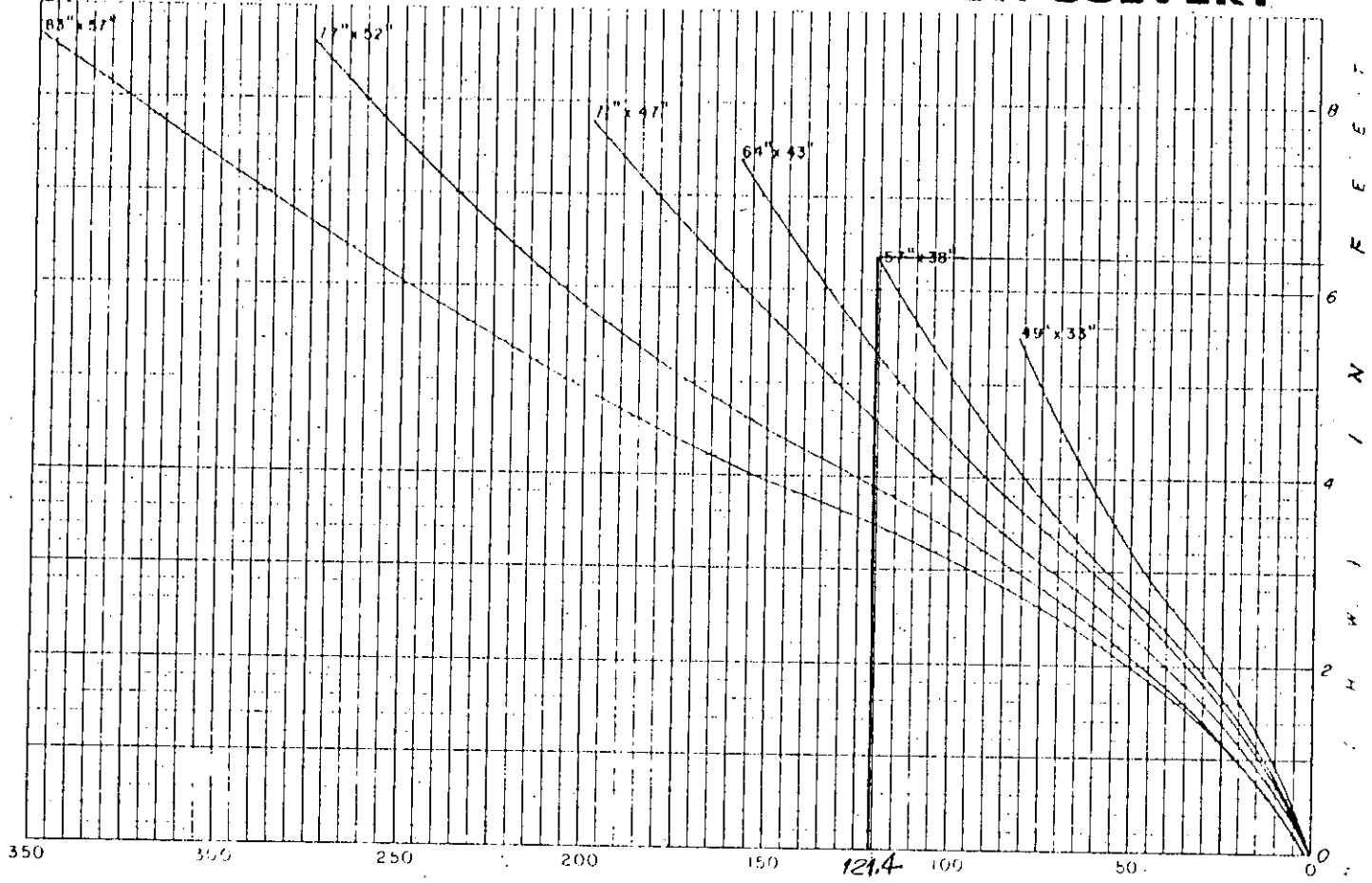
@ $b = 10'$ $d = 2.65'$

Top Width Required = 39.2'

Velocity = 4.44 fps



HEADWATER DEPTH, INLET CONTROL CORRUGATED METAL - METAL ARCH CULVERT

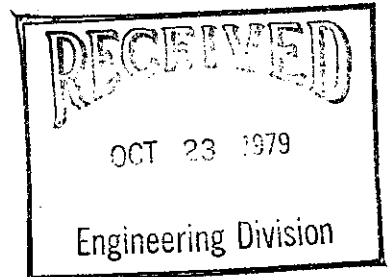


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



October 22, 1979

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

Re: S/D 79-80 - Final plat of Timber Valley 1st Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 18, 1979, the above-referenced plat was considered. After considerable discussion regarding the drainage and maintenance of the proposed drainage ditch, the action of the Committee was to defer the matter for two weeks. Within the next two weeks, you should meet with Phil Dietrich and try to resolve this problem. Mike Lindebak has suggested that perhaps another drainage method can be utilized so that no open ditch is required.

If we can be of assistance to you in this matter, please let us know.

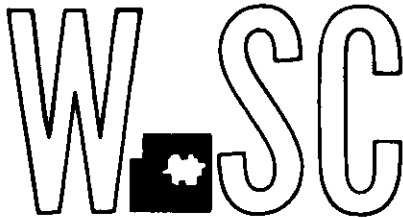
Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Timber Valley, Inc., and Derby Land Company, 207 S.
Broadway, 67202
Phil Dietrich, County Department of Public Works
Dean Sellers, Assistant City Engineer

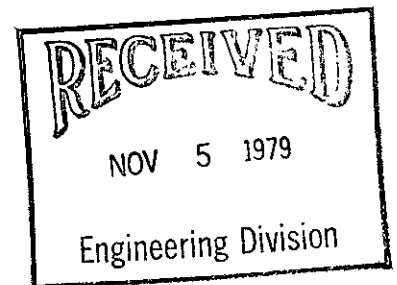
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 2, 1979



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

Re: S/D 79-80 - Final plat of Timber Valley 1st Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 1, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The "drainage dedication" area shall be deleted from this plat. Prior to filing any additional Timber Valley final plats, the method of maintaining the drainage areas shall be determined.
- B. The applicant shall guarantee the extension of City water to serve subject property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve subject property. This will involve petitioning to the County for the lateral system and payment of specific monetary amounts into the Timberlakes-Springdale Joint Sewer District fund.
- D. The applicant shall guarantee the paving of all interior streets to urban standards, including storm sewers.
- E. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- F. The location of fire hydrants shall be coordinated between the Wichita Water Department and the County Fire Department.
- G. The applicant shall contact the Soil Conservation Service regarding existing terracing and the procedures for altering these terraces.

- H. In 1973, a Conditional Use Request for multiple family development in the "AA" District was approved. Since the time limit for this case expired on September 27, 1979, and further, since the owner is now platting single family size lots, he shall request in writing that the expired conditional use case file be closed.
- I. The access controls to Harry that are referenced in the plattor's text shall be labeled on the face of the plat.
- J. Minimum pad elevations shall be indicated on the face of the plat.
- K. The utility and drainage easements shall be separated.
- L. The easement on the west side of Block 1 shall be increased to 20 feet.
- M. The street name Willow Oak shall be changed to Spring Hallow. Calvin may be changed to Lockmoor IF a street name change to Lockmoor can be approved for that portion of Calvin as platted in Red Oaks First Addition.
- N. 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, November 8, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,



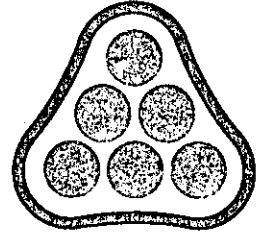
Louise Olivarez
Senior Planner

LO:bh

cc: Timber Valley, Inc., and Derby Land Company, 207 S. Broadway,
67202
Phil Dietrich, County Dept. of Public Works
X Dean Sellers, Assistant City Engineer

DIRECTORS

C. O. KNOP, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
K. R. HORNER, P.E.
D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



March 4, 1980

Sedgwick County Department of Public Works
1015 Stillwell
Wichita, Kansas 67213

Attention: Mr. Bill Payne, P. E.

Re: Timber Valley First Addition
Street and Storm Drain Improvements
Project No. 30-78316-2-024

Dear Mr. Payne:

Transmitted herewith are two sets of Preliminary Plans and Specifications for the referenced project.

Also enclosed is the Preliminary Engineer's Estimate and the temporary easement forms executed by the owner.

Two sets of Preliminary Plans are being sent to the City of Wichita for their concurrent review.

Please review the plans and specifications and return your comments and recommendations to our office.

If you have any questions, please advise.

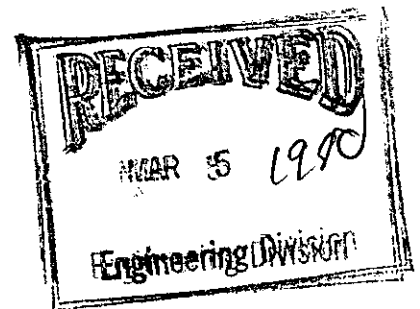
Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P. A.

Charles S. Brown, P. E.
Project Engineer

CSB:lo
Encls.

cc: The City of Wichita
Bill Lusk



1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

PRELIMINARY ENGINEER'S ESTIMATE
March 4, 1980

TIMBER VALLEY FIRST ADDITION
STREET & STORM DRAIN IMPROVEMENTS

PROJECT NO. 30-78316-2-024

Item	Description	Quantity	Unit	Unit Price	Amount
<u>STORM DRAIN IMPROVEMENTS</u>					
		124			
1.	36" Storm Drain	124	L.F.	\$ 50.00	\$ 6,050.00
2.	30" Storm Drain	276 ✓	L.F.	44.00	12,144.00
3.	24" Storm Drain	100 ✓	L.F.	38.00	3,800.00
4.	18" Storm Drain	84 ✓	L.F.	30.00	2,520.00
5.	15" Storm Drain	204 ✓	L.F.	25.00	5,100.00
6.	5'-0" Curb Inlet	2 ✓	Ea.	1,800.00	3,600.00
7.	4'-2" Curb Inlet	4 ✓	Ea.	1,500.00	6,000.00
SUBTOTAL - STORM DRAIN IMPROVEMENTS					\$ 39,214.00
<u>STREET IMPROVEMENTS</u>					
8.	Unclassified Excavation	10,515	C.Y.	5.00	52,575.00
9.	6" Subgrade Treatment	10,931	S.Y.	3.00	32,793.00
10.	3" Bituminous Sub-Base	10,268	S.Y.	4.60	47,232.80
11.	3" Bituminous Base	8,727	S.Y.	4.60	40,144.20
12.	2" Asphaltic Concrete Wearing Surface	8,724	S.Y.	3.50	30,534.00
13.	Combined Curb & Gutter (Std.)	5,647	L.F.	6.50	36,705.50
14.	Inlet Connections	6	Ea.	150.00	900.00
15.	Concrete Slope Drains	4	Ea.	1,200.00	4,800.00
16.	6" Concrete Entrance Drives	16,841	S.F.	2.75	46,312.75
17.	Street Signs	6	Ea.	125.00	750.00
18.	Culvert pipe (28"x 20" CMAC)	76	L.F.	25.00	1,900.00
19.	28"x 20" CMAC End Sections	2	Ea.	100.00	200.00
20.	Culvert Pipe (18" CMP)	68	L.F.	25.00	1,700.00
21.	18" CMP End Sections	2	Ea.	100.00	200.00
SUBTOTAL - STREET IMPROVEMENTS					\$296,747.25
TOTAL					\$335,961.25

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-52 Name Timber Valley Estates
 Date Application Rec'd. 7-11-80 Preliminary Approval _____
 Scheduled S/D Meeting 7-24-80

DESCRIPTION

General Location South side of Harry 600 feet west of 143rd St. East

Owner Timber Valley, Inc. (Wm E. Lusk, Jr., President)
 Surveyor/Engineer Professional Engineering Consultants, P.A. (G. Wiley)
 Address 355 Ellis, 67211 Phone 263-1107

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>18.3 Acres +</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>64</u> R/W <u>640</u> ft. |
| Residential <u>56</u> | b. <u>58</u> R/W <u>1760</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>56</u> | TOTAL <u>2400</u> ft. |
| 3. Minimum Lot Frontage <u>75</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>9000</u> sq. ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>Springdale-Timber Lakes</u> | |
| 11. Health Department Approval (where applicable) <u>N.A.</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: This plat represents a replat of the recently platted Timber Valley Addition. The major change involves the cul-de-sacing of the two proposed east/west streets.

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's revised drainage plan for this replat.
- B. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots being platted. The Water Department and County Public Works representatives should be prepared to advise the Committee on whether revised petitions are required.
- C. The applicant shall guarantee the paving of all interior streets and any required drainage improvements.
- D. The applicant shall submit a covenant which provides for four off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street.
- E. The applicant shall contact the Soil Conservation Service regarding existing terracing and the procedures for altering these terraces.
- F. Recording within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

THE CITY OF WICHITA

OFFICE OF Public Works Engineering

DATE July 16, 1979

TO Louise Olivarez, Senior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Timber Valley Sketch Plat

How will the plat guarantee a municipal type sewer system?

A drainage concept plan will be needed.

**Mike Lindebak
Program Development Engineer**

ML:ck

TINZER VALLEY
 FIRST ADDITION
 REC FILE NO. 78316-1102
 SEPTEMBER 16, 1979
 100 YEAR DRAINAGE DESIGN

* * * H Y D R O L O G Y * * *

TRIBUTARY AREA
 JOINT TO C AREA SLOPE LEN TO JOINT I (K) D (C) Q (CFS)
 (AC) (FO) (FT) (MIN) (INCHES) (INCHES) (CFS)

HYDROLOGY SUMMATION
 TC I² D SUM D SUM A SIZE
 (MIN) (INCH) (CFS) (CFS) (CFS) (INCH)

CONDUIT DATA
 VELOCITY LENGTH TT TT + TC
 (FT/SEC) (FT) (MIN) (MIN)

30	120	.50	1.96	1.60	300	15.0	4.06	4.0	4.0	4.0	2.0	18"	2.25	35	.3	15.3
20	110	.50	3.29	1.60	300	15.0	4.06	6.76	10.5	5.2	30"	30"	2.14	48	.3	15.6
10	100	.50	.98	.77	235	15.0	4.06	41.5	51.6	6.2	42"	42"	5.37	140	.4	15.4

Q₁₀₀ = 27.8 cfs

TIMBER VALLEY
 FIRST ADDITION
 REC FILE NO. 78316-1102
 SEPTEMBER 10, 1979
 100 YEAR DRAINAGE DESIGN

HYDRAULICS

POINT	HYD-SLOPE (FT/FT)	FRICION (FT)	SEED (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-SL ELEVATION	DESIRED ELEVATION	DIFF.
130	.00143	.0532	0.	0.	0.	0.	0.	.6532	1316.04	1314.50	-1.54
120	.00066	.0264	0.	.0014	0.	.0640	.1323	.2241	1315.99	1314.50	-1.49
110	.00263	.3659	0.	.0376	0.	.0135	1.0987	1.5136	1315.77	1314.50	-1.27
100	0.	0.	0.	0.	0.	0.	0.	0.	1314.25	1314.50	.25

100 YEAR DRAINAGE DESIGN

TIMBER VALLEY
 FIRST ADDITION
 REC FILE NO. 76016-1162

*** HYDRAULICS ***

POINT	HYD-SLOPE (FT/FT)	FRICTION (FT)	BEND (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-GL ELEVATION (FT)	DESIRED ELEVATION (FT)	DIFF.
220	.00355	.1242	0.	0.	0.	0.	0.	.1242	1316.40	1316.50	.10
220	.00300	.2799	0.	.0358	0.	.0078	.7465	1.1500	1316.28	1316.50	.22
210	.00363	.5260	0.	.0501	0.	.0692	-.0168	.6285	1315.13	1316.50	1.37
200	0.	0.	0.	0.	0.	0.	0.	0.	1314.50	1314.50	0.

TIMBER VALLEY
 FIRST ADDITION
 REC FILE NO. 75016-1102
 SEPTEMBER 10, 1979
 2 YEAR DRAINAGE DESIGN

HYDROLOGIC DATA

TRIBUTARY AREA

CONTOUR AREA SLOPE LEN TO 100 I.C. D.C. HYDROLOGIC DATA
 POINT VAC) (SQ) (FT) (IN) (CFS) (IN) (CFS) (IN) (CFS)

HYDROLOGY SUMMATION

IN 0 SUM 0 SUM A SIZE VELOCITY LENGTH II II + TC
 (MIN) (IN) (CFS) (CFS) (CFS) (CFS) (CFS) (CFS) (CFS) (CFS)

CONDUIT DATA

VELOCITY LENGTH II II + TC
 (CFS) (CFS) (CFS) (CFS)

130	120	.50	1.96	1.60	900	15.0	4.06	4.0	4.0	4.0	2.0	18"	2.25	35	.3	15.3
140	110	.50	3.25	1.60	800	15.0	4.06	6.6	10.5	5.2	5.2	30"	2.14	40	.3	15.6
150	100	.50	.98	.77	235	15.0	4.06	2.0	2.0	2.0	6.2	42" ?	1.30	140	1.8	17.4

$$T_c = \frac{1.8(1.1-C)\sqrt{D}}{\sqrt{S}}$$

TIGER VALLEY
 FIRST ADDITION
 REC FILE NO. 78316-110E
 SEPTEMBER 10, 1979
 2 YEAR DRAINAGE DESIGN

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

POINT	HYD-SLOPE (FT/FT)	FRICION (FT)	SEED (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-GL ELEVATION	DESIRED ELEVATION	DIFF.
130	.00143	.0502	0.	0.	0.	0.	0.	.0502	1314.54	1314.50	-.04
120	.00066	.0254	0.	.0014	0.	.0640	.1323	.2241	1314.49	1314.50	.01
110	.00015	.0216	0.	.0091	0.	.0135	-.0253	.0189	1314.27	1314.50	.23
100	0.	0.	0.	0.	0.	0.	0.	0.	1314.25	1314.25	0.

TIMBER VALLEY
 FIRST ADDITION
 REC FILE NO. 70316-1102
 2 YEAR DRAINAGE DESIGN

 # # # HYDROLOGY # # #

POINT TO POINT	TRIBUTARY AREA		HYDROLOGY SUMMATION			CONDUIT DATA			TT + TC					
	C	AREA (AC)	TC (MIN)	I (IN/HR)	SUM Q (CFS)	SIZE	VELOCITY (FT/SEC)	LENGTH (FT)						
200 - 220	.50	6.64	1.90	4.06	15.0	4.06	13.5	6.6	24"	4.29	35	.1	15.1	
210 - 210	.50	3.34	1.50	4.06	15.0	4.06	6.8	20.2	10.0	24"	6.44	35	.1	15.2
210 - 200	.50	.90	1.50	4.06	15.0	4.06	1.8	22.0	10.9	30"	4.49	145	.5	15.9

2473
 26.7
 18.7

 # # # HYDROLOGY # # #

TIMBER VALLEY
 FIRST ADDITION
 REC FILE NO: 75516-1132
 2 YEAR DRAINAGE DESIGN

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

POINT	HYD-SLOPE (FT/FT)	FRICTION (FT)	BEND (FT)	TRANSITION (FT)	MANHOLE (FT)	DEFLECTION (FT)	JUNCTION (FT)	TOTAL (FT)	HYD-SL ELEVATION	DESIRED ELEVATION	DIFF.
230	.00355	.1242	0.	0.	0.	0.	0.	.1242	1316.11	1316.50	.39
220	.00300	.2799	0.	.2558	0.	.0978	.7465	1.1500	1315.99	1316.50	.51
210	.00299	.4129	0.	.6661	0.	.0692	.2143	.3399	1314.84	1316.50	1.66
200	0.	0.	0.	0.	0.	0.	0.	0.	1314.50	1314.50	0.