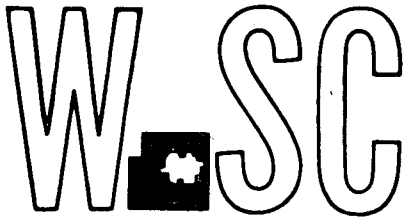


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 16, 1985

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 85-62 - Preliminary Plat of Smithmoor First Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 1985, 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. Approval of this preliminary plat is subject to the applicant filing and receiving approval of a County Zone Change requesting "R-1" to "AA".
- B. The applicant shall guarantee the paving of the proposed interior streets to the urban street standard, including associated drainage improvements.
- C. The applicant shall guarantee the extension of municipal water to serve each lot. An outside-the-city water service application shall be submitted for recording with this plat.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot. No final plat shall be submitted for this property until it is known how this property will be served with sewer (i.e., City of Wichita system or Four-mile Creek system).
- E. The applicant shall guarantee any drainage improvements required by the platting of this property. This shall include the signing of a petition to the City so this property may be included in the benefit district for channel construction needed to the west and north of this plat.
- F. The applicant shall guarantee the construction of a sidewalk for Smithmoor (collector street) adjacent to Lot 1, Block 1; Lots 1 and 15, Block 4; and Lot 48, Block 1.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording with the plat.

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Professional Engineering Consultants, P.A.

Re: S/D 85-62 - Preliminary Plat of Smithmoor First Addition

August 16, 1985

Page 2

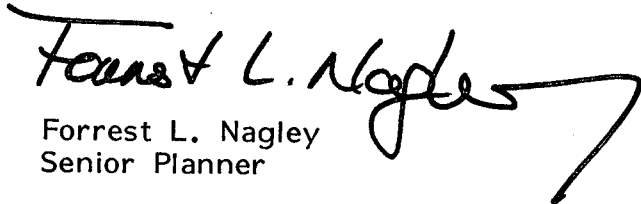
- H. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the Pipeline Easement Agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Also, proof shall be provided that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
 - I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
 - J. The final plat shall indicate the recording information for the Cities Service Pipeline Easement on this property.
 - K. 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.
 - L. 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.
 - M. The final plat shall indicate the recording information for the existing drainage dedications along the north and west lines of this plat.
 - N. On the final plat, the location of the 20-foot wide utility easement on the rear of Lots 30-48, Block 1 shall be dimensioned from lot lines.
 - O. The final plat shall indicate the following street name change:

HONEYTREE to CHATEAU
 - P. 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.
 - Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
 - R. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the engineer's "marked" copy of the preliminary plat.
-

Professional Engineering Consultants, P.A.
Re: S/D 85-62 - Preliminary Plat of Smithmoor First Addition
August 16, 1985
Page 3

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

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is written in a cursive style with a long, sweeping tail that extends to the right.

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

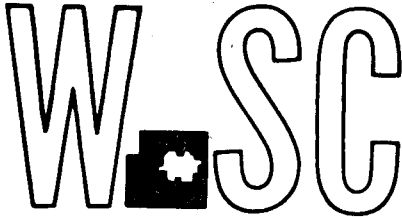
cc: Janelle Properties, c/o R. L. Smith, 838 South Edgemoor, Wichita,
KS 67218
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

Smithmoor 1st Addn.

Phase 1 Improvements:

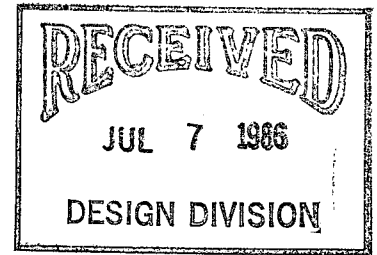
- ① Streets
- ② S.W.S. all lots
- ③ Water Supply Line - all lots
- ④ Water Dist. System
(same limits as Ph. 1 Streets)
- ⑤ Storm Water Drain
all lots + plat west

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 3, 1986

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: Final Plat S/D 85-62 - SMITHMOOR FIRST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 3, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City when this property can be served with sanitary sewer from the Four-Mile Creek Sewer System. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for the Board of City Commissioner's review until annexation has occurred.
- B. Since the property will be annexed into the City of Wichita before it is recorded, the final plat tracing shall reference that this is an addition to the City of Wichita.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The Smithmoor street paving petition shall provide for the construction of a sidewalk on the west side of this collector street.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property. This shall include the signing of a petition so this property may be included in the benefit district for channel construction needed to the west and north of this plat.

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- H. The applicant shall guarantee the storm sewers required by the platting of this property. This shall include the signing of a petition so this property may be included in the benefit district for channel construction needed to the west and north of this plat and the box construction under Harry Street.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the Pipeline Easement Agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Also, proof shall be submitted that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- 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 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.
- M. The final plat tracing shall indicate the 10-foot wide utility easements requested by K.G.&E. at the time of preliminary plat approval. These easements were marked on the engineer's copy of the preliminary plat.
- N. As required at the time of preliminary plat approval, the following street name change shall be made:

HONEYTREE to CHATEAU

- O. The applicant shall attempt to obtain, by separate instrument, the off-site drainage easement required by the drainage plan for this property.
- P. The final plat shall indicate the platting of a minimum building pad of 1341 m.s.l on the lots adjacent to the drainage dedications. The minimum building pad shall be expressed in both Mean Sea Level and City Datum.
- Q. The applicant shall meet with City Engineering and work out an acceptable restrictive covenant which restricts development of certain lots until necessary drainage improvements are made. This restrictive covenant shall be recorded with the plat.
- R. The final plat tracing shall indicate the 10-foot wide utility easements requested by Southwestern Bell. These easements are marked on the engineer's copy of the final plat.

- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- T. 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, July 10, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FW

Forrest L. Nagley
Senior Planner

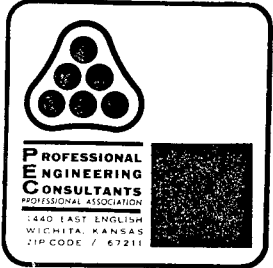
FLN:dlk

Enclosure

cc: Janelle Properties, c/o R.L. Smith, 838 S. Edgemoor,
Wichita, KS 67218
Jim Weber, County Engineering
~~X~~Mike Lindebak, City Engineer

CB

MEMO



TO: THE CITY OF WICHITA
ENGINEERING DEPARTMENT
WICHITA, KANSAS 67202

PROJECT NO. 36-86360-1864
PROJECT: SMITHMOOR 1ST ADDN.

ATTN: CARL GIPSON, P.E. DATE: JULY 11, 1986

COPIES TO:

FORREST NAGLEY, MAPD

FROM: CHARLES S. BROWN, P.E.
REFERENCE: REVISED DRAINAGE PLAN

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

Enclosed please find 2 prints of the revised Drainage Plan for Smithmoor 1st Addition.

The plan was revised to make the minimum street elevations on Lockmoor be one foot above the FEMA 100-year flood elevation for Spring Branch (1340.0 + 1.0 = 1341.0)

Returned
RECEIVED
FEB 24 1989
ENGINEERING DIVISION

from Smithmoor 1st Addn file

RECEIVED
JUL 14 1986
DESIGN DIVISION

July 11, 1986

Mr. Michael E. Lindebak, P.E.
City Engineer - Director of Planning (Interim)
City Hall - 455 N. Main
Wichita, Kansas 67202

Reference: Smithmoor 1st Addition - Design
Engineering Services

Dear Mr. Lindebak:

The final plat of the above referenced addition was approved by the Subdivision Committee on July 10, 1986. We plan to proceed with the construction of the Phase 1 water lines, street paving, and drainage system as quickly as possible after recording of the final plat. Letters of credit will be submitted after filing of the plat to provide the necessary development guarantee.

It is requested that the City initiate the design engineering services for these projects during the platting process. It is also requested that we enter into a 3-party agreement with the City and Professional Engineering Consultants, P.A. to perform the design engineering services. PEC is providing the engineering services for the plat.

If additional information is necessary please contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Smith", is written over the closing text. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

RESTRICTIVE COVENANT

THIS DECLARATION made this _____ day of _____, 1986, by Smith & Company, Inc., hereinafter called Declarant,

WITNESSETH

WHEREAS, Declarant is the owner of certain land being platted as Smithmoor First Addition to Wichita, Sedgwick County, Kansas; and

WHEREAS, the undersigned wishes to plat said property and whereas it is required in connection therewith that restrictions involving the development on certain lots be placed of record:

NOW, THEREFORE, Declarant hereby declares and covenants the following:

Development is restricted and building construction shall not be initiated on the following lots, until the Storm Water Drain No. 54 Project has been completed.

Add Lots 1-3 — Lots 4 through 30 incl., Block 1
Lots 16 through 21 incl., Block 2
Lots 1, 2, 3 & 15 incl., Block 3

This covenant shall become null and void upon completion of said Storm Water Drain No. 54 project.

This covenant is binding on the Declarant, its successors or assigns and is a covenant running with the land and is binding on all successors in title to the above described property,

EXECUTED the day and year first above written.

SMITH & COMPANY, INC.

By _____
R. L. Smith, President

STATE OF KANSAS)
)ss
COUNTY OF SEDGWICK)

Be it remembered that on this _____ day of _____, 1986, before me, a notary public in aforesaid state and county, came before me, R. L. Smith, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledge the execution of same for and on behalf and as the voluntary act and deed of Smith and Co., Inc., in testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

_____, Notary Public

My Commission Expires: _____

MEMO



TO: Sedgwick County Bureau
of Public Services

PROJECT NO. 32-85360-1-042
PROJECT: Smithmoor 1st Add.
Street Improvements

ATTN: Mr. Jim Webber DATE: Sept. 8, 1986

COPIES TO:

Carl Gipson, P.E., City of Wichita

FROM: Charles S. Brown, P.E.

REFERENCE: Entrance

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

Transmitted herewith for your review and approval is one print of Entrance Detail of the intersection of Harry Street and Smithmoor Street in Smithmoor 1st Addition.

The developer desires to install the proposed culverts and perform the grading at this time to allow construction traffic into the site. The pavement as shown on the plan will be accomplished under a City of Wichita Street Improvement Project.

Please review at your earliest convenience and advise our office of your comments.



**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

1440 E. English
WICHITA, KANSAS 67211

(316) 262-2691

LETTER OF TRANSMITTAL

TO Ron Smith
838 So. Edgemoor
Wichita, KS. 67218

DATE <u>October 8, 1986</u>	JOB NO. <u>32-85360-1-042</u>
ATTENTION	
RE: <u>Revised Entrance Plan</u>	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>	<u>10-8-86</u>		<u>Revised Entrance Plan (Smithmoor St. @ Harry)</u>

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

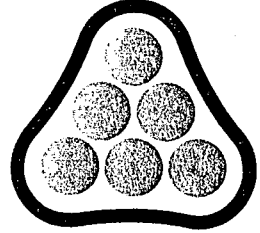
REMARKS Culvert locations revised.

COPY TO Jim Weber, Sedgwick Co.
Carl Gipson, City of Wichita

SIGNED: Charles J. Brown

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.
- D. E. MALTBIE, P.E.
- M. D. SCHOMAKER, P.E.
- G. D. SCHOCK, P.E.
- J. H. BAILEY, P.E., PH.D.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



October 15, 1986

Mr. Ron Smith
 Smith & Company
 P. O. Box 780595
 Wichita, Kansas 67278-0595

Reference: Phase 1 Streets
 Smithmoor 1st Addition

Dear Mr. Smith:

The City of Wichita has approved your request to proceed with "stage" construction on part of the Phase 1 Street project. The "stage" construction will consist of excavation, grading, entrance pipes, subgrade stabilization and 3" base course by private contract.

Your Contractor will be responsible for all City fees, inspection, and testing. The Contractor will also be required to furnish the necessary statutory and maintenance bonds to the City.

The City will also inspect the completed work in late February, 1987, and require the Contractor to repair any deficiencies. After completion of any repair work, the City will then proceed to contract on completion of the Phase 1 project.

If additional information is desired, please advise.

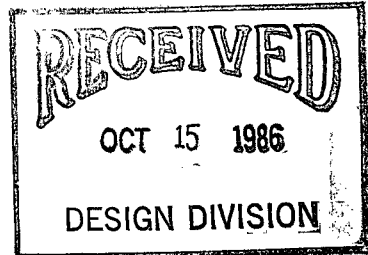
Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

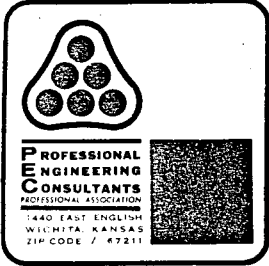
Richard W. Linn, P.E.
 Project Manager
 Land Development

RWL:sg

cc: Mike Lindebak, City Engineer
 Steve Lackey, Operations & Maintenance



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



MEMO

TO: Sedgwick County Department
of Public Works

PROJECT NO. 36-85360-1864

PROJECT: Smithmoor 1st Add'n

COPIES TO:

ATTN: Jim Weber

DATE: July 30, 1985

Chris Breitenstein, P.E., C.O.W.

FROM: Charles S. Brown, P.E.

Louise Oliverez, MAPD

REFERENCE: Drainage Concept

File

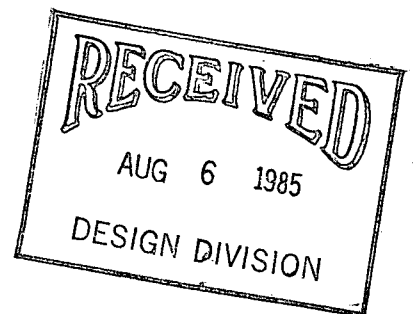
PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith is one copy of the Drainage Concept for the proposed Smithmoor 1st Addition.

The Preliminary Plat will be submitted to MAPD on Friday, August 2, 1985, for hearing by the Sub-Division Committee on August 15, 1985.

If you have any questions please advise.

CSB/mkm



S/D No.: 85-62 Name: SMITHMOOR FIRST ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/15/85

DESCRIPTION

General Location: South of Harry, in an area east of Webb Road.
Owner: Janelle Properties, c/o R. L. Smith, 838 South Edgemoor, Wichita,
Kansas 67218
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 31.6 Acres ±
 2. Number of Lots:
 - Residential: 99
 - Office:
 - Commercial:
 - Industrial:
 - Total: 99
 3. Minimum Lot Area: 6,600 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- A. Approval of this preliminary plat is subject to the applicant filing and receiving approval of a County Zone Change requesting "R-1" to "AA".
- B. The applicant shall guarantee the paving of the proposed interior streets to the urban street standard.
- C. The applicant shall guarantee the extension of municipal water to serve each lot. An outside-the-city water service application shall be submitted for recording with this plat.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot. No final plat shall be submitted for this property until it is known how this property will be served with sewer (i.e., City of Wichita system or Four-mile Creek system).
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee the construction of a sidewalk for Smithmoor (collector street) adjacent to Lot 1, Block 1; Lots 1 and 15, Block 4; and Lot 48, Block 1.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording with the plat.
- H. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the Pipeline Easement Agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Also, proof shall be provided that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- J. The final plat shall indicate the recording information for the Cities Service Pipeline Easement on this property.
- K. 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.

- L. The final plat shall indicate the recording information for the existing drainage dedications along the north and west lines of this plat.
- M. On the final plat, the location of the 20-foot wide utility easement on the rear of Lots 30-48, Block 1 shall be dimensioned from lot lines.
- N. The final plat shall indicate the following street name change:

HONEYTREE to CHATEAU
- 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).
- Q. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.

S/D No.: 85-62 Name: SMITHMOOR FIRST ADDITION

Preliminary Approved: 8/15/85
Scheduled S/D Meeting: 7/3/86

DESCRIPTION

General Location: On the south side of Harry, one-half mile east of Webb Road.
Owner: Janelle Properties, c/o R.L. Smith, 838 S. Edgemoor, Wichita, KS 67218
Surveyor/Engineer: Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS 67211

1. Gross Acreage of Plat: 31.6 Acres ±
 2. Number of Lots:
 - Residential: 99
 - Office:
 - Commercial:
 - Industrial:
 - Total: 99
 3. Minimum Lot Area: 6,600 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" After Annexation
-

STAFF COMMENTS:

- A. Since this property is adjacent to the City of Wichita, the applicant shall request annexation into the City when this property can be served with sanitary sewer from the Four-Mile Creek Sewer System. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for the Board of City Commissioner's review until annexation has occurred. The applicant is advised that the City of Wichita will not annex this property until it is served with sanitary sewer.
- B. Since the property will be annexed into the City of Wichita before it is recorded, the final plat tracing shall reference that this is an addition to the City of Wichita.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The Smithmoor street paving petition shall provide for the construction of sidewalks on each side of this collector street.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property. This shall include the signing of a petition so this property may be included in the benefit district for channel construction needed to the west and north of this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The applicant shall provide proof, by letter from the Cities Service Gas Company or by copy of the Pipeline Easement Agreement, that the dedication of street right-of-way over a portion of the pipeline easement is acceptable. Also, proof shall be submitted that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. 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.

- L. The final plat tracing shall indicate the recording information or condemnation number for the existing drainage dedications along the north and west lines of this plat.
- M. The final plat tracing shall indicate the 10-foot wide utility easements requested by K.G.&E. at the time of preliminary plat approval. These easements were marked on the engineer's copy of the preliminary plat.
- N. As required at the time of preliminary plat approval, the following street name change shall be made:

HONEYTREE to CHATEAU

- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what minimum building pad elevation is required and what drainage guarantees are needed?

MEMO



TO: <u>Project File</u>	PROJECT NO. <u>32-85360-1-1864</u>
	PROJECT: <u>Smithmoor 1st Addition</u>
	<u>Phase I Streets</u>
ATTN:	DATE: <u>July 17, 1987</u>
COPIES TO: <u>Carl Gipson, P.E., C.O.W.</u>	FROM: <u>Charles S. Brown, P.E.</u>
<u>Ron Smith</u>	REFERENCE: <u>Curb Type</u>

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

As per telephone conversation with Carl Gipson, P.E., City of Wichita, on July 16, 1987, roll-type curb and gutter may be used on the referenced project, except for Smithmoor Street (collector).

As a condition of the use of roll-type curb, the 100-year storm must be maintained within the street right-of-way. This may be accomplished by using the following sidewalk (property line) grades:

Countryside	0.3' above top roll curb
Shiloh	0.4' above top roll curb
Lockmoor (E of Shiloh)	0.4' above top roll curb
Lockmoor (W of Shiloh)	0.5' above top roll curb

A copy of street flow calculations are attached.

Mr. Smith advised me that driveway elevations would be constructed in accordance with the above.

Phase II streets will be designed with the same criteria.





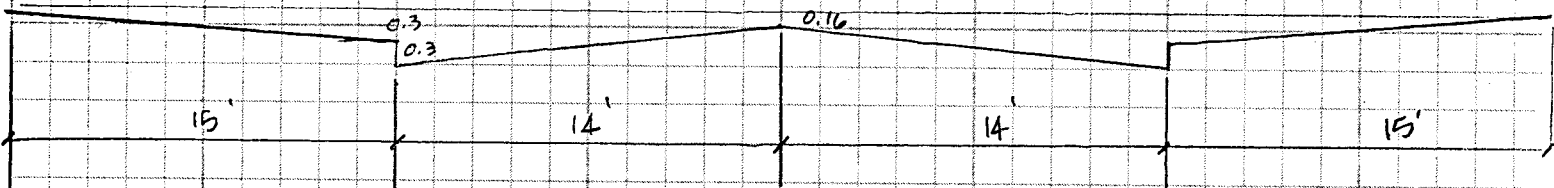
Date 7-16-87 Page 1 of 6

Project Smithmoor 1st Ph I St.

Item Roll curb capacities

Determine capacities of Roll-curb streets w/
Various Walk Grades for 100-year storm analysis
(58' R-O-W)

0.3 Walk Grade



$$n = \frac{(2 \times 14.5 \times 0.03) + (2 \times 2.8 \times 0.013) + (2 \times 12 \times 0.016)}{58.6}$$

$$= \frac{(0.87) + (0.0728) + (0.384)}{58.6} = \frac{1.3268}{58.6} = 0.0226$$

$$A = (2 \times \frac{1}{2} \times 15 \times 0.3) + (28 \times 0.16) + (2 \times \frac{1}{2} \times 14 \times 0.44)$$

$$= 4.5 + 4.48 + 6.16$$

$$= 15.14 \text{ SF}$$

$$p = 58.6$$

$$R = A/p = 15.14/58.6 = 0.258362$$

$$R^{2/3} = 0.40565$$

$$Q = \frac{1.486}{n} A R^{2/3} S^{1/2}$$

$$= \frac{1.486}{0.0226} \times 15.14 \times 0.40565 \times S^{1/2}$$

$$Q = 403.82 \sqrt{S}$$



Date 7-16-87 Page 2 of 6

Project Smithmoor 1st Ph I Streets

Item Roll Curb - Street Capacity

0.4 Walk Grade

$$n = 0.0226$$

$$A = (2 \times \frac{1}{2} \times 15 \times 0.4) + (28 \times 0.26) + (2 \times \frac{1}{2} \times 14 \times 0.44)$$

$$= 6.0 + 7.28 + 6.16$$

$$= 19.44$$

$$p = 58.6$$

$$R = A/p = 19.44/58.6 = 0.33174 \quad R^{2/3} = 0.479217$$

$$Q = \frac{1.486}{n} A R^{2/3} S^{1/2} = \frac{1.486}{0.0226} \times 19.44 \times 0.479217 \times S^{1/2}$$

$$Q = 612.55 \sqrt{S}$$



Date 7-16-87 Page 3 of 6

Project Smithmoor 1st Ph I Streets

Item Roll curb - Street Capacity

0.5 Walk Grade

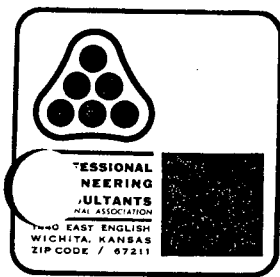
$$n = 0.0226$$

$$A = (2 \times \frac{1}{2} \times 15 \times 0.5) + (28 \times 0.36) + (2 \times \frac{1}{2} \times 14 \times 0.44)$$
$$= 7.5 + 10.08 + 6.16$$
$$= 23.74$$

$$p = 58.6$$

$$R = A/p = 23.74/58.6 = 0.40519 \quad R^{2/3} = 0.547506$$

$$Q = \frac{1.486}{0.0226} \times 23.74 \times 0.547506 \times 5^{1/2}$$
$$= 854.63 \sqrt{5}$$



Date 7-16-87 Page 4 of 6
Project Smithmoor 1st - Ph I St.
Item Roll curb / street Capacity

0.6 Walk Grade

$$n = 0.0226$$

$$A = (2 \times \frac{1}{2} \times 15 \times 0.6) + (28 \times 0.46) + (2 \times \frac{1}{2} \times 14 \times 0.44)$$

$$= 9.0 + 12.88 + 6.16$$

$$= 28.04$$

$$p = 58.6$$

$$R = A/p = 28.04 / 58.6 = 0.478498 \quad R^{2/3} = 0.611768$$

$$Q = \frac{1.486}{0.0226} \times 28.04 \times 0.611768 \times 5^{1/2}$$

$$= 1,127.91 \sqrt{5}$$



Date 7-16-87 Page 5 of 6
Project Smithmoor 1st Ph I St.
Item Roll curb - Street Capacities

0.7 Walk Grade

$$n = 0.0226$$

$$A = (2 \times \frac{1}{2} \times 15 \times 0.7) + (28 \times 0.56) + (2 \times \frac{1}{2} \times 14 \times 0.44)$$
$$= 0.5 + 15.68 + 6.16$$
$$= 32.34$$

$$p = 58.6$$

$$R = A/p = 32.34/58.6 = 0.551877 \quad R^{2/3} = 0.672814$$

$$Q = \frac{1.486}{0.0226} \times 32.34 \times 0.672814 \times 5^{1/2}$$

$$Q = 1,430.69 \sqrt{5}$$



Date 7-16-87 Page 6 of 6
 Project Smithmoor 1st. Ph I sf.
 Item Roll curb - Street Capacity

Check Street Flow (100 year) at various locations to determine walk grades Required.

(Q₁₀₀ from Drainage Plan)

LOCATION	CONTRIBUTING AREAS	Q ₁₀₀	street slope	Q _{allow} *	Walk Grade
LOCKMOOR (E OF CHATEAU)	60% Node 102 =	16.8	0.32%	34.7	→ 0.4'
	75% Node 101 =	8.4			
		<u>25.2</u>			
LOCKMOOR (W OF CHATEAU)	Q ₁₀₀ - Q ₂ = Node 108	17.3	0.32%	48.3	→ 0.5'
	Q ₁₀₀ - Q ₂ Node 107	6.7			
	Q ₁₀₀ - Q ₂ Node 106	9.1			
		<u>43.1</u>			
CHATEAU (E OF LOCKMOOR)	100% Node 103	11.2	0.46%	41.5	→ 0.4'
	40% Node 102	11.2			
	Q ₁₀₀ - Q ₂ Node 105	14.8			
		<u>37.2</u>			
COUNTRYSIDE (E OF CHATEAU)	20% Node 102	5.6	0.32%	22.8	→ 0.3'
	40% Node 105	8.9			
		<u>14.5</u>			
COUNTRYSIDE (W OF CHATEAU)	60% Node 105	13.4	0.32%	22.8	→ 0.3'
	10% Node 103	1.1			
		<u>14.5</u>			

* Allowable Q based on Walk Grade Shown