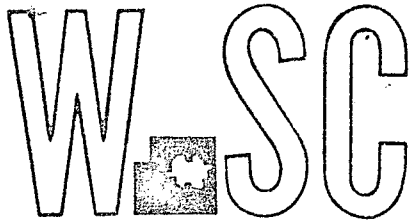
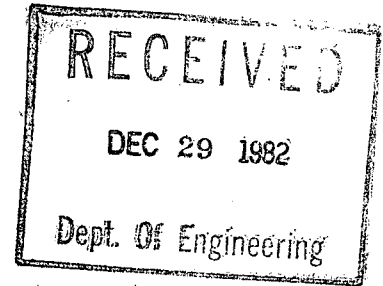


WICHITA - SEDGWICK COUNTY



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



December 23, 1982

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

Re: S/D 82-70 - Preliminary plat of Edwards Whitchurch Village
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 23, 1982, 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 Floodway Reserve shall be relabeled as a Drainage Dedication IF the proposed drainage pond is to be a "dry pond."
- B. A minimum pad elevation shall be shown for Lot 47 adjacent to the drainage dedication.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The Subdivision Committee recommends the following street names:
 1. The street adjacent to the drainage dedication and Lots 43 thru 47 shall be labeled as 41st Street North;
 2. The northermost cul-de-sac shall be labeled as Maury Circle;
 3. All other street names may remain as shown on this preliminary plat.
- E. The applicant shall guarantee the paving of the interior streets, including a sidewalk on the south and west sides of 41st, Maury, and Maury Circle.

- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the extension of City water to serve each lot being platted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. As this property is crossed by 3 Phillips pipelines, an easement acceptable to the pipeline company must be indicated on the final plat. Any relocation or encasement of these pipelines required for development of this property will be at the property owner's expense.
- J. The plat proposes the vacation of Mascot Street as platted in Edwards Gardens. The west 30 feet of the street may be vacated by this replat, but the east 30 feet will require the consent of the property owner to the east. In order to include the east 30 feet of the vacated right-of-way in this plat, reversionary rights to the right-of-way need to be obtained. Otherwise, a separate vacation case will be required and the east 30 feet of the street right-of-way will revert to the property to the east.
- K. On the final plat, corner lots shall indicate a 25-foot front yard setback and 15-foot sideyard setback from the side street.
- L. On the final plat, block designations shall be indicated.
- M. Complete access, ^{control} to Arkansas Avenue from all lots shall be shown on the final plat.
- N. Utility easements as required by K.G. and E., and marked on the "Engineer's Copy" of the preliminary plat shall be shown on the final plat.
- O. The developer shall work with the U.S. Postal Service to determine the method of mail delivery prior to development of this subdivision.
- 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).

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

Baughman Company, P.A.
12-23-82, Page 3

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

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: M.J. Edwards, 14031 North Point Ct., 67230
X Mike Lindebak, City Engineering



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

CONFIRMATION MEMO

PROJECT Edwards Whitchurch Village Addition

DATE December 13, 1982

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Concept

The preliminary plat is scheduled for Subdivision for December 23, 1982.

The drainage plan is presented here in concept form only. Final drainage plan including pipe sizes, slopes, area flo calculations and final ponding design will be presented at the time of the final plat submission.

Generally the plat will discharge thru a storm sewer to a proposed detention pond at the south end of the plat. The pond is to be discharged by an existing 36" c.m.p. into the Arkansas River.

A preliminary hydrograph is calculated using the 100 year storm to define the pond size. Calculation sheets and area flo's are presented here also.

EDWARDS WHITCHURCH VILLAGE ADDITION

DRAINAGE CONCEPT. (SEE PLAN)

DRAINAGE AREA (PLAN) = 15.1 AC.

POND AREA (PLAN) = 3.0 AC.

OTHER AREA = 5.0 AC.

SOIL TYPE OF PLAN AREA IS T₂ & N₂

N₂ = 80% = D = 15

T₂ = 20% = B = 87

CN FACTOR AVG = 77.4 USE 78

444 & 6" RAINFALL. RUNOFF = 3.68 IN.

C 580 CSM / IN

$$Q = 580 (0.0361) (3.68) = 77.0 \text{ cfs}$$

RATIONAL
INFLOW

C FACTOR FOR RESIDENTIAL IN THIS AREA = 0.45

I₁₀₀ C 25MIN t_c = 7.36 IN/HR.

$$Q = CIA$$

$$= 0.45 (15.1) (7.36) = 50.0 \text{ cfs PLAN}$$

$$= 0.45 (3.0) (7.36) = 19.8 \text{ cfs POND}$$

$$= 0.25 (5.0) (7.36) = 9.2 \text{ cfs OTHER AREA}$$

EXTERNAL FLOWS INTO THE POND AREA INCLUDE AN EXISTING 24" REP STORM SEWER FROM ARKANSAS. MAXIMUM Q FROM 24" = 20 cfs.

$$\begin{aligned} \text{TOTAL INFLOW FROM ALL AREAS} \\ = 50 + 19.8 + 9.2 + 20.0 = 99.0 \text{ cfs.} \\ (\text{USE } 100 \text{ cfs.}) \end{aligned}$$

$$\begin{aligned} \text{TIME TO PEAK FOR THE TOTAL 100 YEAR STORM} \\ = 25 \text{ MIN.} \end{aligned}$$

SO THE INFLOW HYDROGRAPH CAN BE DETERMINED BY DIMENSIONLESS CO-ORD.

$$Q_p = 100.0 \text{ cfs}$$

$$t_p = 25.0 \text{ Min.}$$

WFL014
Hydrograph

t/t_p	q/Q_p	t	Q
0	0	0	0
0.1	0.015	2.5	1.5
0.2	0.075	5.0	7.5
0.4	0.28	10.0	28.0
0.6	0.60	15	60.0
0.8	0.89	20	89.0
1.0	1.00	25	100.0
1.2	0.92	30	92.0
1.4	0.75	35	75.0
1.6	0.56	40	56.0
1.8	0.42	45	42.0
2.0	0.32	50	32.0
2.4	0.18	60	18.0
2.8	0.09	70	9.0
3.0	0.07	75	7.0

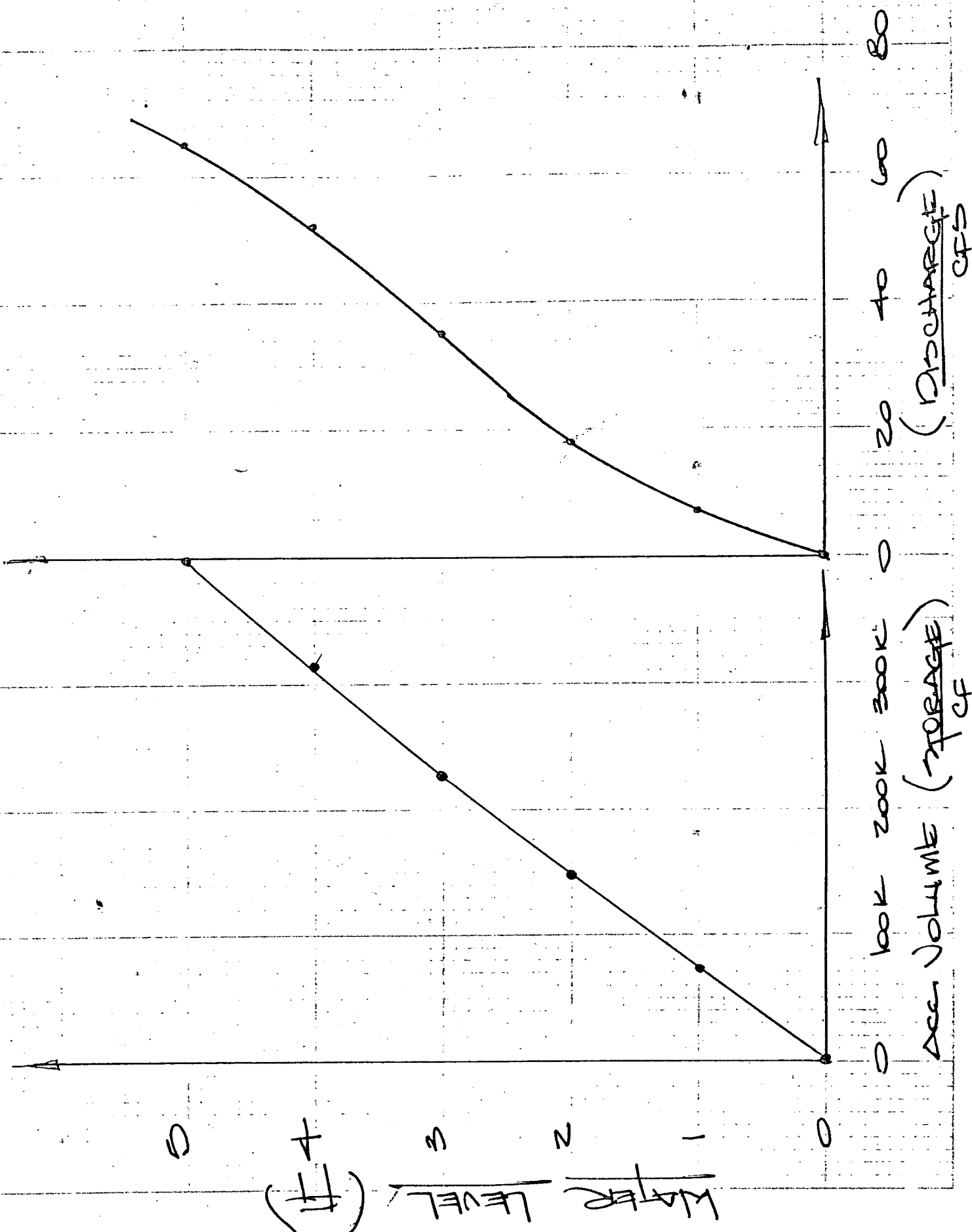
Plot the co-ordinates.

STAGE - STORAGE

WATER LEVEL (FT)	SURFACE AREA (SQ FT)	INCREMENTAL VOLUME (CF)	ACC. VOLUME (CF)
0 (13.13)	70,000	-	0
1 14	74,000	12,000	12,000
2 15	78,000	16,000	48,000
3 16	82,000	20,000	88,000
4 17	86,000	24,000	132,000
5 18	90,000	28,000	180,000

STAGE - DISCHARGE

L. W. E.	$\frac{HW}{D}$ D = 3'	Q (cfs)
0	0	0
1	0.33	7.0
2	0.67	19.0
3	1.00	35.0
4	1.33	52.0
5	1.67	65.0

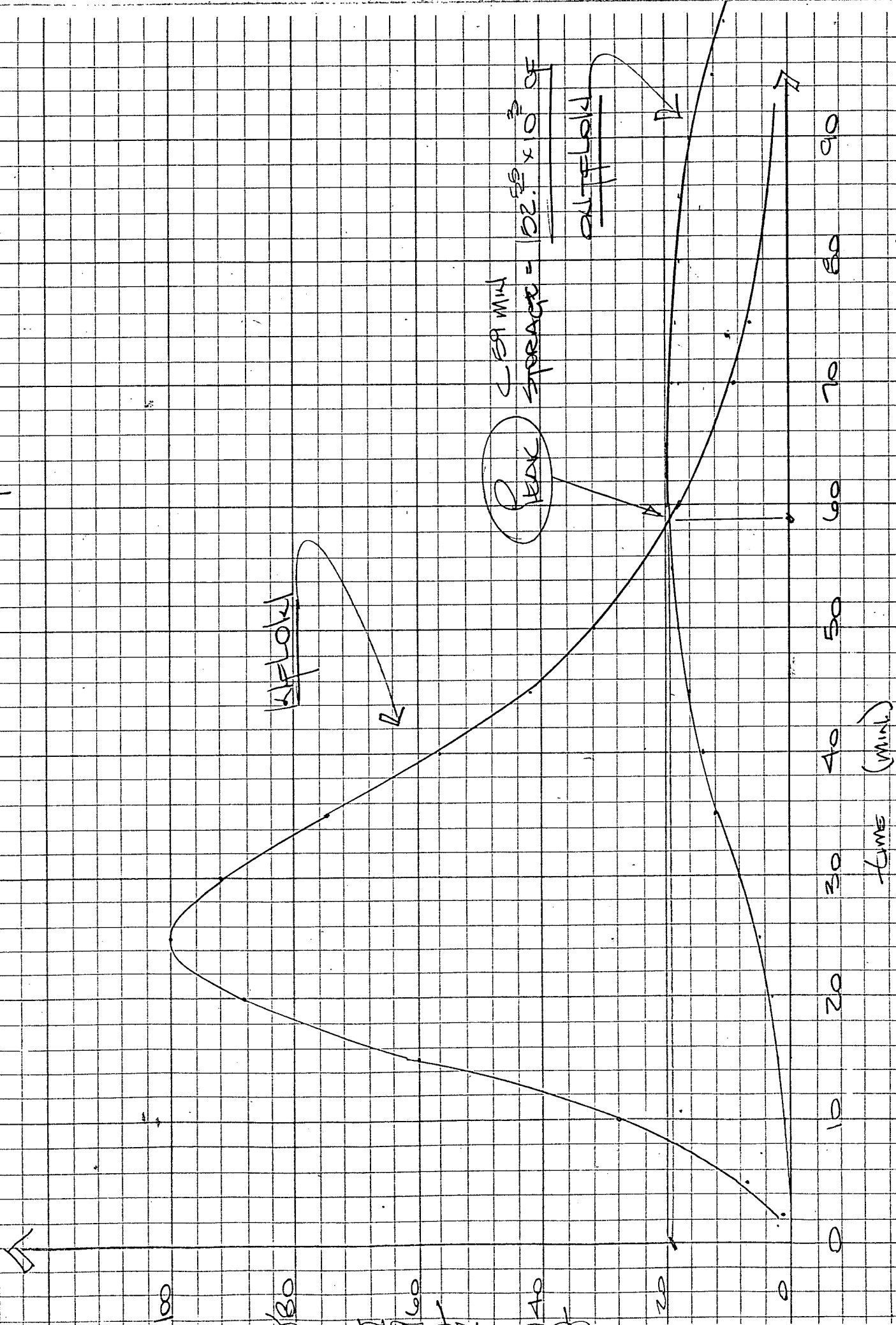


RATE
FORM

TIME MIN	Q _F CFS	STORAGE CF (10 ³)	Q CFS
0	0	0	0
5	15	0	0
10	28.0	2.25	1
15	60.0	8.10	2
20	89.0	10.35	3
25	100	17.40	5
30	92	27.15	8
35	15	25.80	12
40	56	53.55	14
45	42	28.50	14
50	32	82.05	18
55	25	25.20	18
60	18	107.25	19
65	14	18.90	20
70	9	126.15	20
75	1	12.60	19
80	6	138.75	18
90	4	7.80	18
100	2	146.55	16
110	1	4.20	14
120	0	150.75	13
130	∩	1.80	
140		152.55	

← PEAK

INFLOW OUTFLOW
HYDROGRAPH



Results - FROM THE ROUTED FORM THEN THE
36" CWP, STORAGE NECESSARY
= 152,550 CF OR 3⁵ AC-FT.

PROPOSED POND PROVIDES FOR
APPROXIMATELY 9⁰ AC-FT. OF STORAGE,
SO THE POND BOTTOM WILL PROBABLY
BE RAISED AT LEAST A FOOT OR SO
SINCE THERE IS A SURPLUS OF STORAGE
AVAILABLE. A FINAL HYDROGRAPH AND
SIZING OF POND AREA WILL BE PRESENTED
IN THE FINAL PLAN FORM.

POND

THE POND WILL BE DESIGNED TO
INCLUDE 3:1 SIDE SLOPES AND A 15'-20' ACCESS
AND MAINTENANCE ROAD AROUND THE POND
THE MAXIMUM WATER SURFACE FOR THE POND
WILL BE AT ELEV. 1318⁰ MEAN SEA LEVEL.

- I. This plat proposes the vacation of Mascot Street as platted in Edwards Gardens. The west 30 feet of the street may be vacated by this replat, but the east 30 feet will require the consent of the property owner to the east. In order to include the east 30 feet of the vacated right-of-way in this plat, reversionary rights to the right-of-way needs to be obtained. Otherwise, a separate vacation case will be required and the east 30 feet of the street right-of-way will revert to the property to the east.
- J. On the final plat, corner lots shall indicate a 25-foot front yard setback and a 15-foot side-yard setback from the side street.
- K. Approval of this preliminary plat will require a waiver of the lot width-to-depth ratio of the Subdivision Regulations. Lots 5 through 9, on Jeanette Circle do not meet the design standard.
- L. On the final plat, block designations shall be indicated.
- M. Complete access control to Arkansas Avenue from all lots shall be shown on the final plat.
- 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).

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-70 Name Edwards Whitchurch Village Addition
Date Application Rec'd. 12-10-82 Preliminary Approval _____
Scheduled S/D Meeting 12-23-82

DESCRIPTION

General Location Area on the west side of Arkansas Avenue in an area
between 41st St. North and 43rd St. North

Owner M. J. Edwards, Jr.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat <u>31.5</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>60</u> R/W <u>4735</u> ft.
Residential <u>117</u>	b. <u>50</u> R/W <u>1450</u> ft.
Commercial _____	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>117</u>	TOTAL <u>6185</u> ft.
3. Minimum Lot Frontage <u>cul-de-sac - 45 ft.</u>	8. Sidewalk adjacent to all
4. Minimum Lot Area <u>7200 sq. ft.</u>	streets <u>yes</u> <u>no</u>
5. Existing Zoning <u>AA</u>	
6. Proposed Zoning <u>AA</u>	
9. Is public water available <u>Yes</u> <u>X</u> No, Name _____	
10. Is sanitary sewer available <u>Yes</u> <u>X</u> No, Name _____	
11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u>	
12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____	

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property and on the appropriateness of the proposed "Floodway Reserve."
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the interior streets including a sidewalk on the west side of Jeanette Circle, Jeanette Street and the south side of 41st Street North.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- E. The applicant shall guarantee the extension of City water to serve each lot being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat, the following street names shall be indicated:
 1. Nicole Lane to 42nd Street North;
 2. Maury Lane, north of 43rd Street North, to Jeanette Circle;
 3. Maury Lane, between 43rd Street North and Maury Court, to Jeanette.
 4. Maury Lane, between Maury Court and Arkansas, to 41st Street North.
 5. Maury Court to Jeanette Court.
- H. As this property is crossed by 3 Phillips pipelines, an easement to the pipeline company must be indicated on the plat. Such an easement shall be indicated on the final plat. The applicant shall provide proof from the pipeline company that the easement indicated is in conformance with the pipeline easement agreement.

(Over)