



PLANNING AND ZONING BOARD MEETING AGENDA

Tuesday, September 26, 2023

7:00 PM

THE PLANNING AND ZONING BOARD SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)

A. CALL TO ORDER THE PLANNING AND ZONING BOARD

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

___ Gary Janzen

___ Brian Shelton

___ Scot Phillips

___ Paul Spranger

___ Rick Shellenbarger

___ Dalton Wilson

___ Steve Conway

D. SET/AMEND AGENDA

Motion made by (_____). Seconded by (_____). For___ Against___

E. APPROVAL OF DRAFT MINUTES

August 22, 2023 DRAFT meeting minutes

Motion made by (_____). Seconded by (_____). For___ Against___

F. COMMUNICATIONS

G. PUBLIC HEARING BEFORE THE PLANNING AND ZONING BOARD

1. Review of SD-2023-01, application of Lou Robelli, pursuant to City Code 16.04, who is petitioning for approval of a preliminary plat for land located southeast of the intersection of 93rd Street and Meridian Avenue (currently unaddressed), Valley Center, KS 67147.

- Chairperson opens hearing for comments from the public: TIME_____
- Chairperson closes public hearing: TIME_____

RECOMMENDED MOTION: Based on the City staff recommendations, public comments, and discussion by the Planning and Zoning Board, I _____ make a motion to (**approve**, **deny**, or **table**) SD-2023-01. Seconded by_____. For___ Against___

H. OLD/UNFINISHED BUSINESS

I. NEW BUSINESS

J. STAFF REPORTS

K. ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

___ Gary Janzen	___ Brian Shelton	___ Scot Phillips
___ Paul Spranger	___ Rick Shellenbarger	___ Dalton Wilson
___ Steve Conway		

L. ADJOURNMENT OF THE PLANNING AND ZONING BOARD

Motion made by _____. Seconded by _____. For ___ Against ___

Note to Planning and Zoning Board Members: If you are unable to attend this meeting, please contact Ryan Shrack (316-755-7320) prior to the meeting.

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. At anytime during the regular Planning and Zoning Board meeting, the Planning and Zoning Board may meet in executive session for consultation concerning cases to be deliberated. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Community Development Department in a timely manner, at communitydevelopment@valleycenterks.org or by phone at (316)755-7320. For additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7320.



STORMWATER CITIZENS ADVISORY COMMITTEE MEETING AGENDA

Tuesday, September 26, 2023

7:00 PM (immediately following the Planning and Zoning Board Meeting)

THE STORMWATER CITIZENS ADVISORY COMMITTEE SHALL HOLD ITS REGULAR MEETING IN THE COUNCIL CHAMBER IN THE CITY HALL, LOCATED AT 121 S. MERIDIAN AVE., BEGINNING AT 7:00 P.M. (MEETING WILL ALSO BE BROADCASTED ON CITY'S YOUTUBE CHANNEL AND/OR COX PUBLIC ACCESS CHANNEL 7)

A. CALL TO ORDER THE STORMWATER CITIZENS ADVISORY COMMITTEE MEETING

B. ROLL CALL

___ Gary Janzen

___ Brian Shelton

___ Scot Phillips

___ Paul Spranger

___ Rick Shellenbarger

___ Dalton Wilson

___ Steve Conway

C. SET/AMEND AGENDA

Motion made by (______). Seconded by (______). For ___ Against ___

D. COMMUNICATIONS

E. OLD/UNFINISHED BUSINESS

F. NEW BUSINESS

1. Introductions
2. Review of City's Stormwater Management Plan
3. Next Meeting Date

G. ADJOURNMENT OF THE STORMWATER CITIZENS ADVISORY COMMITTEE MEETING

Motion made by _____. Seconded by _____. For ___ Against ___

Note to Stormwater Citizens Advisory Committee Members: If you are unable to attend this meeting, please contact Rodney Eggleston (316-755-7320) by 4:00 PM on the previous day of the meeting.

All items listed on this agenda are potential action items unless otherwise noted. The agenda may be modified or changed at the meeting without prior notice. This is an open meeting, open to the public, subject to the Kansas Open Meetings Act (KOMA). The City of Valley Center is committed to providing reasonable accommodations for persons with disabilities upon request of the individual. Individuals with disabilities requiring an accommodation to attend the meeting should contact the Public Works Dept. in a timely manner, at reggleston@valleycenterks.org or by phone at (316) 755-7320. For Additional information on any item on the agenda, please visit www.valleycenterks.org or call (316) 755-7320.

PLANNING AND ZONING BOARD MEETING MINUTES
CITY OF VALLEY CENTER, KANSAS

Tuesday, August 22, 2023, 7:00 P.M.

CALL TO ORDER: Chairperson Janzen called the meeting to order at 7:00 P.M. with the following board members present: Steve Conway, Brian Shelton, Scot Phillips, and Dalton Wilson

Members Absent: Rick Shellenbarger and Paul Spranger

City Staff Present: Ryan Shrack and Brent Clark

Audience: Jason Febres, Haria Urosa, Gonzalo Silva, Sam Ghareeb, and Jake Vasa

AGENDA: A motion was made by Chairperson Janzen and seconded by Board Member Shelton to set the agenda. Motion passed unanimously.

APPROVAL OF DRAFT MINUTES: Chairperson Janzen made a motion to approve the July 25, 2023, meeting minutes. The motion was seconded by Board Member Conway. Motion passed unanimously.

COMMUNICATIONS: None

PUBLIC HEARINGS BEFORE THE PLANNING AND ZONING BOARD:

1. Review of SP-2023-02, application of the City of Valley Center, pursuant to City Code 17.12, who is petitioning to build a 44,800 sq. ft. aquatic and recreation center on property currently addressed as 9014 N. Meridian Ave., Valley Center, KS 67147.

R. Shrack gave a summary of his staff report. The applicant will be building a new aquatic and recreation center that will consist of an indoor swimming pool, gymnasium, workout area/running track, and office space. The building will be owned by the City of Valley Center and operated by the Valley Center Recreation Commission. A unique feature of this complex will be a few charging stations erected in the parking lot for electric vehicles. A public notice was published in *The Ark Valley News*, as well as sent to the surrounding property owners. There have been no responses received regarding the proposed building project. City staff is recommending approval of this site plan application. Chairperson Janzen asked a few questions regarding the parking lot entrance on Meridian Ave. being in alignment with Southwind Drive, potential signage, and if construction has started on site. These questions were answered by R. Shrack and B. Clark. Chairperson Janzen also asked about the proposed retention pond and potential runoff and all questions were answered by Jake Vasa with SEH. Board Member Phillips inquired about the electric vehicle charging stations and B. Clark answered his questions regarding this aspect of the project.

Chairperson Janzen opened the hearing for comments from the public: 7:04 PM

Chairperson Janzen closed the hearing for comments from the public: 7:11 PM

No comments received from the public. Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve SP-2023-02. Motion was seconded by Board Member Wilson. The vote was unanimous.

2. Review of RZ-2023-04, application of Jason Febres, pursuant to City Code 17.11, who is petitioning for a rezoning of land that is currently zoned C-2, which is the City's designation for a general business district, to R-1B, which is the City's designations for a single-family residential district. The property is currently addressed as 116 S. Ash Avenue, Valley Center, KS 67147.

R. Shrack provided a summary of the staff report regarding this rezoning application. The applicant is requesting this change in zoning to allow for the construction of a new single-family house on the property in question. A public notice was published in *The Ark Valley News*, as well as sent to the surrounding property owners. There have been three responses received regarding the proposed rezoning, but none of these responses were opposed to the rezoning.

Chairperson Janzen opened the hearing for comments from the public: 7:16 PM

Chairperson Janzen closed the hearing for comments from the public: 7:25 PM

Board Member Phillips asked about this property being used for the Main Street Valley Center Farmers Market and Fall Festival events. While the property is not used during the farmers market events, it is used during Fall Festival. The applicant stated that he is looking to build a small home towards the western side of the property and that there should still be room on the east side for potential use during Fall Festival. Mr. Febres wants to maintain good relations with the community and allow the property to be used as it has been in the past. Based on the City Staff recommendations, public comments, and discussion by the Planning and Zoning Board, Chairperson Janzen made a motion to approve RZ-2023-04. Motion was seconded by Board Member Shelton. The vote was unanimous.

OLD OR UNFINISHED BUSINESS: None

NEW BUSINESS:

1. Establishment of Stormwater Citizens Advisory Committee

R. Shrack presented information on the creation of the Valley Center Stormwater Citizens Advisory Committee, which is a goal found within the City's Stormwater Management Plan. Rather than create another committee, City staff is recommending the Planning and Zoning Board serve as this committee's members. The committee will meet twice a year to review the City's stormwater management plan and provide input on the plan and the City's stormwater fund. Public Works Director Rodney Eggleston will be in attendance at committee meetings and the first one will probably be held immediately after the Sept. Planning and Zoning Board meeting. The Planning and Zoning Board members agreed to serve on this committee and formal appointment will take place at the Sept. 5th City Council meeting.

2. Summer Walk Plat Discussion

R. Shrack introduced Jake Vasa with SEH, who is working with a developer on the creation of a new residential and commercial development tentatively called Summer Walk. This development will be built on land in between the high school and middle school and adjacent to the new aquatic and recreation center. J. Vasa presented information on the street layout, utilities, zoning, and drainage. The board members asked a few questions, which were all answered by J. Vasa, R. Shrack, and B. Clark. The plan right now is to formally submit the preliminary plat to be reviewed at the Sept. Planning and Zoning Board meeting.

STAFF REPORTS: R. Shrack reminded the board that the next meeting will be held on September 26, 2023. There will be at least one item to review and the board will probably also meet as the new Stormwater Citizens Advisory Committee.

ITEMS BY PLANNING AND ZONING BOARD MEMBERS:

Gary Janzen-none

Paul Spranger-absent

Brian Shelton-none

Rick Shellenbarger-absent

Scot Phillips-none

Steve Conway-none

Dalton Wilson-none

ADJOURNMENT OF THE PLANNING AND ZONING BOARD MEETING: At 8:00 P.M., a motion was made by Chairperson Janzen to adjourn and seconded by Board Member Conway. Vote was unanimous and the meeting was adjourned.

Respectfully submitted,

/s/ Ryan Shrack, Secretary

Gary Janzen, Chairperson



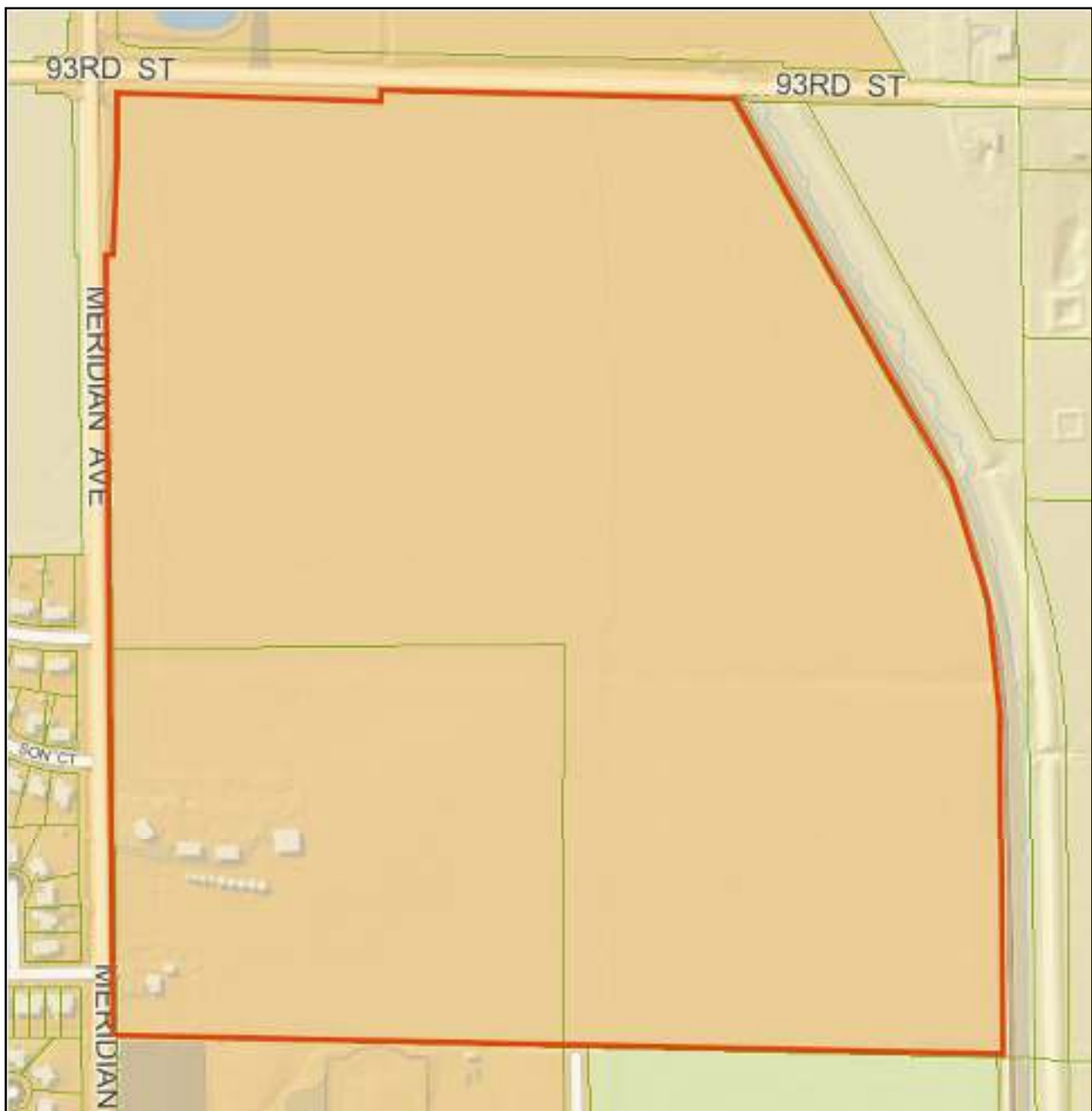
Date: September 22, 2023

To: City of Valley Center Planning and Zoning Board

From: Ryan W. Shrack, *Community Development Director*

Preliminary Plat Approval for Summer Walk Subdivision Plat (SD-2023-01)

Lou Robelli, pursuant to Section 16.04., is petitioning the City of Valley Center Planning and Zoning Board to approve a preliminary plat for the land (outlined in red below) currently not addressed, but located southeast of the intersection of 93rd Street and Meridian Avenue, Valley Center, KS 67147.



Applicant's Reasons for Platting:

The current property owner is working with a developer to transform this area into a mixed-use neighborhood with new single-family and duplex housing, along with commercial lots along Meridian Avenue. The City-owned parcel on which the new recreation and aquatic center is being built is also included in this proposed subdivision. The City-owned land will be divided through the platting process into multiple lots.

Staff Comments:

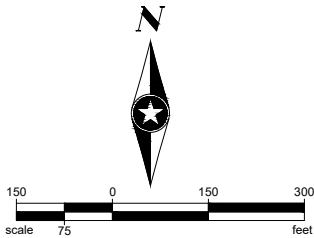
The preliminary plat has been reviewed by the City Staff Review Team, which has provided multiple comments/revisions that have been incorporated into the preliminary plat documents, which are included as a separate attachment with this staff report. The preliminary plat meets all the requirements listed in the required contents section (16.05.01) for preliminary plats submitted to the City of Valley Center for approval. Once the preliminary plat is approved by the Planning and Zoning Board, the final plat will be reviewed by City staff and the Planning and Zoning Board for approval (scheduled for the October 25, 2023 board meeting). Once the final plat is approved by this board, it will go to City Council for final approval in November. This property is currently zoned RR-1 (Suburban Residential District), so a rezoning application will also be submitted for approval at the October 25, 2023 board meeting to change the zoning of this property from RR-1 to R-2 (Two-Family Residential District) and C-2 (General Business District) in the respective development areas as noted on the attached plat documents. As currently shown, this plat will create a total of 209 new parcels, along with eight designated reserve areas.

A public notice was published in *The Ark Valley News*, along with letters sent to all property owners within 200 feet of the boundary of the proposed preliminary plat for properties inside the incorporated boundary of Valley Center and 1,000 feet for property in the unincorporated area surrounding the land included in the proposed preliminary plat. As of the date of this report, there has been only one inquiry regarding this application and no one has submitted any protest against this proposed preliminary plat.

Staff Recommendation:

City staff recommends approval of this preliminary plat application contingent on the completion/approval by the City Staff Review Team of a traffic impact study for the intersection of 93rd St. and Sunflower Dr. and the City Staff Review Team granting final approval to the drainage report and reviewing the final plat at the October 25, 2023 board meeting.

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HORNET HIDEAWAY

PROJECT DATA TABLE		
LEGAL	NW CORNER SECT. 30 TWP 25 S RNG 1 E	
SPECIFICATIONS	CITY OF VALLEY CENTER	
PROJECT AREA	134.80 ACRES	
OWNER	CITY OF VALLEY CENTER / LOU ROBELLI	
PROJECT COORDINATION	CITY OF VALLEY CENTER	SEDGWICK COUNTY
ENGINEER / PREPARER	JAKE VASA, PE - SEH INC.	
	15750 DODGE RD SUITE 304, OMAHA, NEBRASKA 68118	
SURVEYOR	JOHN R. SUMMERS P.S. 1542 - JEO CONSULTING GROUP, INC.	
	534 S. KANSAS AVE., SUITE 1100 TOPEKA, KS 66603	

INDEX

SHEET NO.	DESCRIPTION
1	SITE PLAN
2	TYPICAL SECTIONS
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7	ALIGNMENT PLAN
8-19	ROADWAY PROFILES
20	GRADING PLAN
21	EXISTING DRAINAGE
22	DRAINAGE PLAN
23	DRAINAGE CALCS
24	UTILITY LAYOUT



THIS PLAN CONTAINS 24 SHEETS.

GENERAL SITE NOTES:

- PROPOSED ROW IN THE COMMERCIAL AREA SHALL BE 70' WITH 36' WIDE (BACK OF CURB TO BACK OF CURB) ROADWAY. PROPOSED ROW IN THE RESIDENTIAL AREA SHALL BE 64' WITH 32' WIDE (BACK OF CURB TO BACK OF CURB) ROADWAY.
- SANITARY SEWER PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- WATER MAIN PIPES SHALL BE 8" UNLESS SHOWN OTHERWISE.
- THE CURRENT ZONING IS RR-1 SUBURBAN RESIDENTIAL DISTRICT.
- PROPOSED ZONING IS R-2 TWO FAMILY DISTRICT OR C-2 GENERAL BUSINESS DISTRICT.
- SIDEWALKS AND PEDESTRIAN WALKING PATHS SHALL BE A MINIMUM OF 5' WIDE, CONCRETE MATERIAL. PEDESTRIAN PATH AND CROSSING LOCATIONS WILL BE COORDINATED WITH THE CITY OF VALLEY CENTER TO DETERMINE THE LOCATIONS THAT ARE IN THE BEST INTEREST OF THE CITY AND SAFE FOR PEDESTRIANS. SIDEWALKS WILL BE ON ONE SIDE OF EACH STREET, BUT NOT IN THE ALLEY WAYS.
- DRAINAGE FROM THE PROPOSED SUBDIVISION WILL BE DETAINED ONSITE IN THE RETENTION PONDS AND REGULATED TO MAINTAIN NO NET INCREASE AT THE IMPACT POINTS ON THE WEST, SOUTHWEST, AND SOUTH EDGES OF THE SITE.
- THE EXISTING BASE FLOOD ELEVATION (BFE) IS SHOWN ON THE GRADING PLAN. STRUCTURES WILL HAVE A LOWEST OPENING ELEVATION OF 2' HIGHER THAN THE LOWERED BFE, AS DEFINED ON THE PLAT.
- A FLOODPLAIN FILL PERMIT WILL BE OBTAINED FROM KANSAS DEPT. OF AGRICULTURE - DIVISION OF WATER RESOURCES PRIOR TO GRADING OPERATIONS.
- GRADING OPERATIONS AND EROSION CONTROL MEASURES WILL FOLLOW THE KANSAS DEPT. OF HEALTH AND ENVIRONMENT STANDARDS AND GUIDELINES. NOI PERMIT REQUIRED TO GRADING OPERATIONS COMMENCING.
- ROADWAY INTERSECTION ANGLES ARE BETWEEN 80 AND 90 DEGREES.
- STOPPING SIGHT DISTANCE FOR ALL HORIZONTAL AND VERTICAL CURVES ARE 200' OR GREATER.
- CURB RADII AT INTERSECTIONS ARE 25' UNLESS NOTED OTHERWISE. CURB RADII AT INTERSECTIONS THAT ARE ON A COMMERCIAL ROADWAY ARE 30' OR MORE.
- INTERSECTIONS ARE OFFSET (JOGGED) GREATER THAN 150'.
- RESERVE AREAS ARE INTENDED TO BE MAINTAINED BY EITHER THE HOME OWNER'S ASSOCIATION OR THE CITY OF VALLEY CENTER, AS CALLED OUT ON THE PLAT.
- PROPOSED COMMERCIAL LOTS NORTH OF NORTHWIND DRIVE WILL TAKE ACCESS FROM ABILINE AVENUE ONLY. NO RESIDENTIAL DRIVEWAYS WILL BE ALLOWED ACCESS ALONG EMPORIA AVENUE OR NORTHWIND DRIVE.
- THE PROPOSED ROUNDABOUT ON EMPORIA AVE., SHALL BE A LOCAL 'MINI-ROUNABOUT' WITH MOUNTABLE CENTER ISLAND AND SPLITTER ISLANDS. FINAL ROUNDABOUT DESIGN WILL MEET KDOT REQUIREMENTS.

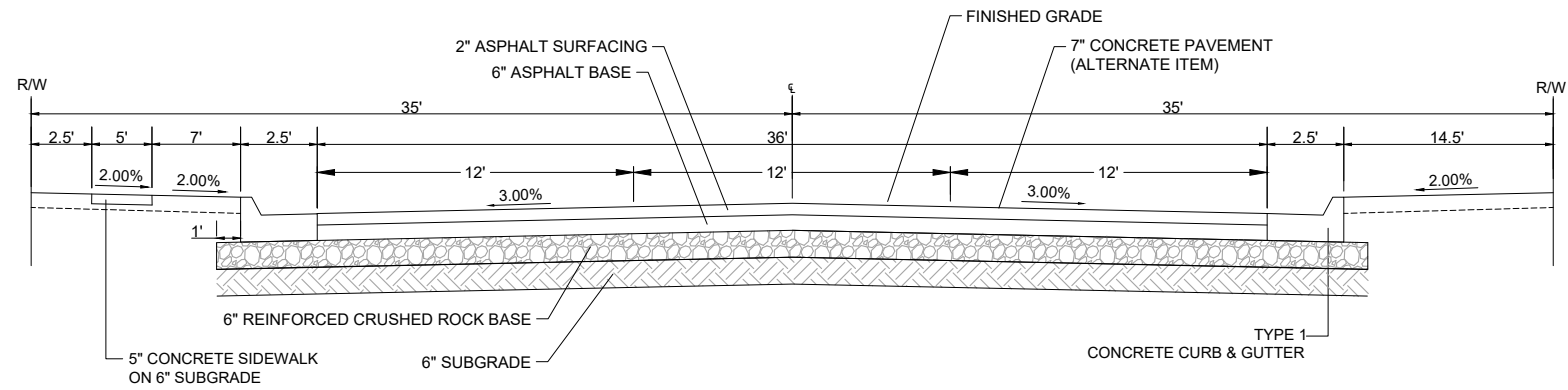
SEH Project	AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	--						
Designed By	--						
Checked By	--						



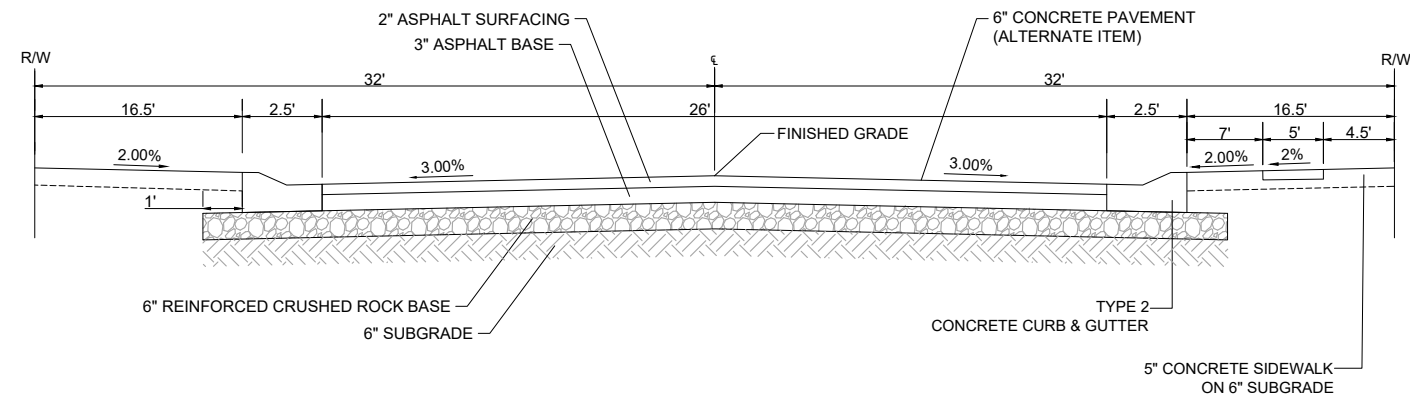
HORNET HIDEAWAY
VALLEY CENTER, KANSAS

SITE PLAN
VALLEY CENTER, KANSAS

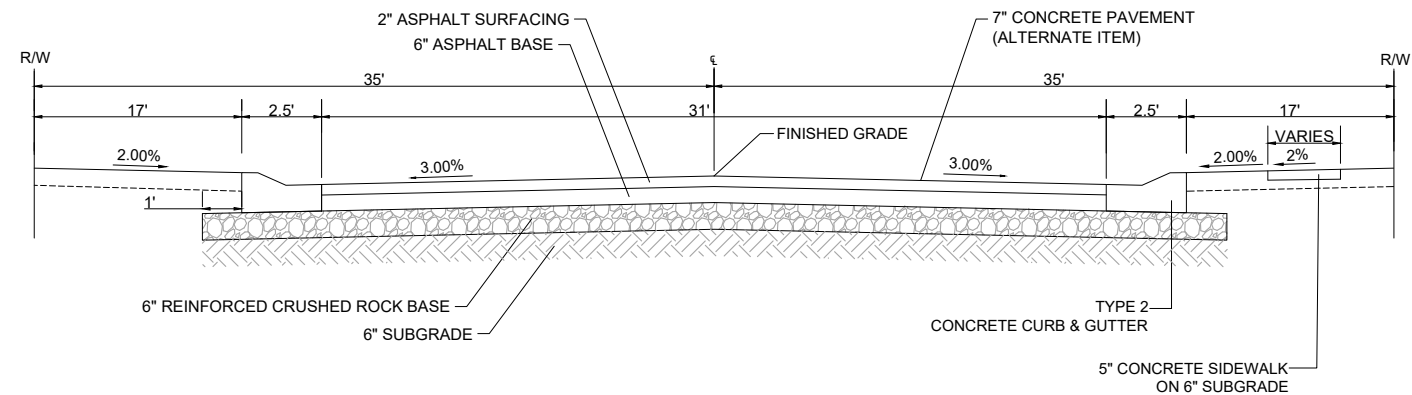
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TYPICAL COMMERCIAL STREET SECTION
SUNFLOWER DRIVE
CHANCE AVENUE



TYPICAL RESIDENTIAL STREET SECTION
SCHOLAR DRIVE
SCHOLAR CIRCLE
STINGER AVENUE
STINGER COURT
HORNET LANE
HORNET COURT
SPIRIT COURT



TYPICAL COLLECTOR STREET SECTION
EMPORIA AVENUE
NORTHWIND DRIVE

TYPICAL SECTION NOTES:

1. MAX. LONGITUDINAL JOINT SPACING SHALL BE 13'
2. MAX. TRANSVERSE JOINT SPACING SHALL BE 12'
3. EXPANSION JOINTS SHALL BE PLACED EVERY 600' MAX. OR AS SHOWN ON THE PLANS FOR CONCRETE PAVING, AND CONCRETE CURB AND GUTTER.
4. ALL CRUSHED ROCK BASE SHALL BE REINFORCED WITH GEOGRID
5. EXPANSION JOINT SHALL BE PLACED WHERE CONCRETE PAVEMENT THICKNESSES CHANGE.
6. ALL SIDEWALKS SHALL BE PLACED ON 6" OF COMPACTED SUBGRADE, COMPACTION SHALL BE 95% STD. PROCTOR (ASTM D698), THIS SHALL BE CONSIDERED SUBSIDIARY TO SIDEWALK BID ITEMS
7. ALL SUBGRADE SHALL BE 6" OF SCARIFIED AND MOISTURE CONDITIONED SOIL COMPACTED TO 95% STD. PROCTOR (ASTM D698), THIS SHALL BE CONSIDERED SUBSIDIARY TO PAVEMENT BID ITEMS



PRELIMINARY PLAT
HORNET HIDEAWAY
AN ADDITION TO THE CITY OF VALLEY CENTER,
SEDGWICK COUNTY, KANSAS

NW 1/4, SEC. 30-T25S-R1E

PROPERTY DESCRIPTION

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 25 SOUTH, RANGE 1 EAST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF VALLEY CENTER, SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED BY JOHN R. SOMMERS, P.S. 1542, ON AUGUST 22, 2023 AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE S88°02'12"E ON THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1744.08 FEET TO THE NORTHWEST CORNER OF THE WICHITA VALLEY CENTER FLOOD CONTROL RIGHT OF WAY; THENCE S28°35'51"E ON THE WEST LINE OF SAID FLOOD CONTROL RIGHT OF WAY, A DISTANCE OF 1006.99 FEET; THENCE CONTINUING ON SAID WEST LINE ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1824.87 FEET, A CHORD BEARING OF S14°33'51"E, A CHORD DISTANCE OF 893.46 FEET AND AN ARC LENGTH OF 902.63 FEET; THENCE CONTINUING ON SAID WEST LINE S0°23'07"E, A DISTANCE OF 876.65 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE N87°57'58"W ON THE SOUTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2479.05 FEET TO THE WESTWEST CORNER OF SAID NORTHWEST QUARTER; THENCE N0°07'42"W ON THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2648.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 139.026 ACRES, MORE OR LESS, SUBJECT TO ANY RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS OF RECORD.

OWNERS
LOUIS J. ROBELLI
CITY OF VALLEY CENTER

ENGINEER / PREPARER
JAKE VASA, P.E.
SEH, INC.
15750 W DODGE RD, SUITE 304
OMAHA, NE 68118

SURVEYOR
JOHN R. SOMMERS, P.S. 1542
JEO CONSULTING GROUP, INC.
534 S. KANSAS AVE., SUITE 1100
TOPEKA, KS 66603

DATE OF PREPARATION: 08/22/2023

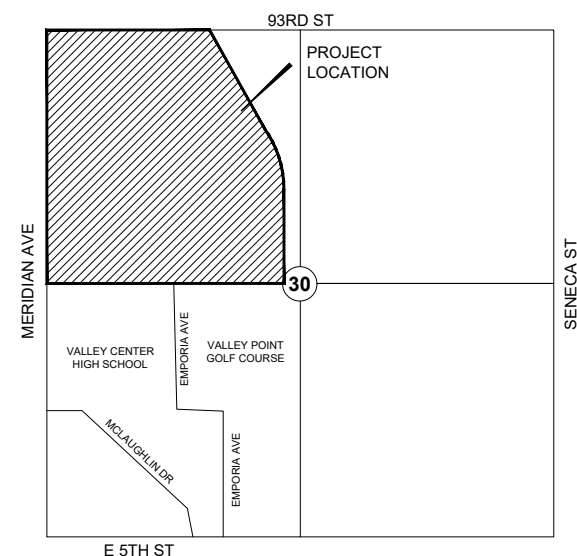
NOTES:

- PARTS OF BLOCK "D", "E" AND "F" ARE LOCATED WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA", ZONE AE (SUBJECT TO 1% ANNUAL CHANCE OF FLOODING WITH BASE FLOOD ELEVATIONS DETERMINED), PER FEMA MAP NUMBER 20173C0201G, LAST REVISED DECEMBER 22, 2016.
- BLOCKS "A", "C", "D" AND "E" ARE ZONED R-2. BLOCKS "F" AND "G" ARE ZONED C-2. ALL OF BLOCK "B" IS ZONED R-2 WITH THE EXCEPTION OF LOT 46 WHICH IS ZONED C-2.
- BUILDING SETBACKS:
 - ZONE R-2: FRONT YARD SETBACK= 25', SIDE YARD SETBACK = 6', REAR YARD SETBACK = 20'
 - ZONE C-2: FRONT YARD SETBACK= 35', SIDE YARD SETBACK = 5', REAR YARD SETBACK = 10'
 - BUILDING SETBACK FROM GAS LINE = 50'
- RESERVED LOTS ARE TO BE USED FOR RECREATION AND LANDSCAPE PURPOSES AND DEDICATED AS UTILITY, DRAINAGE AND ACCESS EASEMENTS. RESERVE LOTS SHALL HAVE NO ACCESS OPENINGS ON TO PUBLIC STREETS OTHER THAN FOR PEDESTRIAN OR MAINTENANCE ACCESS.
- GAS LINE BLANKET EASEMENTS FOR EXISTING AND ABANDONED GAS LINES RECORDED IN BOOK G / PAGE 140, BOOK 100 / PAGE 590, BOOK 126 / PAGE 466 AND BOOK 270 / PAGE 199 WILL BE RELEASED BY SEPARATE INSTRUMENT.
- BASIS OF BEARINGS: KANSAS REGIONAL COORDINATE SYSTEM (KRCS) - ZONE 17 - WICHITA.
- ELEVATIONS SHOWN ON THIS PLAT ARE BASED ON NAVD 88.
PROJECT BENCHMARK:
BM 102 ELEVATION = 1356.87'
DISK IN TOP EAST END OF NORTH CONCRETE CURB RAIL ON 93RD STREET BRIDGE STAMPED "CITY OF WICHITA BENCHMARK" NEAR NORTHEAST CORNER OF PLATTED PROPERTY

LEGEND:

	MONUMENT FOUND AS NOTED
	POWER POLE
	WATER VALVE
	GAS LINE
	SANITARY SEWER LINE
	WATER LINE
	CABLE / TELEPHONE / FIBER OPTICS LINE
	OVERHEAD ELECTRIC LINE
	CHAINLINK FENCE
	ACCESS CONTROL
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
R/W	RIGHT-OF-WAY
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
A/E	ACCESS EASEMENT
S/E	SANITARY SEWER EASEMENT
RCCP	REINFORCED CONC. CULVERT PIPE
CMCP	CORRUGATED METAL. CULVERT PIPE

LOCATION MAP:

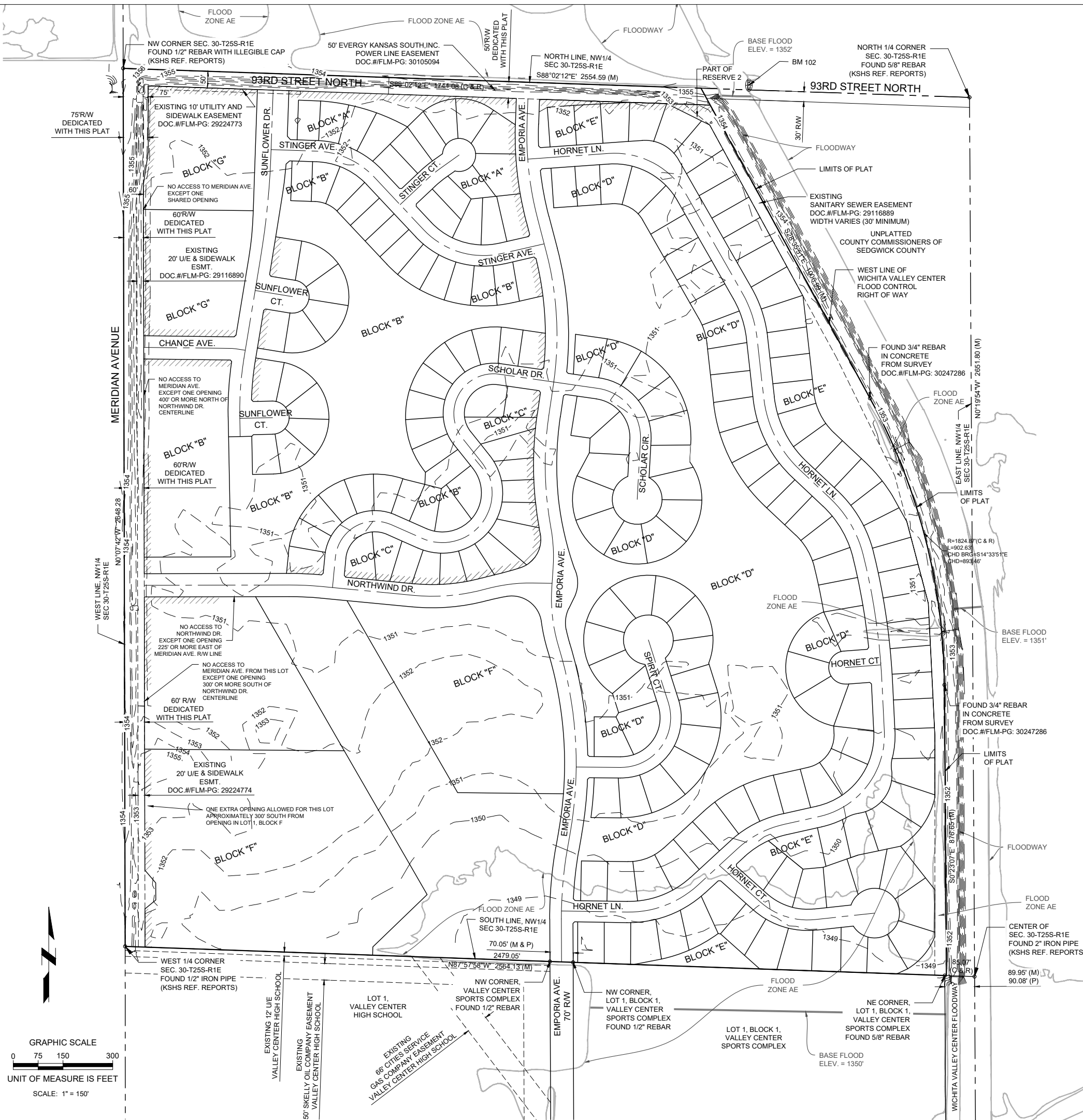


SEC. 30-T25S-R1E
CITY OF VALLEY CENTER
SEDGWICK COUNTY, KANSAS
NOT TO SCALE

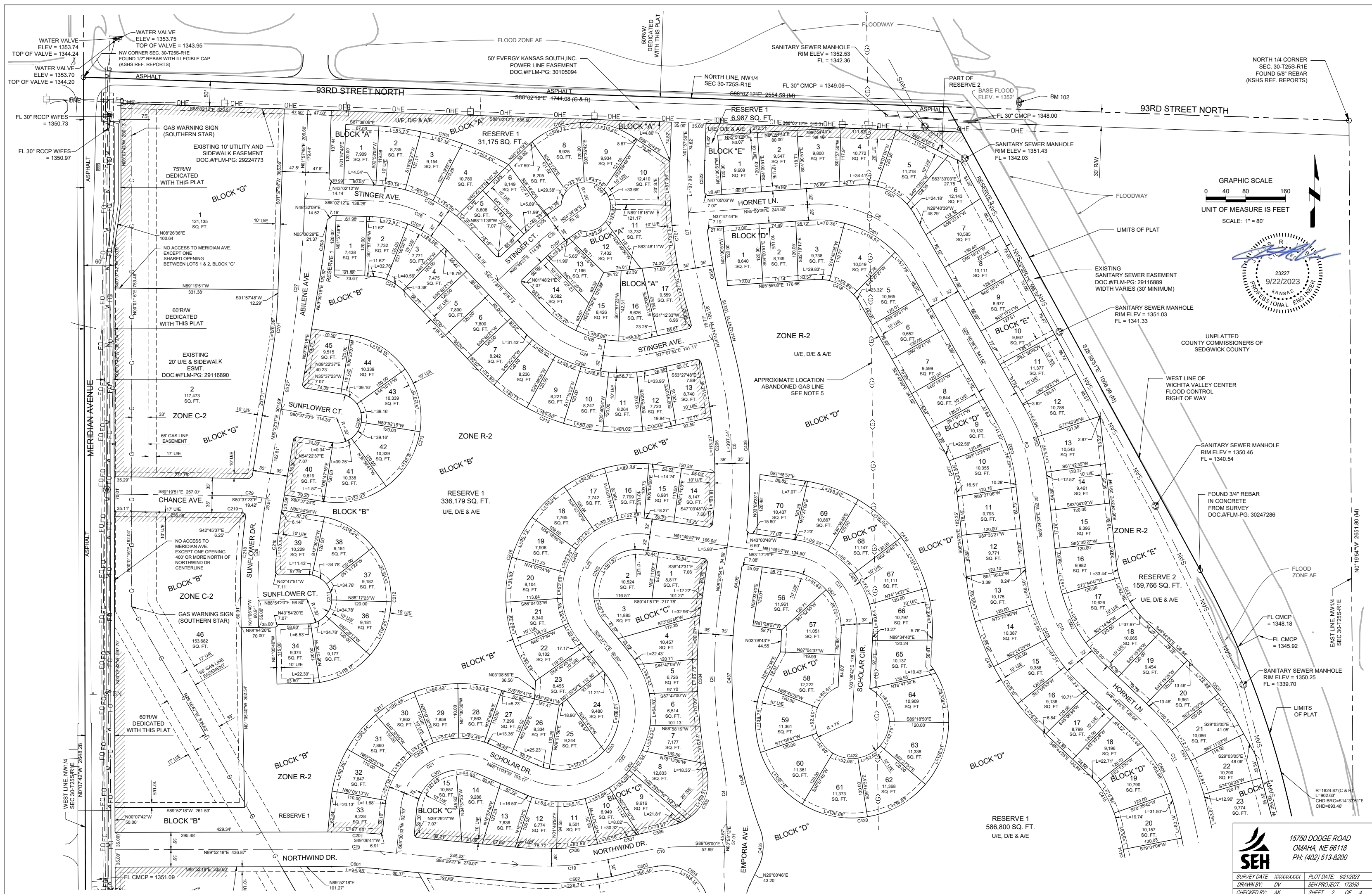


15750 DODGE ROAD
OMAHA, NE 68118
PH: (402) 513-8200

SURVEY DATE: XXXXXXXX PLOT DATE: 8/21/2023
DRAWN BY: DV SEH PROJECT: 172050
CHECKED BY: AK SHEET 1 OF 4



GRAPHIC SCALE
0 75 150 300
UNIT OF MEASURE IS FEET
SCALE: 1" = 150'





PRELIMINARY PLAT
HORNET HIDEAWAY
AN ADDITION TO THE CITY OF VALLEY CENTER,
SEDGWICK COUNTY, KANSAS

NW 1/4, SEC. 30-T25S-R1E

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	211.14	1200.00	N4° 51' 36"E	210.87
C2	564.67	1200.00	N3° 34' 48"W	559.48
C3	183.07	499.94	N6° 34' 13"W	182.05
C4	124.72	500.00	N3° 13' 34"W	124.40
C5	339.08	1035.00	N0° 59' 13"W	337.56
C6	403.37	1000.00	N3° 09' 26"W	400.64
C7	291.07	1000.00	N6° 22' 29"W	290.04
C8	280.72	250.00	S61° 50' 45"E	266.20
C9	142.14	350.00	S18° 02' 36"E	141.16
C10	246.37	350.00	S26° 34' 29"E	241.31
C11	200.27	350.00	S30° 20' 52"E	197.55
C12	275.61	1999.77	S10° 00' 25"E	275.39
C13	121.82	2015.17	S4° 19' 13"E	121.80
C14	352.87	252.00	S37° 19' 52"W	324.74
C15	159.17	304.00	S62° 26' 50"W	157.36
C16	233.18	307.00	S69° 12' 24"W	227.61
C17	179.69	215.00	S72° 15' 23"E	174.50
C18	144.42	505.00	N82° 42' 27"E	143.93
C19	219.85	600.00	N85° 00' 43"E	218.62
C20	98.39	1000.00	S87° 18' 35"E	98.35
C21	226.84	120.00	S59° 39' 45"W	194.54
C22	399.08	150.00	S37° 35' 48"W	291.36
C23	286.53	120.00	S29° 46' 51"W	223.15
C24	258.30	248.00	S73° 01' 53"E	246.78
C25	47.85	350.00	N50° 43' 20"E	47.81
C26	195.66	250.00	S65° 36' 55"E	190.71
C27	305.70	2446.36	N5° 55' 59"E	305.50
C28	176.36	965.00	N4° 08' 28"E	176.12
C29	30.40	200.00	S84° 58' 37"E	30.37
C30	282.93	150.00	S36° 26' 21"W	242.81
C31	222.47	150.00	N39° 19' 37"W	202.63

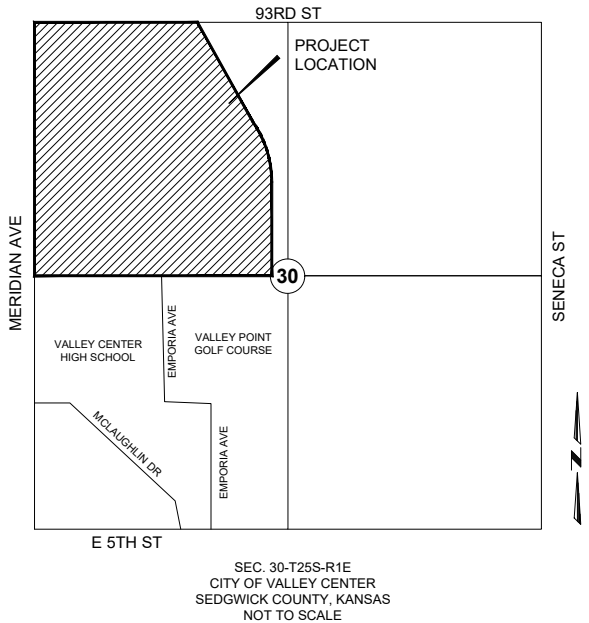
Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C101	301.25	1035.00	S6° 22' 29"E	300.19
C102	227.75	170.00	N86° 15' 40"E	211.10
C103	275.32	629.14	S73° 23' 07"E	273.13
C104	220.71	282.00	S65° 36' 55"E	215.12
C105	52.22	382.00	N50° 43' 20"E	52.18
C106	244.71	50.00	S35° 21' 42"E	64.00
C107	43.47	318.00	N50° 43' 20"E	43.44
C108	224.97	216.00	N73° 01' 53"W	214.94
C201	97.90	1035.00	S87° 25' 06"E	97.87
C202	287.33	152.00	N59° 39' 45"E	246.42
C203	313.94	118.00	N37° 35' 48"E	229.21
C204	362.93	152.00	N29° 46' 51"E	282.86
C205	332.06	965.00	S4° 03' 21"E	330.42
C206	291.63	280.00	S73° 01' 53"E	278.62
C207	170.62	218.00	S65° 36' 55"E	166.30
C208	70.63	1000.00	N7° 07' 54"E	70.62
C209	157.08	50.00	S9° 22' 37"W	100.00
C210	120.54	930.00	N5° 39' 49"E	120.46
C211	157.08	50.00	S1° 05' 40"E	100.00
C212	495.20	170.00	S5° 27' 21"W	337.78
C213	534.07	170.00	S9° 22' 37"W	340.00
C214	76.70	98.00	N65° 36' 55"W	74.76
C215	416.61	400.00	N73° 01' 53"W	398.03
C216	639.68	269.22	S29° 04' 39"W	499.48
C217	477.46	262.00	N57° 42' 56"E	414.08
C218	166.56	1000.00	N3° 40' 38"E	166.37
C219	4.64	165.00	S88° 31' 34"E	4.64
C301	166.35	88.00	N59° 39' 45"E	142.66
C302	484.22	182.00	N37° 35' 48"E	353.52
C303	210.12	88.00	N29° 46' 51"E	163.64
C304	364.78	1070.00	S1° 22' 05"E	363.01

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C305	131.02	90.00	S30° 34' 12"W	119.75
C306	87.82	965.00	N74° 52' 53"E	87.79
C307	30.32	600.00	S76° 02' 27"W	30.32
C308	206.25	565.00	S85° 03' 04"W	205.11
C401	247.03	220.00	S61° 50' 45"E	234.26
C402	129.14	318.00	S18° 02' 36"E	128.26
C403	268.89	382.00	S26° 34' 29"E	263.38
C404	181.96	318.00	S30° 20' 52"E	179.49
C405	275.78	1967.77	S9° 56' 24"E	275.56
C406	157.08	50.00	S4° 19' 55"E	100.00
C407	308.06	220.00	S37° 19' 52"W	283.50
C408	175.92	336.00	S62° 26' 50"W	173.92
C409	208.87	275.00	S69° 12' 24"W	203.89
C410	117.73	155.00	N69° 12' 24"E	114.92
C411	238.75	456.00	N62° 26' 50"E	236.03
C412	140.03	100.00	N37° 19' 52"E	128.87
C413	462.78	180.00	N4° 59' 13"W	345.45
C414	138.61	1847.77	N11° 48' 22"W	138.58
C415	113.30	198.00	S30° 20' 52"E	111.76
C416	353.36	502.00	N26° 34' 29"W	346.11
C417	80.41	198.00	S18° 02' 36"E	79.86
C418	110.04	98.00	S61° 50' 45"E	104.35
C419	447.91	302.00	N39° 19' 37"W	407.97
C420	806.80	195.00	N82° 54' 13"E	342.65
C421	175.01	118.00	S39° 19' 37"E	159.41
C422	405.12	75.00	S86° 50' 18"E	64.00
C423	269.93	182.00	N39° 19' 37"W	245.86
C424	876.62	195.00	S72° 24' 13"W	304.00
C425	569.63	302.00	N36° 26' 21"E	488.87
C426	120.37	1255.00	S4° 40' 58"W	120.32
C427	343.29	182.00	S36° 26' 21"W	294.61

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C428	405.12	75.00	N72° 24' 13"E	64.00
C429	222.57	118.00	N36° 26' 21"E	191.01
C430	166.52	1235.00	N6° 02' 17"E	166.39
C431	144.35	1165.00	N6° 21' 03"E	144.26
C432	341.62	1235.00	N9° 08' 10"W	340.53
C433	43.66	464.94	N14° 22' 14"W	43.64
C434	65.79	100.00	N7° 09' 58"E	64.61
C435	83.04	98.48	N1° 17' 48"W	80.60
C436	213.13	934.18	N13° 04' 43"W	212.67
C437	251.85	1000.00	N1° 11' 01"E	251.18
C438	375.28	1035.00	N4° 19' 32"W	373.23
C439	140.10	965.00	N10° 33' 14"W	139.98
C501	130.82	116.50	S61° 50' 45"E	124.05
C502	155.13	382.00	S18° 02' 36"E	154.07
C503	223.84	318.00	S26° 34' 29"E	219.25
C504	218.58	382.00	S30° 20' 52"E	215.61
C505	280.02	2031.77	N10° 00' 25"W	279.79
C506	123.70	2047.17	S4° 19' 16"E	123.69
C507	81.62	282.50	S5° 29' 34"W	81.34
C508	37.89	103.50	S3° 16' 58"W	37.68
C509	181.11	116.50	N37° 19' 52"E	163.41
C510	37.89	103.50	N71° 22' 47"E	37.68
C511	81.62	282.50	N69° 10' 11"E	81.34
C512	142.41	272.00	S62° 26' 50"W	140.79
C513	152.94	183.00	S72° 15' 23"E	148.53
C514	405.12	75.00	S6° 11' 56"E	64.00
C515	206.43	247.00	N72° 15' 23"W	200.48
C516	257.48	339.00	S69° 12' 24"W	251.34
C517	188.98	451.95	N65° 47' 08"E	187.60
C518	128.82	195.00	N40° 13' 33"E	126.49
C519	184.35	231.36	S35° 07' 51"W	179.51

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C520	133.50	502.00	S39° 07' 18"E	133.11
C521	139.37	198.00	S26° 34' 29"E	136.51
C522	66.24	965.00	N0° 00' 09"W	66.22
C601	94.95	965.00	S87° 18' 35"E	94.91
C602	228.74	635.00	N85° 11' 22"E	227.51
C603	60.40	600.00	N77° 45' 14"E	60.38
C604	144.14	90.00	S53° 28' 50"E	129.22
C605	88.34	534.94	S12° 19' 46"E	88.24
C606	437.62	1165.00	S6° 17' 57"E	435.05
C607	217.30	1235.00	S4° 51' 36"W	217.02
C701	129.39	1000.00	S5° 40' 12"W	129.30

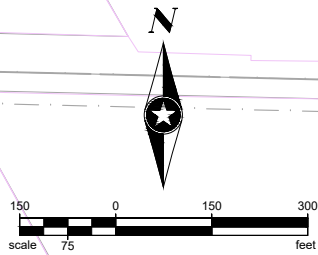
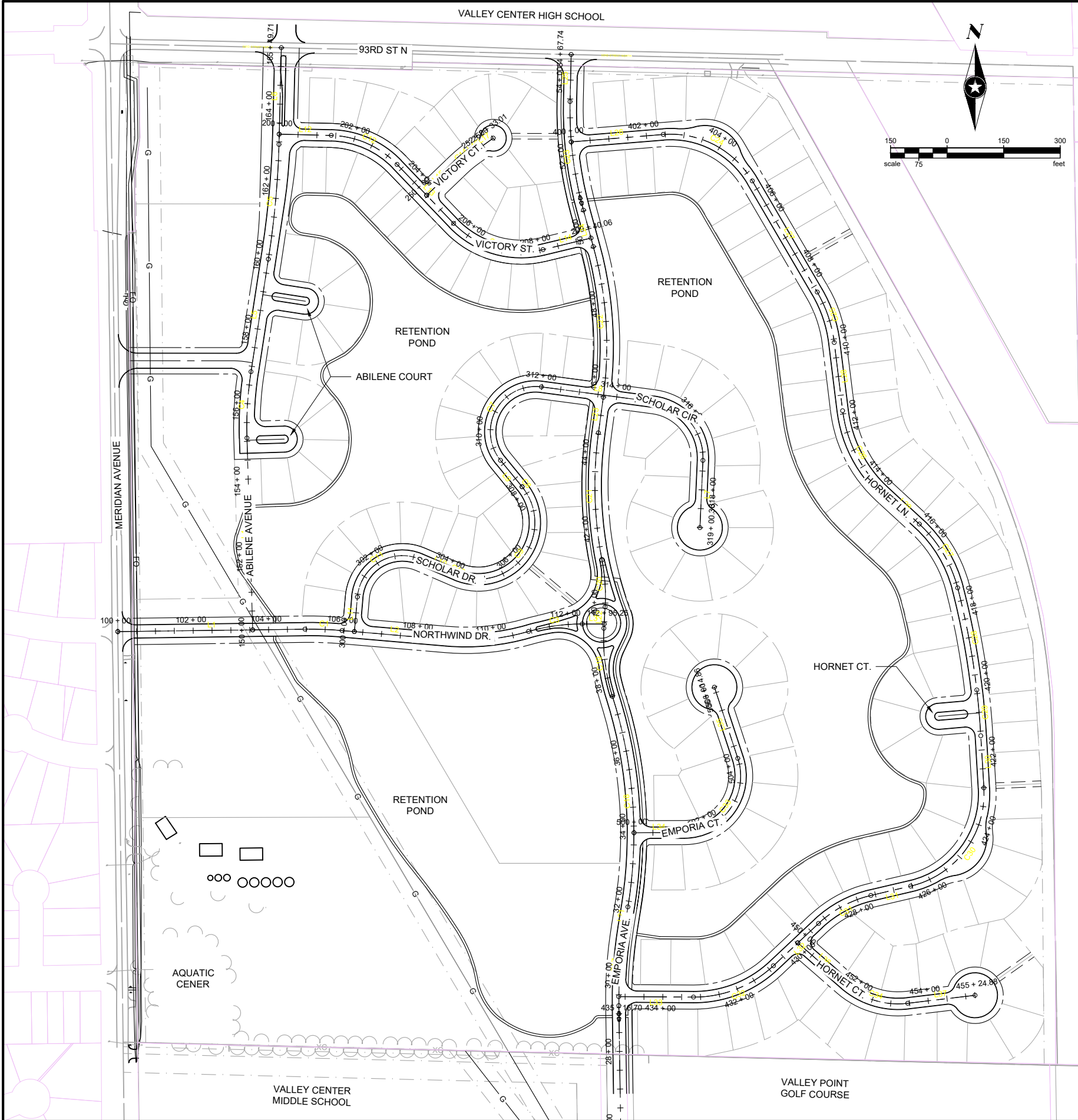
LOCATION MAP:



15750 DODGE ROAD
OMAHA, NE 68118
PH: (402) 513-8200

SURVEY DATE: XXXXXXXX	PLOT DATE: 8/21/2023
DRAWN BY: DV	SEH PROJECT: 172050
CHECKED BY: AK	SHEET 4 OF 4

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ALIGNMENT TABULATION - ALGN - ABILENE AVENUE													
POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	NORTHING	EASTING	BEARING	START STATION	END STATION	START NORTHING	START EASTING
L4		150+00.00				508.06	1745110.8788	1638367.1920	N 01° 42' 32" W	150+00.00	155+09.06	1745110.8788	1638367.1920
C4		155+09.06	010° 28' 17"	965.00	88.43	176.36	1745819.7104	1638352.0105		155+09.06	158+85.42	1745819.7104	1638352.0105
L5		158+85.42				301.99	1745795.4943	1638362.8442	N 08° 45' 45" E	158+85.42	159+87.41	1745795.4943	1638362.8442
C5		159+87.41	007° 08' 35"	2446.36	153.05	305.70	1746093.9582	1638408.8481		159+87.41	162+83.11	1746093.9582	1638408.8481
L6		162+83.11				256.00	1746398.1407	1638437.1658	N 01° 20' 56" E	162+83.11	165+49.71	1746398.1407	1638437.1658

ALIGNMENT TABULATION - ALGN - EMPORIA AVE													
POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	NORTHING	EASTING	BEARING	START STATION	END STATION	START NORTHING	START EASTING
L18		0+00.00				589.98	1741326.1014	1639815.8699	N 01° 08' 21" W	0+00.00	5+89.98	1741326.1014	1639815.8699
C15		5+89.98	046° 01' 10"	800.00	339.74	642.55	1741915.9642	1639804.1408		5+89.98	12+32.53	1741915.9642	1639804.1408
L19		12+32.53				63.89	1742486.6498	1639548.2764	N 47° 09' 31" W	12+32.53	12+86.43	1742486.6498	1639548.2764
C16		12+86.43	046° 18' 40"	450.00	192.30	363.46	1742530.0864	1639501.4264		12+86.43	16+59.89	1742530.0864	1639501.4264
L20		16+59.89				1261.30	1742853.1384	1639357.4670	N 00° 51' 55" W	16+59.89	29+21.19	1742853.1384	1639357.4670
C17		29+21.19	010° 04' 53"	1200.00	105.84	211.14	1744114.2954	1639338.4172		29+21.19	31+32.34	1744114.2954	1639338.4172
L21		31+32.34				52.43	1744324.5871	1639354.0280	N 09° 17' 10" E	31+32.34	31+84.77	1744324.5871	1639354.0280
C18		31+84.77	020° 57' 40"	1200.00	287.88	594.67	1744376.3334	1639362.4890		31+84.77	37+49.44	1744376.3334	1639362.4890
C19		37+49.44	020° 58' 50"	499.94	92.57	183.07	1744634.3124	1639321.5694		37+49.44	39+32.51	1744634.3124	1639321.5694
L22		39+32.51				57.01	1745114.9306	1639298.8000	N 03° 18' 20" E	39+32.51	39+88.52	1745114.9306	1639298.8000
C20		39+88.52	014° 17' 32"	500.00	62.69	124.72	1745171.8411	1639302.0870		39+88.52	41+14.24	1745171.8411	1639302.0870
C21		41+14.24	018° 48' 19"	1035.00	171.07	339.08	1745295.9621	1639293.7546		41+14.24	44+53.32	1745295.9621	1639293.7546
L23		44+53.32				94.99	1745633.3928	1639284.3214	N 07° 47' 02" E	44+53.32	45+48.30	1745633.3928	1639284.3214
C22		45+48.30	023° 08' 42"	1000.00	204.47	403.37	1745727.5043	1639297.1863		45+48.30	49+51.88	1745727.5043	1639297.1863
L24		49+51.88				100.18	1746127.2798	1639270.8311	N 15° 19' 39" W	49+51.88	50+51.85	1746127.2798	1639270.8311
C23		50+51.85	016° 40' 37"	1000.00	146.57	291.07	1746223.8840	1639244.3505		50+51.85	53+42.92	1746223.8840	1639244.3505
L25		53+42.92				124.82	1746511.7787	1639209.0584	N 01° 20' 58" E	53+42.92	54+67.74	1746511.7787	1639209.0584

ALIGNMENT TABULATION - ALGN - EMPORIA COURT													
POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	NORTHING	EASTING	BEARING	START STATION	END STATION	START NORTHING	START EASTING
L34		500+00.00				133.22	1744572.9125	1639378.6418	N 89° 51' 36" E	500+00.00	501+33.22	1744572.9125	1639378.6418
C33		501+33.22	108° 04' 15"	150.00	206.73	282.93	1744573.2378	1639511.8593		501+33.22	504+16.15	1744573.2378	1639511.8593
L35		504+16.15				198.71	1744770.1144	1639653.9801	N 18° 12' 39" W	504+16.15	506+14.86	1744770.1144	1639653.9801

ALIGNMENT TABULATION - ALGN - HORNET COURT													
POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	NORTHING	EASTING	BEARING	START STATION	END STATION	START NORTHING	START EASTING
L36		450+00.00				165.49	1744280.7671	1639813.0636	S 48° 55' 42" E	450+00.00	451+65.49	1744280.7671	1639813.0636
C34		451+65.49	047° 53' 07"	215.00	95.47	179.69	1744172.0418	1639937.8217		451+65.49	453+45.17	1744172.0418	1639937.8217
L37		453+45.17				179.71	1744120.6460	1640104.5845	N 83° 11' 12" E	453+45.17	455+24.88	1744120.6460	1640104.5845

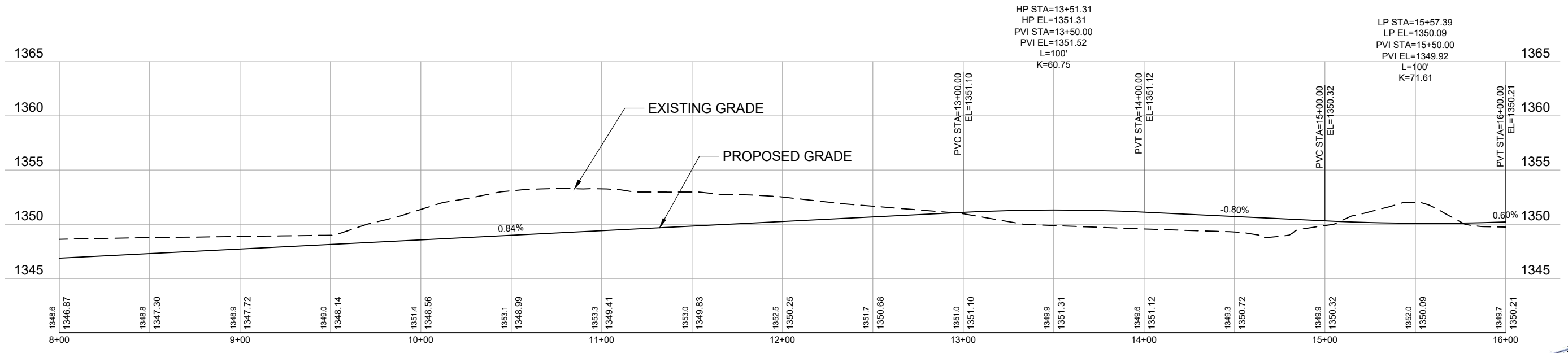
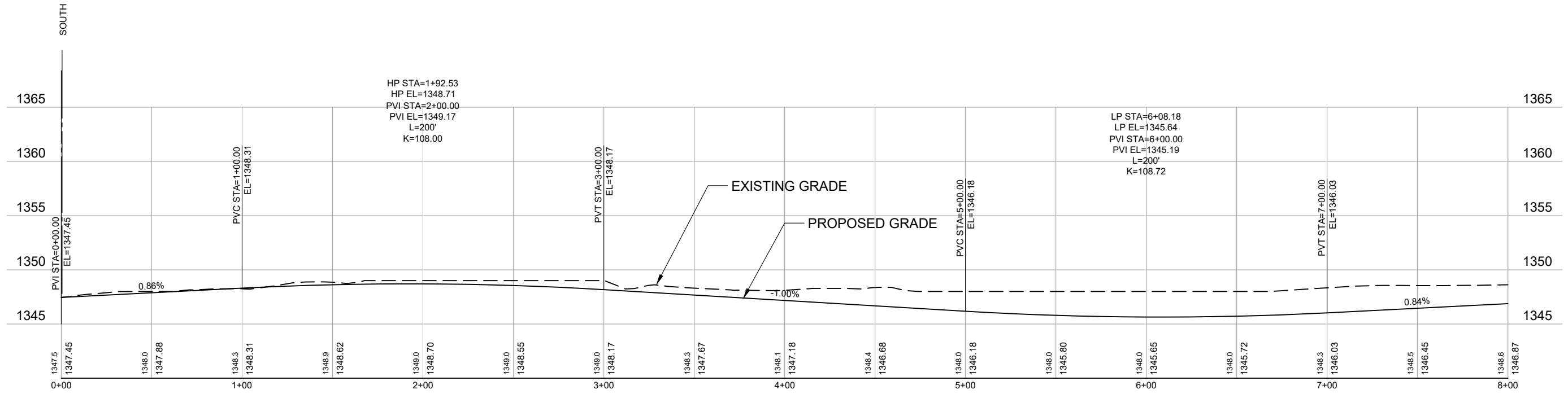
ALIGNMENT TABULATION - ALGN - HORNET LANE													
POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	NORTHING	EASTING	BEARING	START STATION	END STATION	START NORTHING	START EASTING
L26		400+00.00				244.80	1746404.8158	1639212.2661	N 85° 22' 17" E	400+00.00	402+44.80	1746404.8158	1639212.2661
C24		402+44.80	064° 20' 12"	250.00	157.24	280.72	1746424.5704	1639456.2723		402+44.80	405+25.53	1746424.5704	1639456.2723
L27		405+25.53				341.52	1746301.4872	1639692.3128	S 30° 17' 31" E	405+25.53	408+67.05	1746301.4872	1639692.3128
C25		408+67.05	023° 18' 08"	350.00	72.06	142.14	1746006.5962	1639864.5773		408+67.05	410+08.18	1746006.5962	1639864.5773
L28		410+08.18				182.25	1745872.8514	1639909.7375	S 07° 01' 25" E	410+08.18	411+91.43	1745872.8514	1639909.7375
C26		411+91.43	040° 19' 52"	350.00	128.54	246.37	1745691.9727	1639932.0222		411+91.43	414+37.80	1745691.9727	1639932.0222
L29		414+37.80				126.84	1745477.3232	1640042.2857	S 47° 21' 17" E	414+37.80	415+64.43	1745477.3232	1640042.2857
C27		415+64.43	032° 47' 08"	350.00	102.96	200.27	1745391.5330	1640135.4340		415+64.43	417+64.71	1745391.5330	1640135.4340
C28		417+64.71	007° 53' 47"	1999.77	138.02	275.81	1745222.1310	1640237.0689		417+64.71	420+40.31	1745222.1310	1640237.0689
C29		420+40.31	003° 27' 49"	2015.17	60.93	121.82	1744951.4621	1640287.8280		420+40.31	421+62.13	1744951.4621	1640287.8280
L30		421+62.13				138.68	1744830.1109	1640298.3055	S 03° 23' 55" E	421+62.13	423+80.01	1744830.1109	1640298.3055
C30		423+80.01	080° 13' 51"	252.00	212.32	352.87	1744691.6782	1640306.5286		423+80.01	426+53.68	1744691.6782	1640306.5286
L31		426+53.68				108.41	1744431.3648	1640112.3787	S 76° 49' 58" W	426+53.68	427+62.09	1744431.3648	1640112.3787
C31		427+62.09	029° 59' 58"	304.00	81.45	159.17	1744406.6895	1640096.8212		427+62.09	429+21.26	1744406.6895	1640096.8212
L32		429+21.26				164.02	1744332.3899	1639889.1004	S 46° 50' 00" W	429+21.26	430+85.28	1744332.3899	1639889.1004
C32		430+85.28	043° 31' 05"	307.00	122.54	233.18	1744220.1770	1639748.4687		430+85.28	433+18.46	1744220.1770	1639748.4687
L33		433+18.46				198.24	1744137.0862	1639536.5589	N 89° 38' 58" W	433+18.46	435+16.70	1744137.0862	1639536.5589

ALIGNMENT TABULATION - ALGN - NORTHWIND DR													
POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	NORTHING	EASTING	BEARING	START STATION	END STATION	START NORTHING	START EASTING
L1		100+00.00				496.63	1745109.2418	1638009.4980	N 89° 15' 28" E	100+00.00	104+96.63	1745109.2418	1638009.4980
C1		104+96.63	005° 38' 14"	1000.00	49.23	98.39	1745112.6794	1638598.0861		104+96.63	105+95.02	1745112.6794	1638598.0861
L2		105+95.02				278.07	1745109.1168	1638694.3714	S 85° 08' 20" E	105+95.02	108+73.08	1745109.1168	1638694.3714
C2		108+73.08	020° 59' 40"	600.00	111.17	219.86	1745095.3914	1638981.4239		108+73.08	110+92.94	1745095.3914	1638981.4239
C3		110+92.94	018° 23' 07"	505.00	72.71	144.42	1745106.7353	1639099.0041		110+92.94	112+37.36	1745106.7353	1639099.0041
L3		112+37.36				57.89	1745126.5351	1639241.5636	S 89° 42' 52" E	112+37.36	112+95.25	1745126.5351	1639241.5636

ALIGNMENT TABULATION - ALGN - SCHOLAR DRIVE + CIRCLE													
POINT ID	POINT	STATION	DELTA	RADIUS	TANGENT	LENGTH	NORTHING	EASTING	BEARING	START STATION	END STATION	START NORTHING	START EASTING
L11		300+00.00				92.10	1745106.3149	1638637.0902	N 04° 53' 40" E	300+00.00	300+92.10	1745106.3149	1638637.0902
C11		300+92.10	108° 18' 25"	120.00	166.10	226.84	1745198.0779	1638644.9483		300+92.10	303+18.94	1745198.0779	1638644.9483
L10		303+18.94				103.24	1745298.1342	1638811.7865	S 68° 47' 55" E	303+18.94	304+22.18	1745298.1342	1638811.7865
C10		304+22.18	000° 01' 21"	150.00	0.03	0.06	1745257.4615	1638906.6766		304+22.18	304+22.23	1745257.4615	1638906.6766
C9		304+22.23	152° 27' 39"	150.00	612.08	399.13	1745257.4384	1638906.7305		304+22.23	308+21.37	1745257.4384	1638906.7305
C8		308+21.37	000° 05' 13"	150.00	0.11	0.23	1745490.3587	1639081.7880		308+21.37	308+21.59	1745490.3587	1639081.7880
L9		308+21.59				90.67	1745490.1827	1639081.9320	N 39° 14' 13" W	308+21.59	309+12.26	1745490.1827	1639081.9320
C7		309+12.26	136° 48' 24"	120.00	303.14	286.53	1745580.4066	1639024.5836		309+12.26	311+89.79	1745580.4066	1639024.5836
L8		311+89.79				300.59	1745755.2641	1639133.3362	S 82° 25' 49" E	311+89.79	314+99.37	1745755.2641	1639133.3362
C6		314+99.37	084° 58' 39"	150.00	137.40	222.47	1745715.6665	1639431.3042		314+99.37	317+21.84	1745715.6665	1639431.3042
L7		317+21.84				178.52	1745560.3071	1639561.3959	S 02° 32' 50" W	317+21.84	319+00.36	1745560.3071	1639561.3959

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NOTES:
1. ROADWAY PROFILE SHOWN TO SOUTH
CONNECTION AT

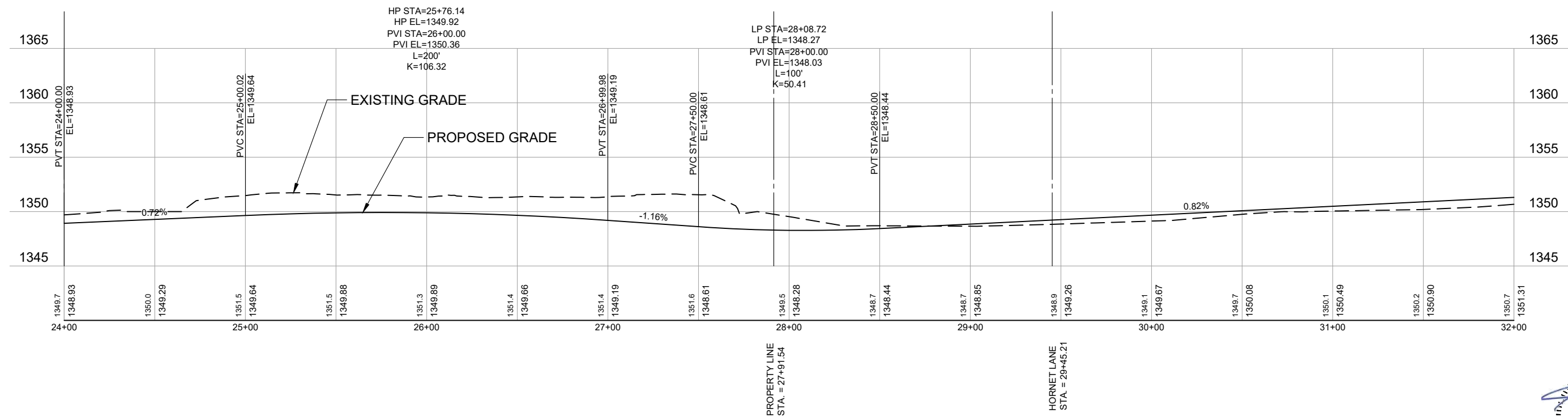
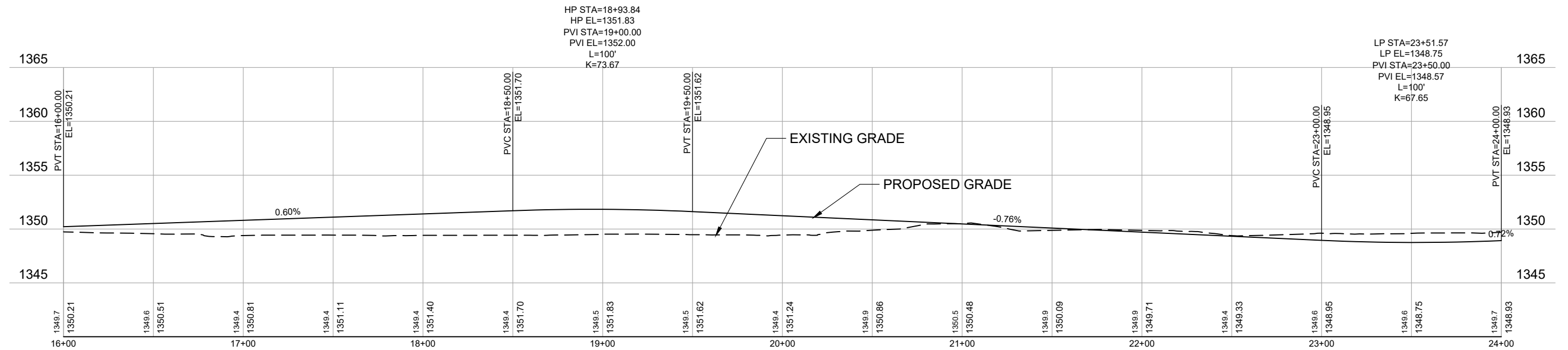


EMPORIA AVENUE



SEH Project	AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date		HORNET HIDEAWAY VALLEY CENTER, KANSAS	ROAD PROFILE SHEET VALLEY CENTER, KANSAS	8 of 24
Drawn By	-	.	.	.	.	.	.				
Designed By	-	.	.	.	.	.	.				
Checked By	-	.	.	.	.	.	.				

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EMPORIA AVENUE



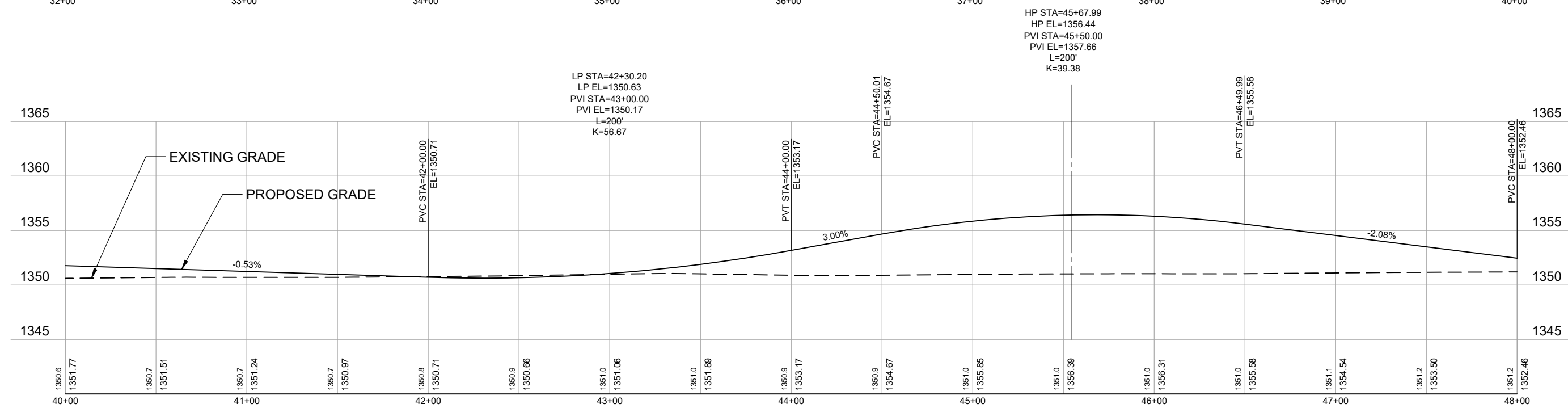
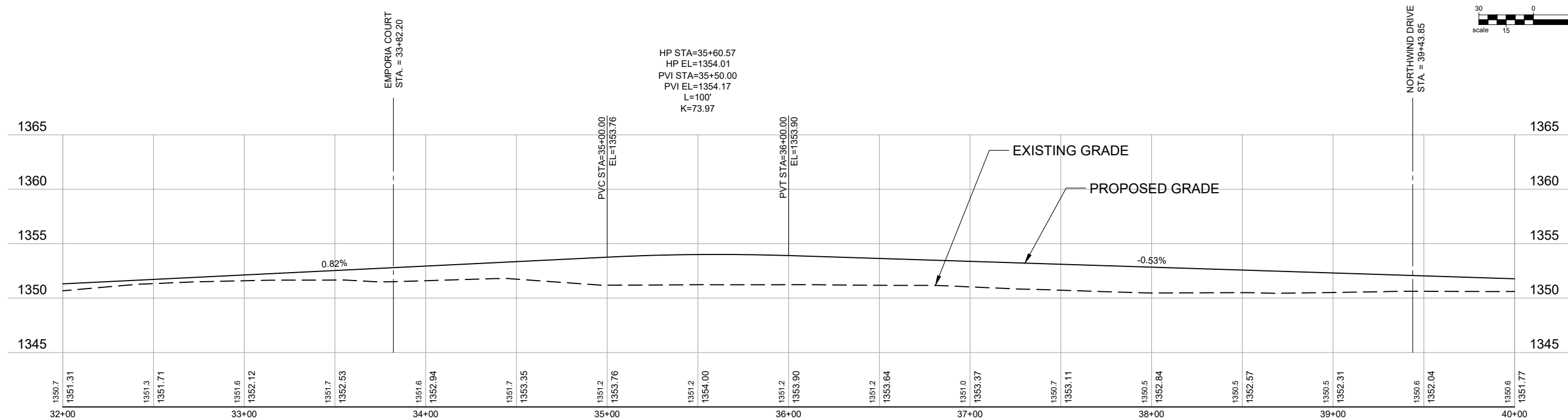
SEH Project	AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	-	-			-		
Designed By	-	-			-		
Checked By	-	-			-		

HORNET HIDEAWAY
VALLEY CENTER, KANSAS

ROAD PROFILE SHEET
VALLEY CENTER, KANSAS



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EMPORIA AVENUE

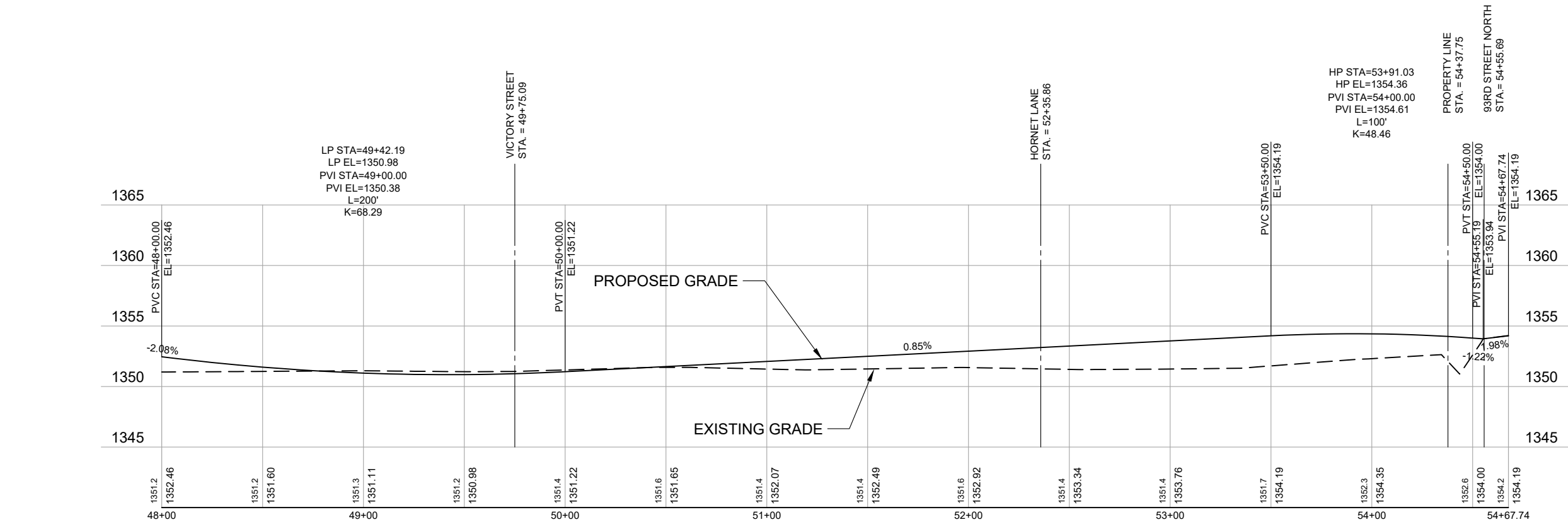
HORNET HIDEAWAY
VALLEY CENTER, KANSAS

ROAD PROFILE SHEET
VALLEY CENTER, KANSAS

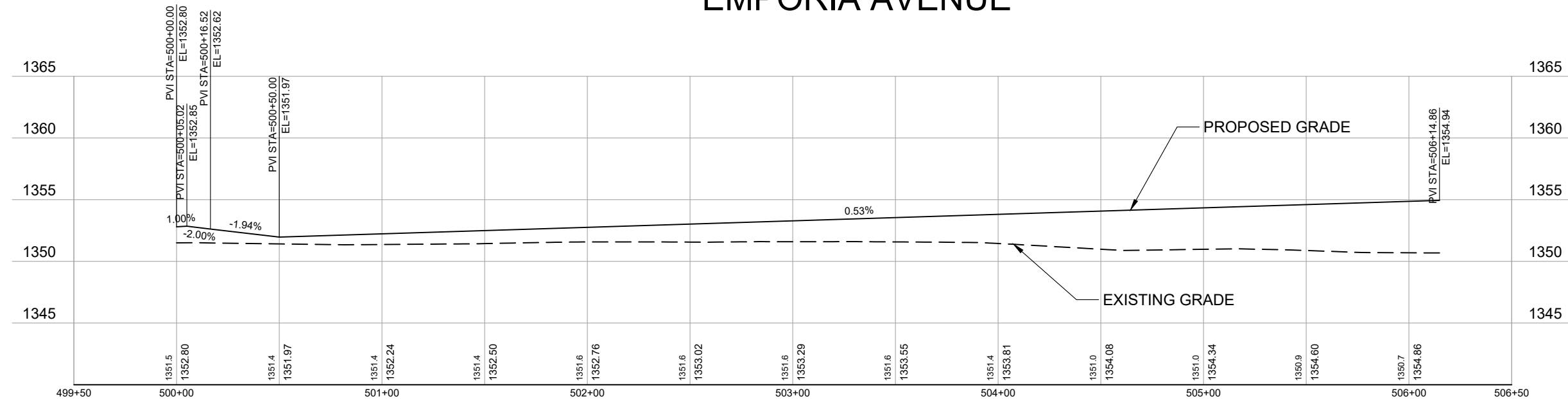


SEH Project	AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date	HORNET HIDEAWAY VALLEY CENTER, KANSAS		ROAD PROFILE SHEET VALLEY CENTER, KANSAS		10 of 24
Drawn By	-	-			-							
Designed By	-	-			-							
Checked By	-	-			-							

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EMPORIA AVENUE



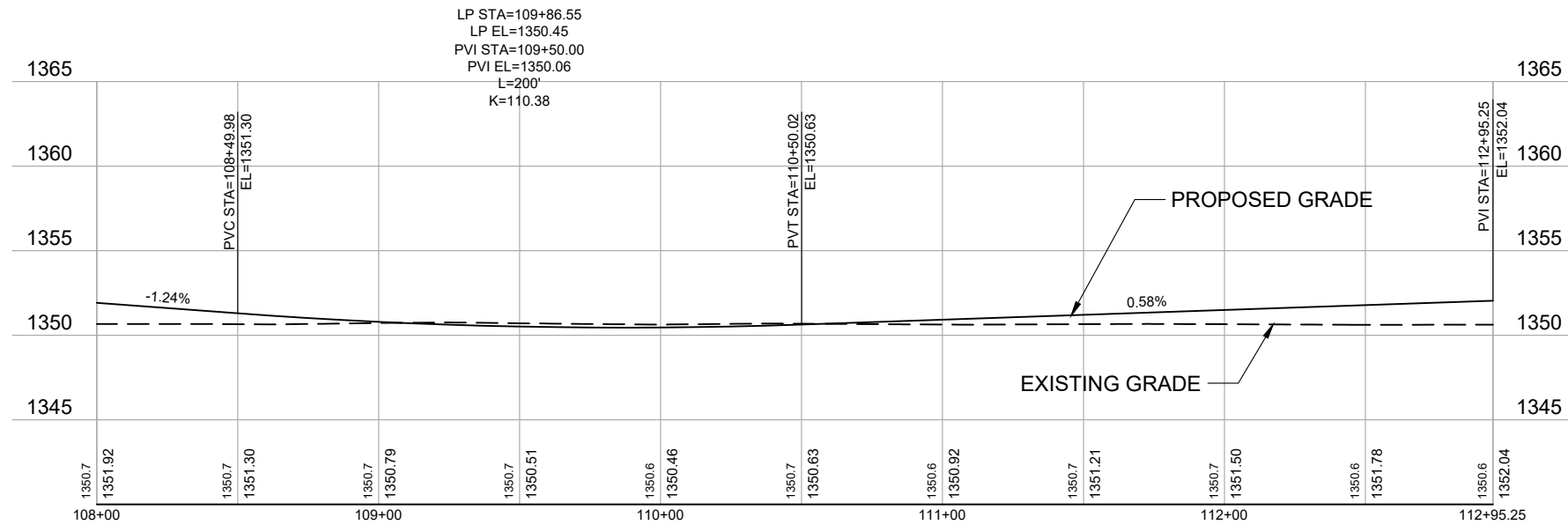
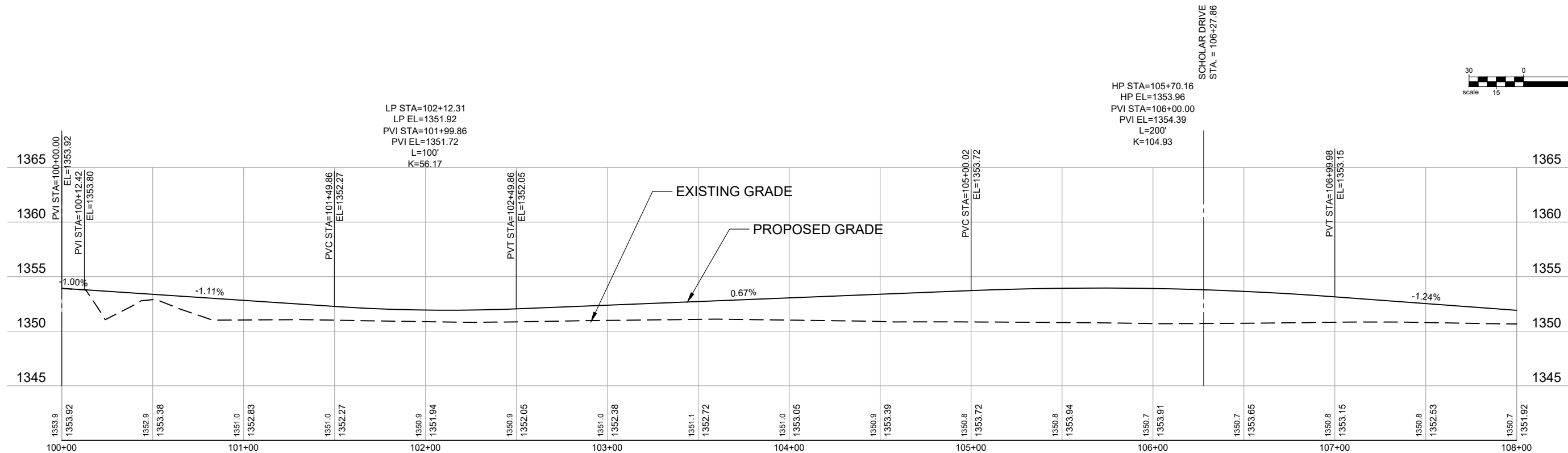
SPIRIT COURT



SEH Project		AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date			HORNET HIDEAWAY		ROAD PROFILE SHEET		11 of 24
Drawn By		--	.			.					VALLEY CENTER, KANSAS		VALLEY CENTER, KANSAS		
Designed By		--	.			.									
Checked By		--	.			.									



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NORTHWIND DRIVE



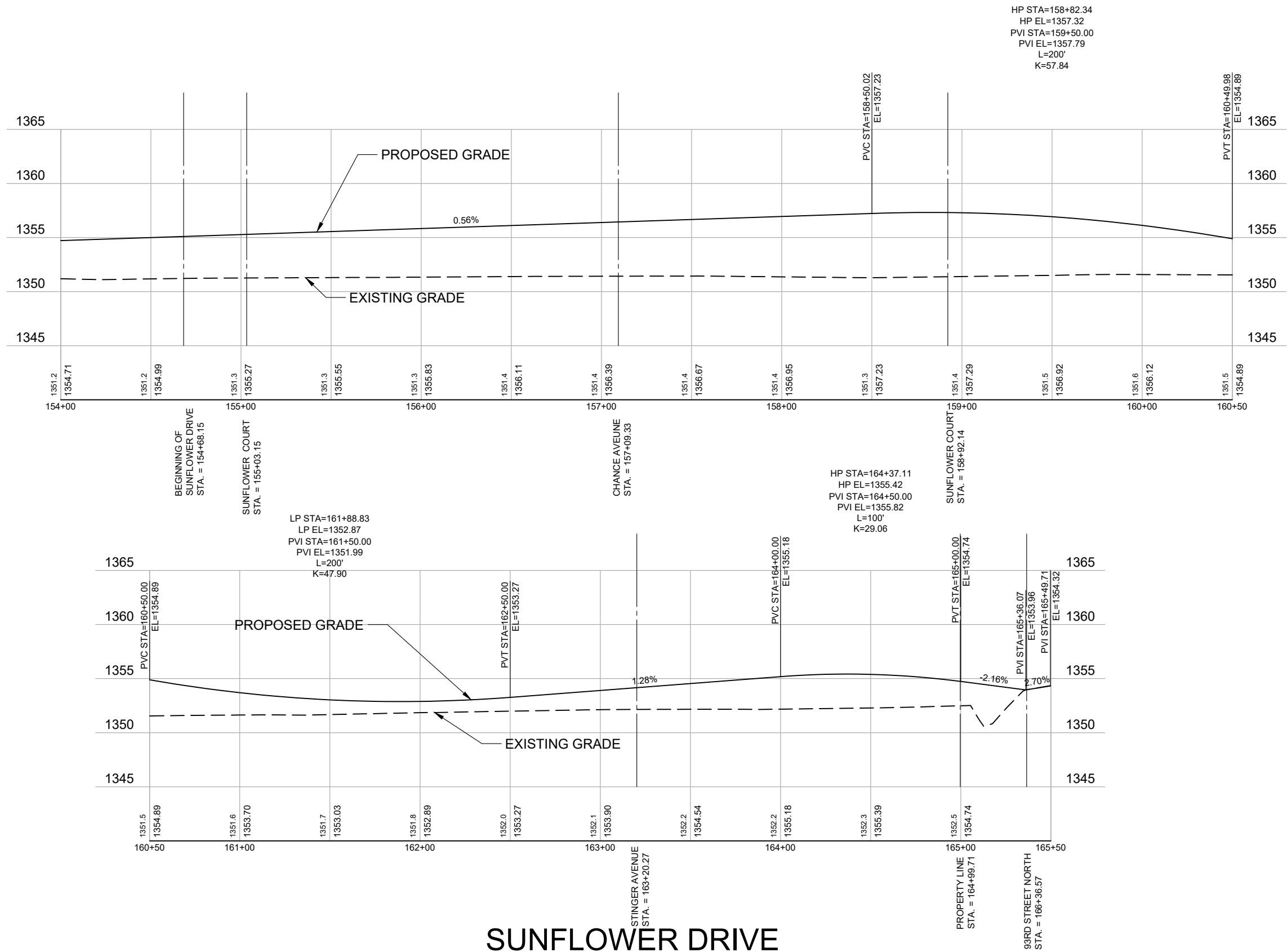
SEH Project	AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	-	-			-		
Designed By	-	-			-		
Checked By	-	-			-		

HORNET HIDEAWAY
VALLEY CENTER, KANSAS

SHEET DESCRIPTION 1
VALLEY CENTER, KANSAS



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SUNFLOWER DRIVE



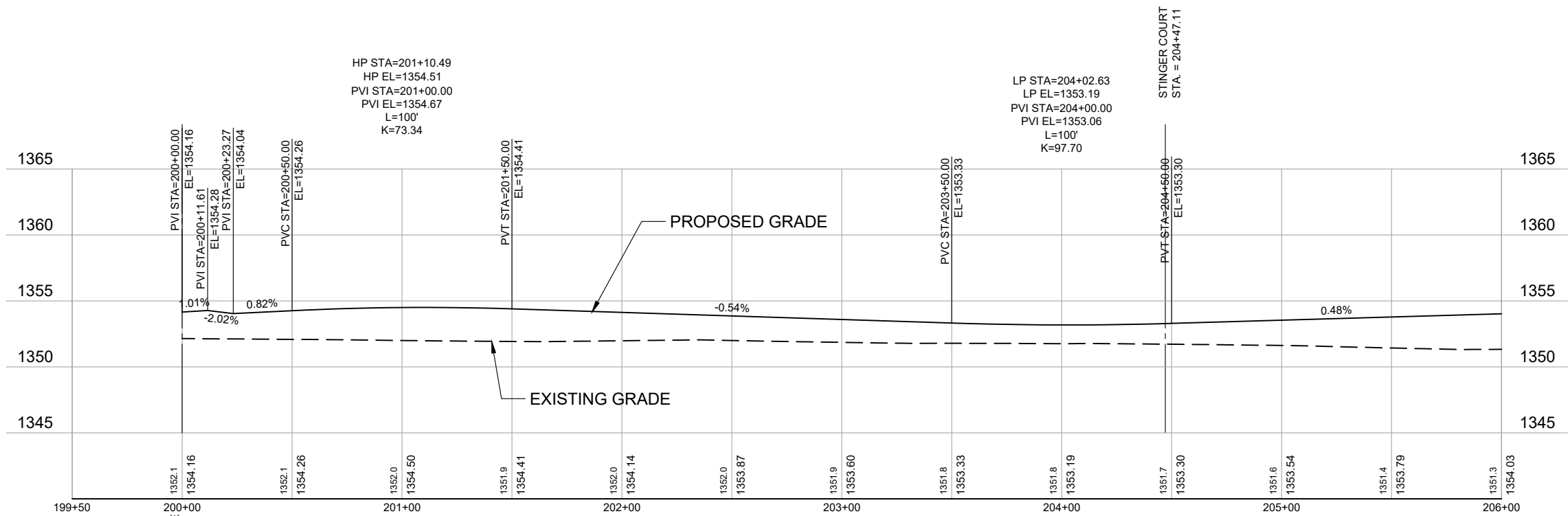
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HORNET HIDEAWAY
VALLEY CENTER, KANSAS

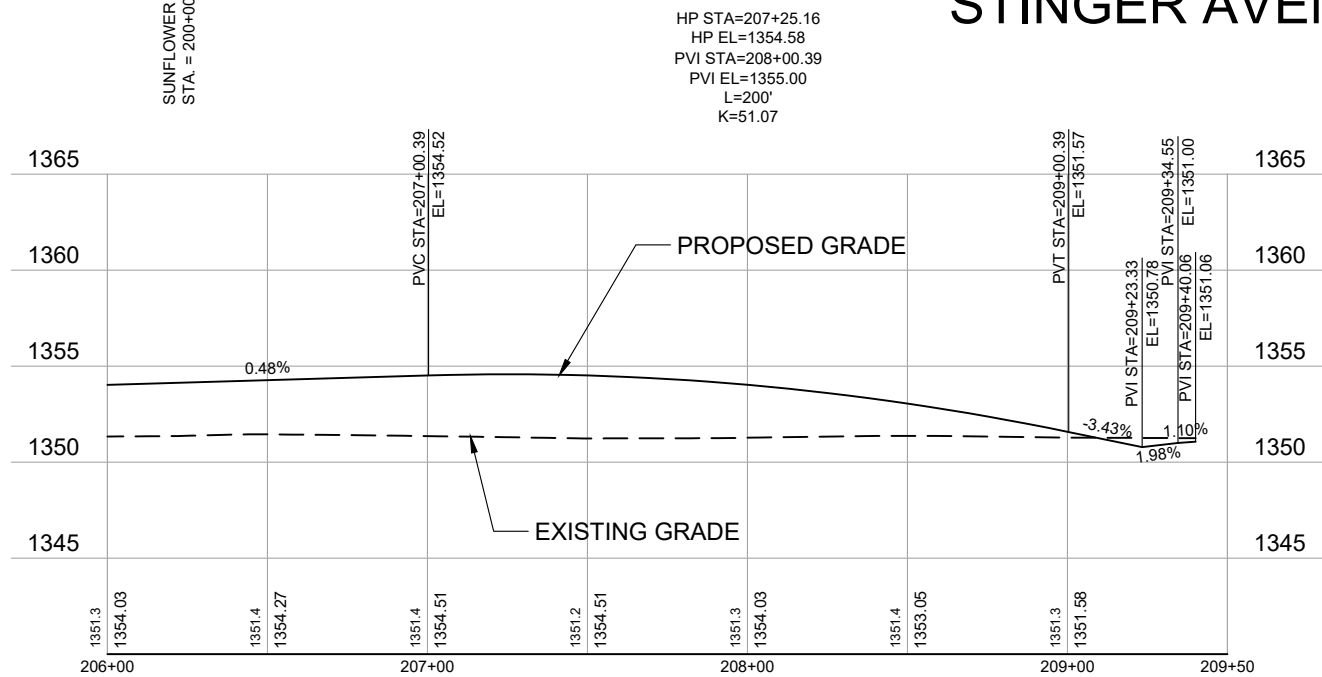
ROAD PROFILE SHEET
VALLEY CENTER, KANSAS



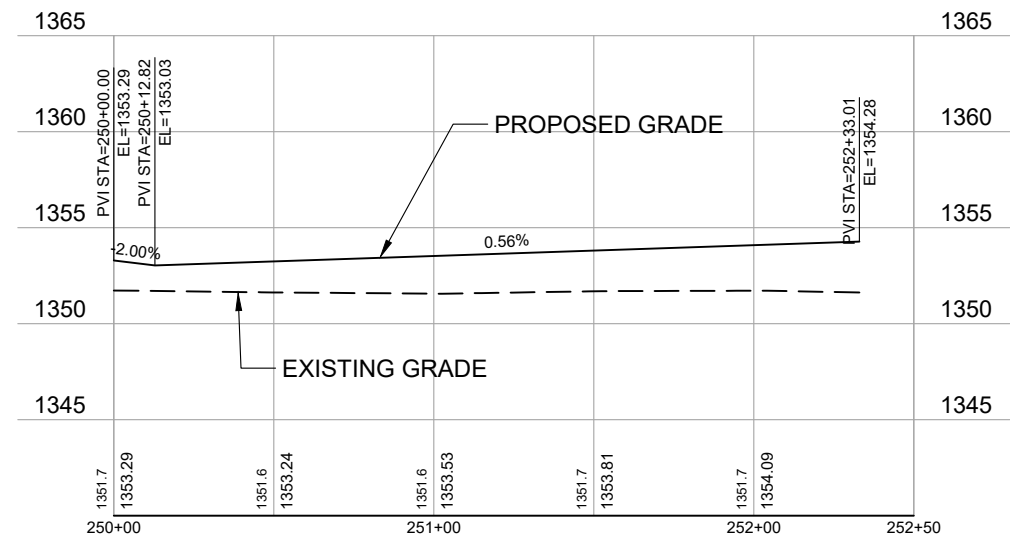
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STINGER AVENUE



STINGER AVENUE



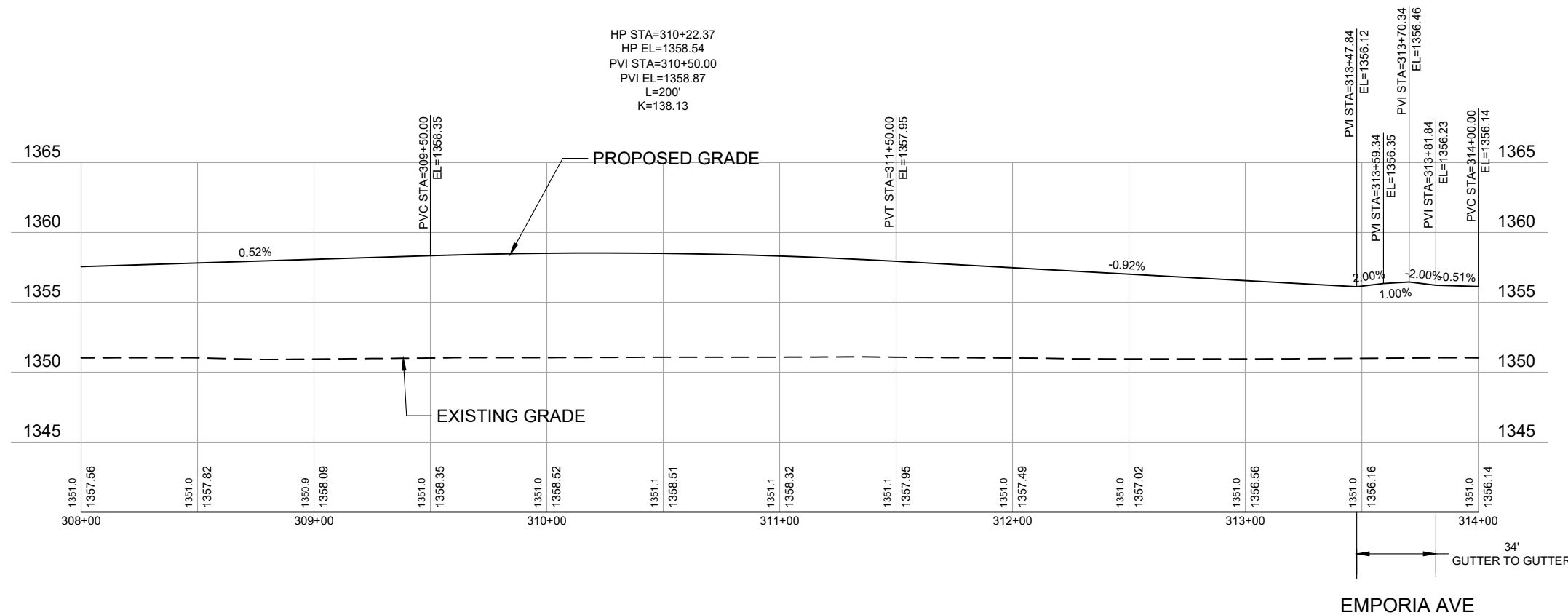
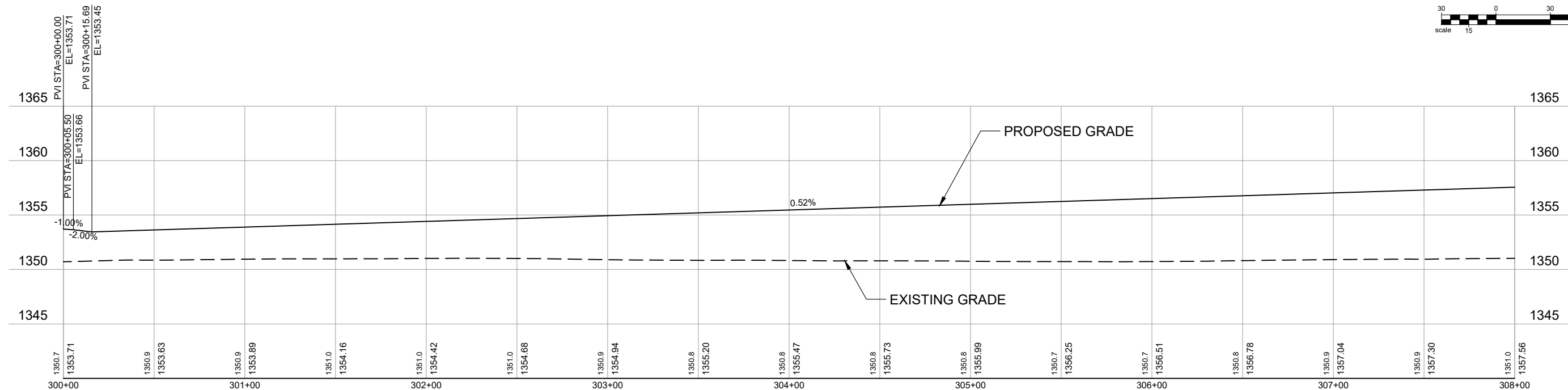
STINGER COURT



SEH Project		AR170526	Rev. #	Revision Issue Description	Date	Rev. #	Revision Issue Description	Date	HORNET HIDEAWAY		ROAD PROFILE SHEET		14
Drawn By		-	-			-			VALLEY CENTER, KANSAS		VALLEY CENTER, KANSAS		of 24
Designed By		-	-			-							
Checked By		-	-			-							



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SCHOLAR DRIVE



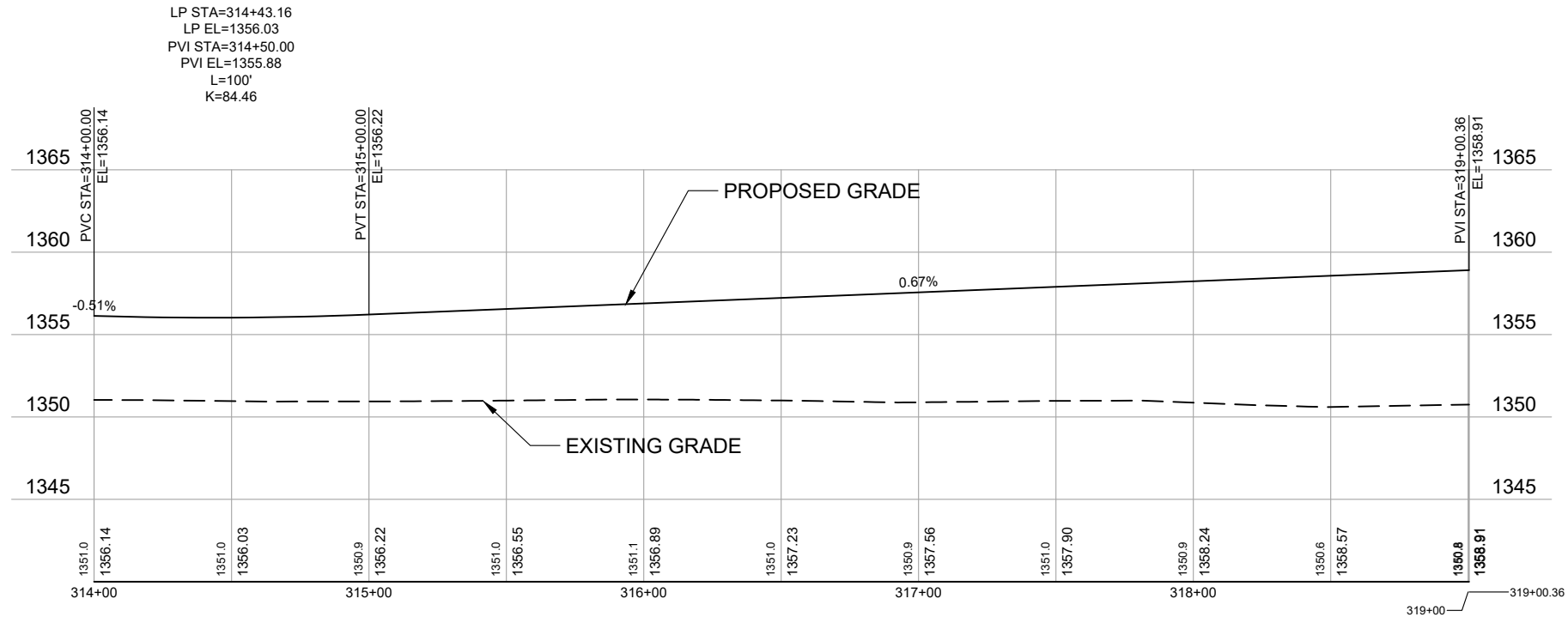
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HORNET HIDEAWAY
VALLEY CENTER, KANSAS

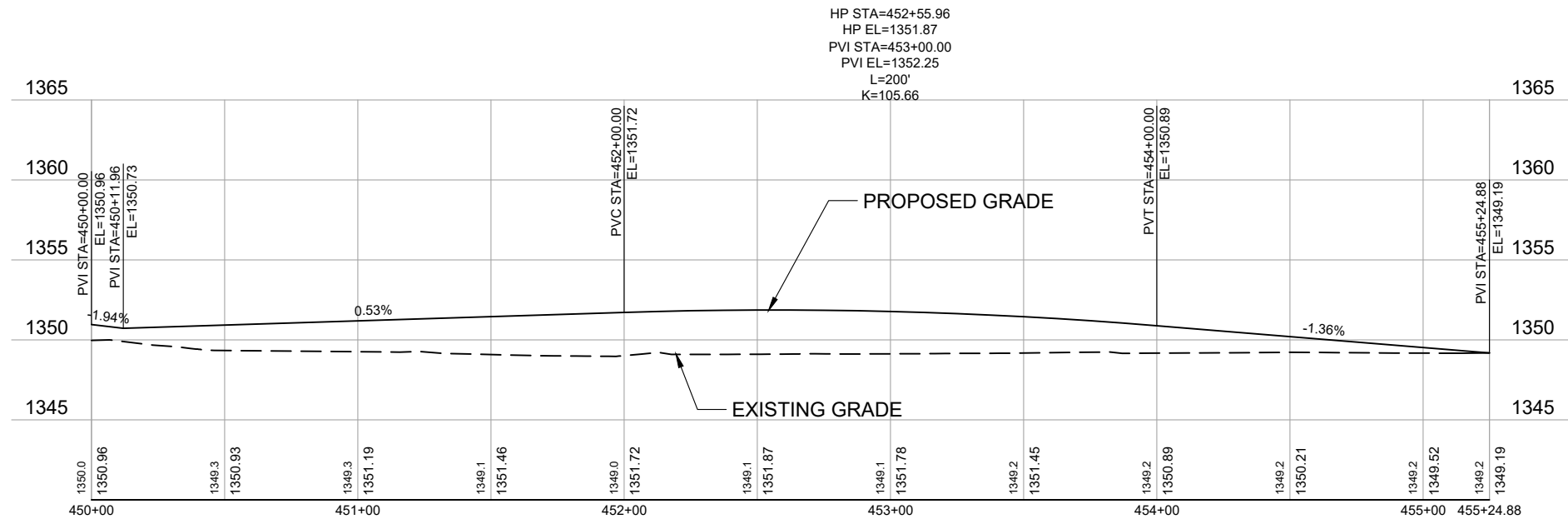
ROAD PROFILE SHEET
VALLEY CENTER, KANSAS



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SCHOLAR CIRCLE



HORNET COURT



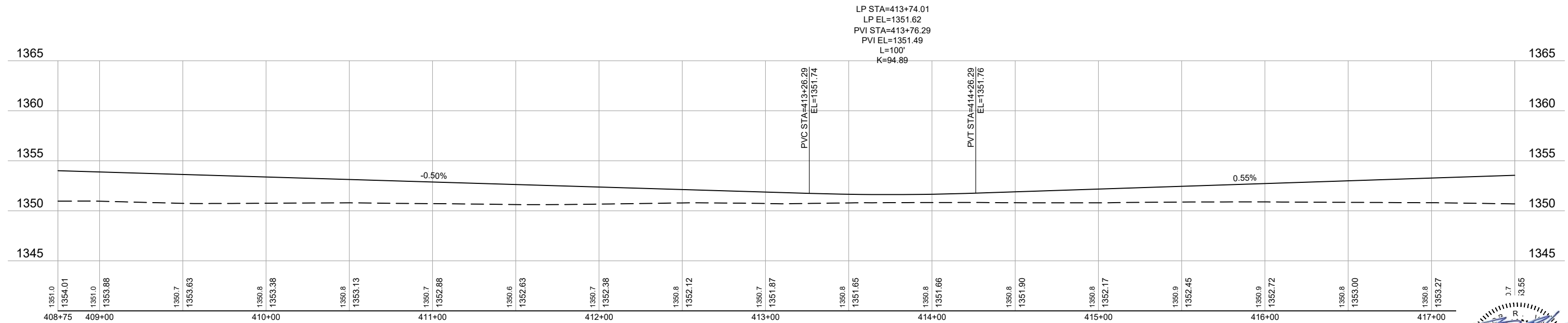
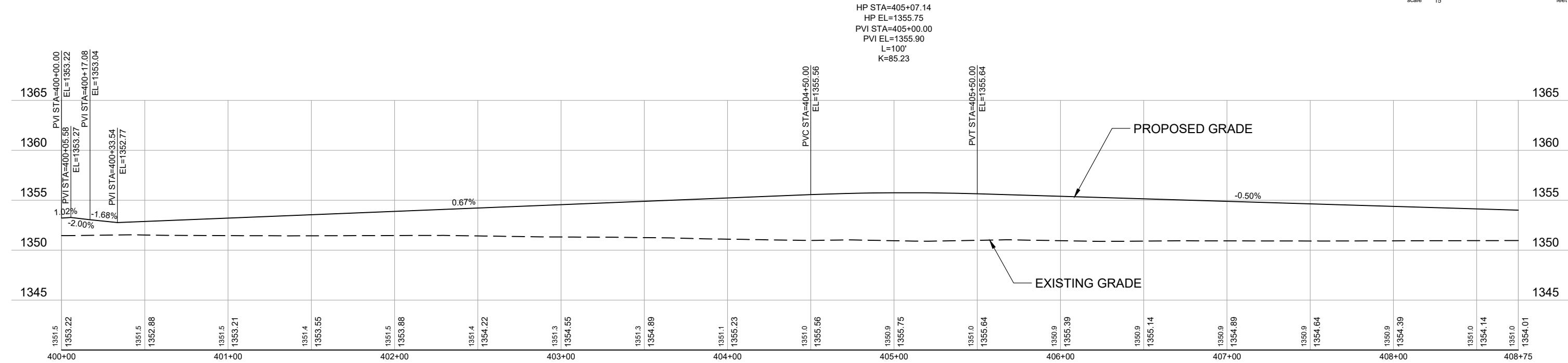
SEH Project	AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
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Designed By	-	.			.		
Checked By	-	.			.		

HORNET HIDEAWAY
VALLEY CENTER, KANSAS

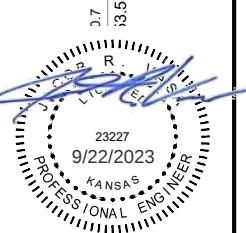
ROAD PROFILE SHEET
VALLEY CENTER, KANSAS



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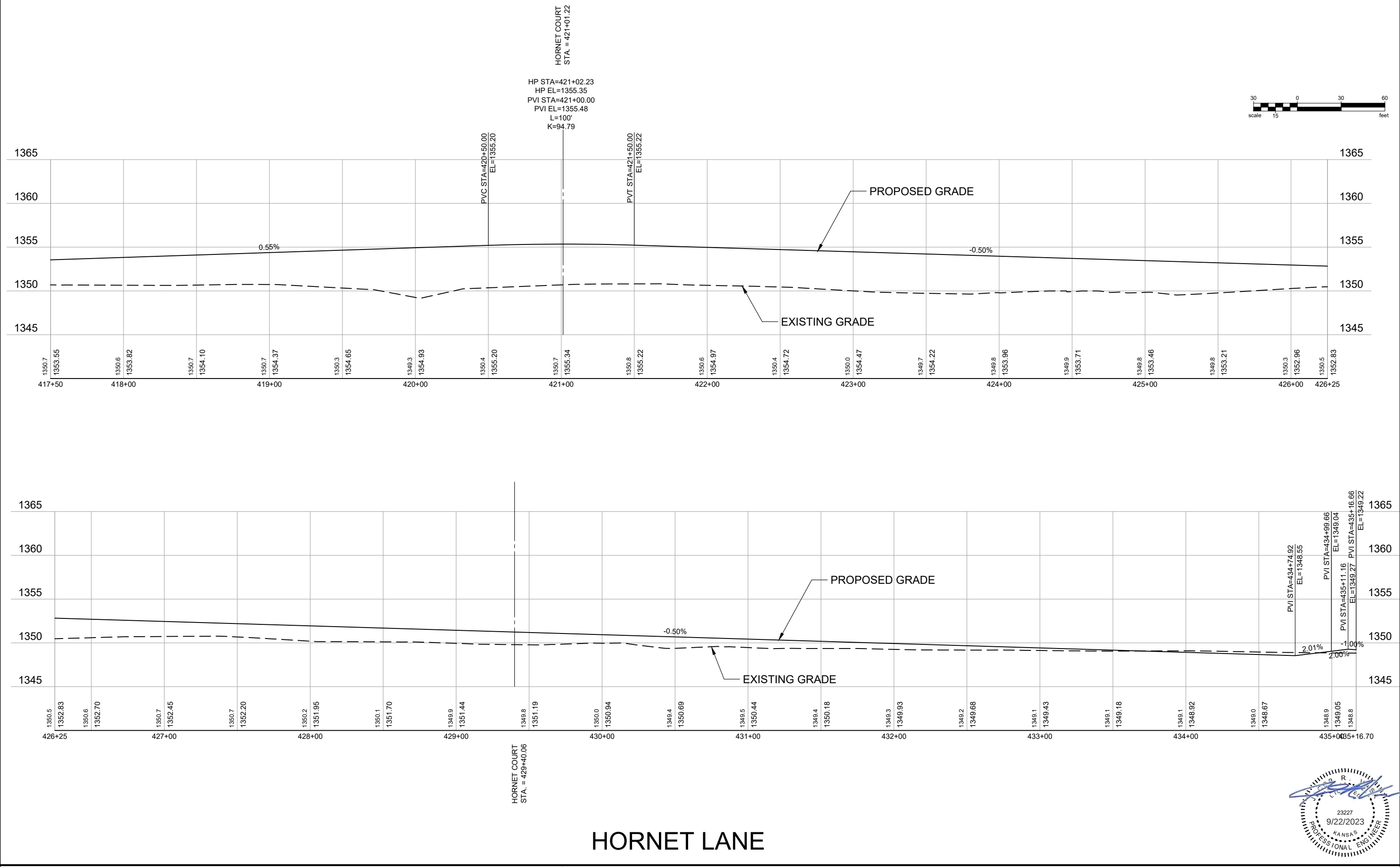
HORNET LANE



SEH Project	AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date	HORNET HIDEAWAY VALLEY CENTER, KANSAS	ROAD PROFILE SHEET VALLEY CENTER, KANSAS	17 of 24
Drawn By	-	.			.					
Designed By	-	.			.					
Checked By	-	.			.					

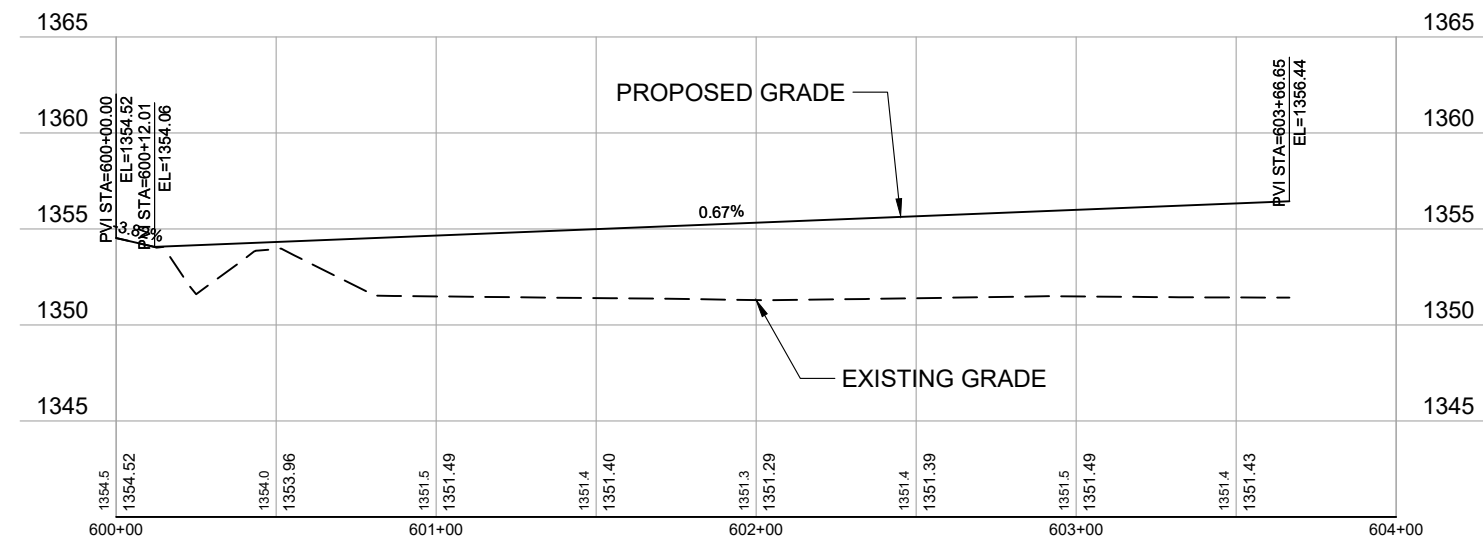


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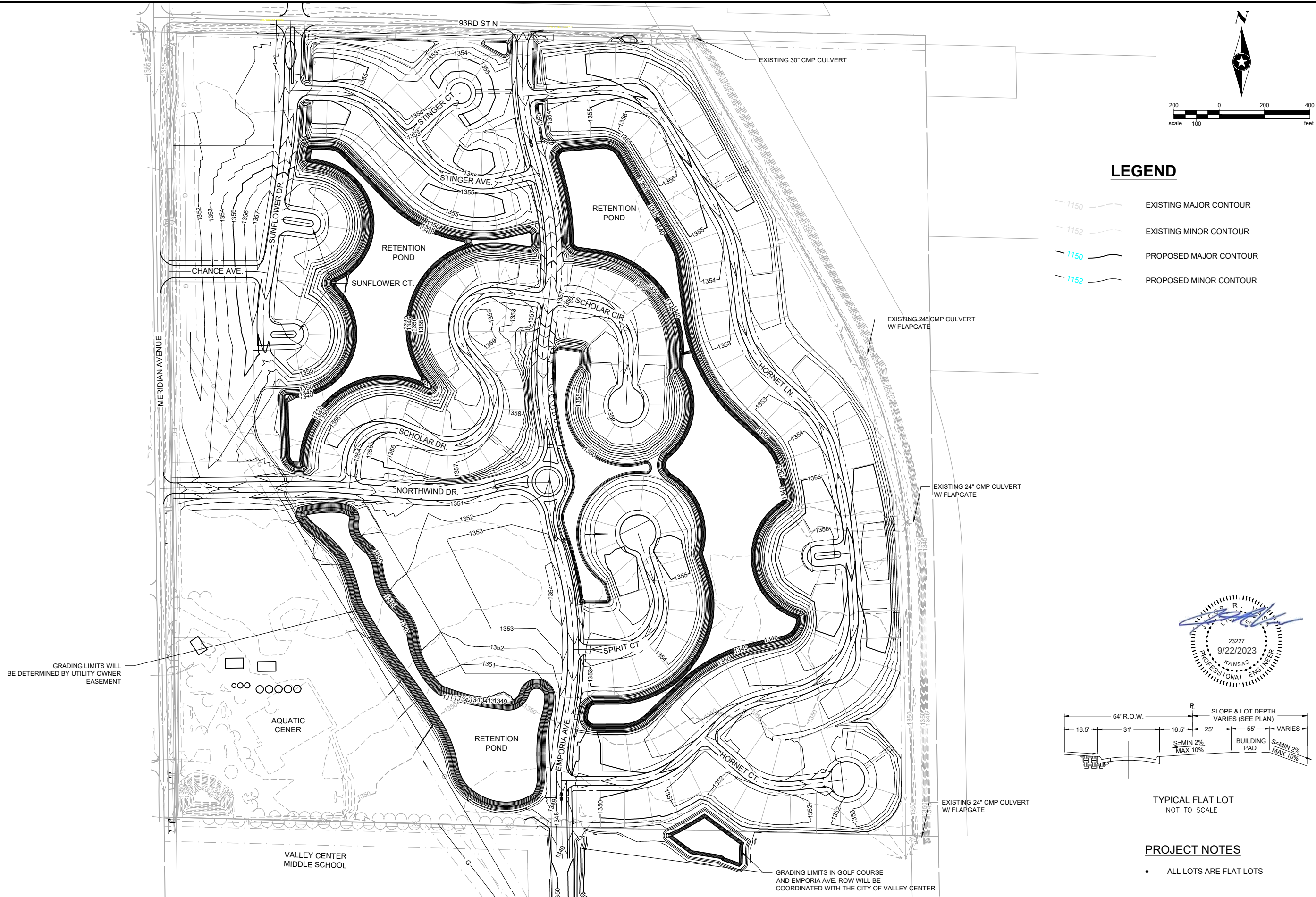
HORNET LANE





23227
9/22/2023
KANSAS
PROFESSIONAL ENGINEER

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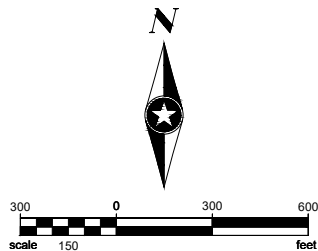
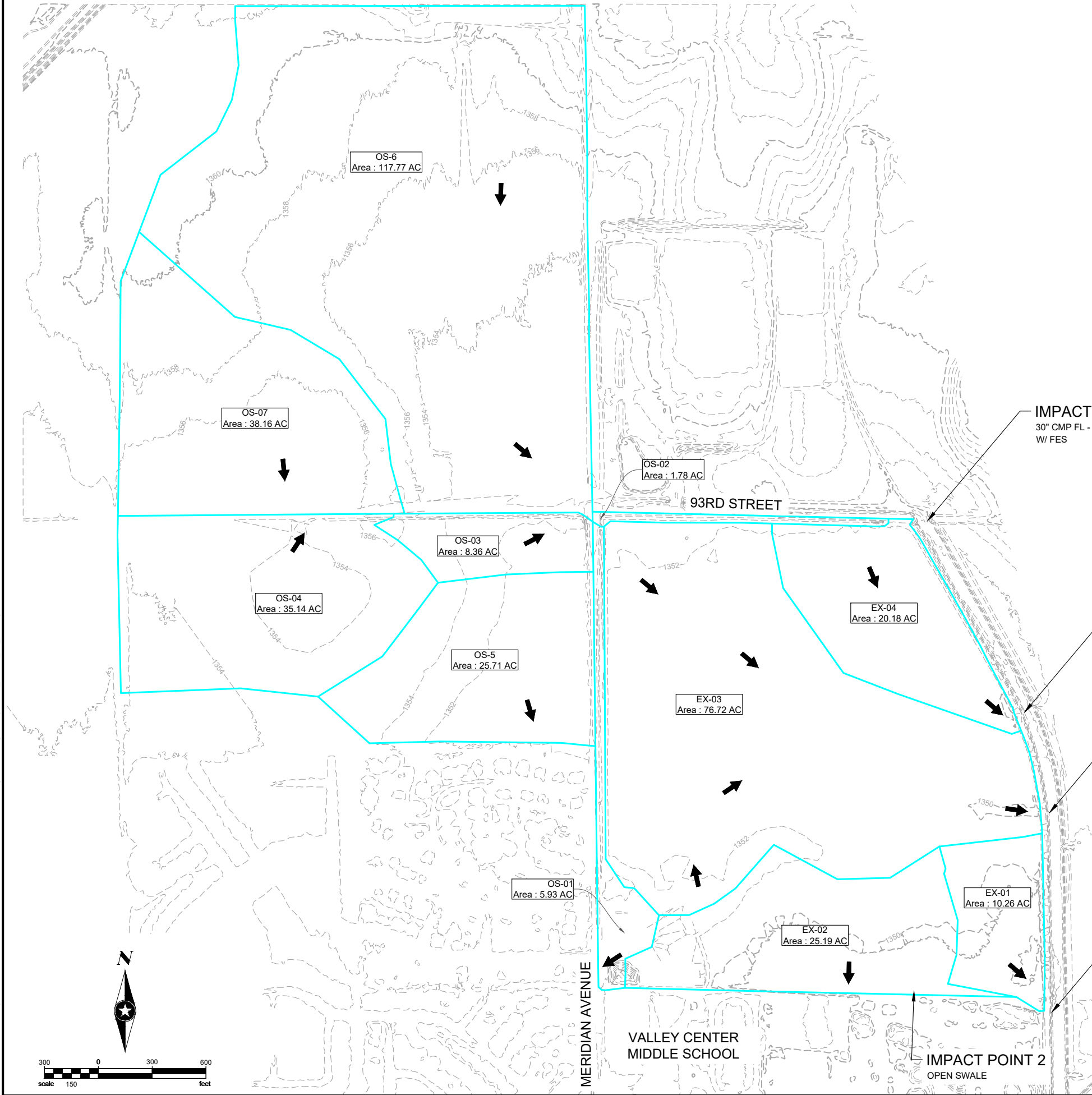
SEH Project	AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	-	-			-		
Designed By	-	-			-		
Checked By	-	-			-		



HORNET HIDEAWAY
VALLEY CENTER, KANSAS

GRADING PLAN
VALLEY CENTER, KANSAS

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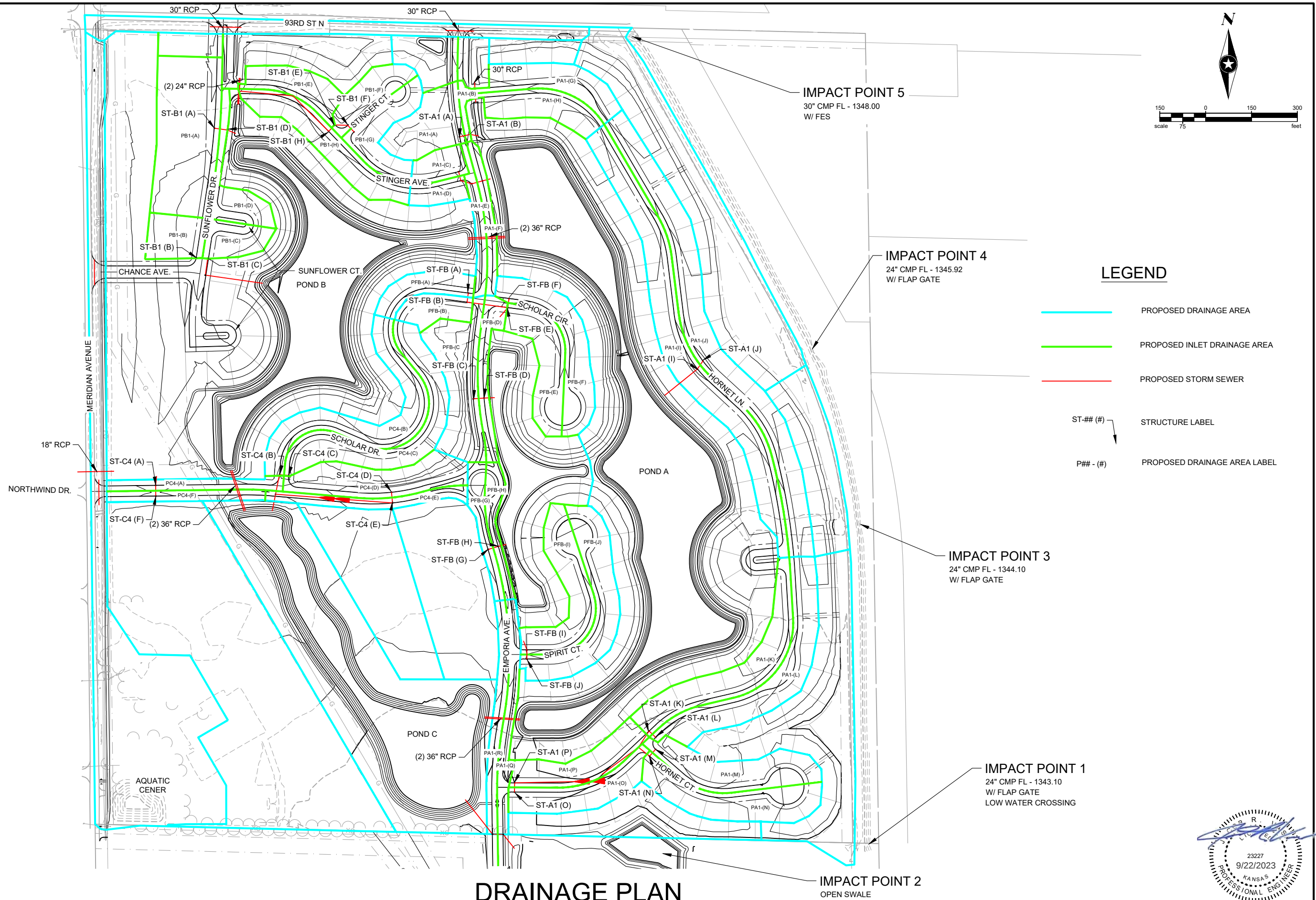
PROJECT NO.
172050
DATE:
9/22/2023

EXISTING DRAINAGE EXHIBIT
HORNET HIDEAWAY
VALLEY CENTER, KANSAS

SHEET 21



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SEH Project	AR170526	Rev.#	Revision Issue Description	Date	Rev.#	Revision Issue Description	Date
Drawn By	-	-	-	-	-	-	-
Designed By	-	-	-	-	-	-	-
Checked By	-	-	-	-	-	-	-



HORNET HIDEAWAY
VALLEY CENTER, KANSAS

DRAINAGE PLAN
VALLEY CENTER, KANSAS





COMPUTATION FORM
STORM DRAINAGE SYSTEM DESIGN
BY THE RATIONAL METHOD

STORM SEWER DESIGN
2 YEAR STORM

Calculated by
Date
8/28/2023

Checked by
JRV

Preliminary
Final

Drainage Area
AC
Project No.
2 Year Storm (5 Year in Commercial)
n = 0.013

Design

Location	Conveyance		W.S. or S.B. No.	Direct Runoff					S/S	Travel Time (System Design)										Total Runoff						
	From	To		TI (9)	I in/hr. (10)	A Ac. (11)	C (12)	q c.f.s. (13)		Q c.f.s. (14)	Convey Sys./ Size (15)	Slope min. % (16)		V des. des. % (17)		V des. f.p.s. (18)	Cap. (all) c.f.s. (19)	Leng. (20)	t min. (21)	T.O.C. min. (22)	Comp T.O.C. min. (23)	Comp i in/hr. (24)	Total A Ac. (25)	Comp C c.f.s. (26)	Des. Q c.f.s. (27)	Remarks (28)
PB1-(A) (1)	PB1-(A) (2)	ST-B1 (A) (3)	PB1-(A) (4)	15.0 (9)	4.2 (10)	2.45 (11)	0.35 (12)	3.58 (13)	3.58 c.f.s. (14)	15 Descr. (in) (15)	0.31 min. (16)	0.50 des. (17)	3.7 f.p.s. (18)	4.57 c.f.s. (19)	0.0 (20)	0.0 min. (21)										
PB1-(D)	ST-B1 (A)	ST-B1 (D)	PB1-(D)	15.0	4.2	0.65	0.35	0.95	4.54	15	0.49	0.50	3.7	4.57	0.0	0.0										
PB1-(C)	PB1-(C)	ST-B1 (C)	PB1-(C)	15.0	4.2	0.52	0.35	0.76	0.76	15	0.01	0.50	3.7	4.57	0.0	0.0										
PB1-(G)	PB1-(G)	ST-B1 (G)	PB1-(G)	15.0	3.3	0.89	0.35	1.04	1.04	15	0.03	0.50	3.7	4.57	0.0	0.0										
PB1-(F)	ST-B1 (G)	ST-B1 (F)	PB1-(F)	15.0	3.3	0.64	0.35	0.75	1.79	15	0.08	0.50	3.7	4.57	0.0	0.0										
PB1-(E)	ST-B1 (F)	ST-B1 (E)	PB1-(H)	15.0	3.3	0.70	0.35	0.82	1.86	15	0.08	0.50	3.7	4.57	0.0	0.0										
PB1-(H)	ST-B1 (E)	ST-B1 (H)	PB1-(H)	15.0	3.3	0.27	0.35	0.32	2.10	15	0.11	0.50	3.7	4.57	0.0	0.0										
PA1-(A)	PA1-(A)	ST-A1 (A)	PA1-(A)	15.0	3.3	0.97	0.35	1.13	1.13	15	0.03	0.50	3.7	4.57	0.0	0.0										
PA1-(B)	ST-A1 (A)	ST-A1 (B)	PA1-(B)	15.0	3.3	0.12	0.35	0.14	1.27	15	0.04	0.45	3.5	4.33	0.0	0.0										
PA1-(C)	PA1-(C)	ST-A1 (C)	PA1-(C)	15.0	3.3	0.39	0.35	0.46	0.46	15	0.00	0.50	3.7	4.57	0.0	0.0										
PA1-(D)	ST-A1 (C)	ST-A1 (D)	PA1-(D)	15.0	3.3	0.32	0.35	0.37	0.83	15	0.02	0.50	3.7	4.57	0.0	0.0										
PA1-(E)	ST-A1 (D)	ST-A1 (E)	PA1-(E)	15.0	3.3	0.36	0.35	0.42	1.25	15	0.04	0.50	3.7	4.57	0.0	0.0										
PA1-(F)	ST-A1 (E)	ST-A1 (F)	PR1 (F)	15.0	3.3	0.41	0.35	0.48	1.73	15	0.07	0.50	3.7	4.57	0.0	0.0										
PA1-(U)	PA1-(U)	ST-A1 (U)	PA1-(U)	15.0	3.3	3.12	0.35	3.65	3.65	15	0.32	0.50	3.7	4.57	0.0	0.0										
PA1-(I)	ST-A1 (U)	ST-A1 (I)	PA1-(I)	15.0	3.3	2.89	0.35	3.38	7.03	18	0.45	0.50	4.2	7.43	0.0	0.0										
PA1-(L)	PA1-(L)	ST-A1 (L)	PA1-(L)	15.0	3.3	1.76	0.35	2.06	2.06	15	0.10	0.37	3.2	3.93	0.0	0.0										
PA1-(K)	ST-A1 (L)	ST-A1 (K)	PA1-(K)	15.0	3.3	1.55	0.35	1.81	3.87	15	0.36	0.50	3.7	4.57	0.0	0.0										
PA1-(M)	PA1-(M)	ST-A1 (M)	PA1-(M)	15.0	3.3	2.15	0.35	2.51																		
PA1-(N)	ST-A1 (M)	ST-A1 (N)	PA1-(N)	15.0	3.3	1.39	0.35	1.62	4.14	15	0.41	0.50	3.7	4.57	0.0	0.0										
MH A1	ST-A1 (N) > ST-A1 (K)	MH A1		15.0	3.3	0.00	0.35	0.00	8.01	24	0.13	0.46	4.9	15.34	0.0	0.0										
PA1-(P)	MH A1	ST-A1 (P)	PA1-(P)	15.0	3.3	0.97	0.35	1.13	9.14	24	0.16	0.50	5.1	16.00	0.0	0.0										
PA1-(O)	ST-A1 (O)	ST-A1 (P)	PA1-(O)	15.0	3.3	0.94	0.35	1.10	10.24	24	0.20	0.50	5.1	16.00	0.0	0.0										
PFB-(A)	PFB-(A)	ST-FB (A)	PFB-(A)	15.0	3.3	0.57	0.35	0.67	0.67	15	0.01	0.50	3.7	4.57	0.0	0.0										
PFB-(B)	ST-FB (A)	ST-FB (B)	PFB-(B)	15.0	3.3	0.49	0.35	0.57	1.24	15	0.04	0.50	3.7	4.57	0.0	0.0										
PFB-(F)	PFB-(F)	ST-FB (F)	PFB-(F)	15.0	3.3	1.26	0.35	1.47	1.47	15	0.05	0.50	3.7	4.57	0.0	0.0										
PFB-(E)	ST-FB (F) > ST-FB (B)	ST-FB (E)	PFB-(E)	15.0	3.3	1.03	0.35	1.20	2.68	15	0.17	0.50	3.7	4.57	0.0	0.0										
PFB-(C)	PFB-(C)	ST-FB (C)	PFB-(C)	15.0	3.3	1.44	0.35	1.68	1.68	15	0.07	0.50	3.7	4.57	0.0	0.0										
PFB-(D)	ST-FB (C)	ST-FB (D)	PFB-(D)	15.0	3.3	0.99	0.35	1.16	2.84	15	0.19	0.50	3.7	4.57	0.0	0.0										
PFB-(G)	PFB-(G)	ST-FB (G)	PFB-(G)	15.0	3.3	0.45	0.35	0.53	0.53	15	0.01	0.50	3.7	4.57	0.0	0.0										
PFB-(H)	ST-FB (G)	ST-FB (H)	PFB-(H)	15.0	3.3	0.40	0.35	0.47	0.99	15	0.02	0.50	3.7	4.57	0.0	0.0										
PC4-(F)	PC4-(F)	ST-C4 (F)	PC4-(F)	15.0	3.3	0.41	0.35	0.48	0.48	15	0.01	0.50	3.7	4.57	0.0	0.0										
PC4-(A)	ST-C4 (F)	ST-C4 (A)	PC4-(A)	15.0	3.3	0.50	0.35	0.58	1.06	15	0.03	0.50	3.7	4.57	0.0	0.0										
PC4-(C)	PC4-(C)	ST-C4 (C)	PC4-(C)	15.0	3.3	1.64	0.35	1.92	1.92	15	0.09	0.59	4.0	4.96	0.0	0.0										
PC4-(B)	ST-C4 (C)	ST-C4 (B)	PC4-(B)	15.0	3.3	1.60	0.35	1.87	3.79	15	0.34	0.50	3.7	4.57	0.0	0.0										
PC4-(D)	PC4-(D)	ST-C4 (D)	PC4-(D)	15.0	3.3	1.34	0.35	1.57	1.57	15	0.06	0.50	3.7	4.57	0.0	0.0										
PC4-(E)	ST-C4 (D)	ST-C4 (E)	PC4-(E)	15.0	3.3	0.56	0.35	0.65	2.22	15	0.12	0.50	3.7	4.57	0.0	0.0										
PC4-(E) > ST-C4 (B)	ST-C4 (E) > ST-C4 (B)	ST-C4 (E)		15.0	3.3		0.35	0.00	6.01	18	0.33	0.50	4.2	7.43	0.0	0.0										



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