

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS

ENGINEERING DIVISION
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

April 13, 1981

Mr. Bernard Ruddick
Vice President - Engineering
Kansas Gas & Electric Company
P. O. Box 208
Wichita, Kansas 67201

Dear Mr. Ruddick:

Please find enclosed a copy of the executed copy of the permit to cross your easement South of 21st Street North between Woodlawn and Rock Road. We expect to start construction toward the end of May.

Sincerely,

Chris J. Breitenstein, P.E.
Drainage and Flood Control
Engineer

CJB:md
Enclosure

cc: Chelsea North Addn file

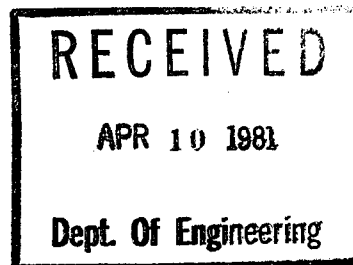


THE ELECTRIC COMPANY

KANSAS GAS AND ELECTRIC COMPANY

BERNARD RUDDICK
VICE PRESIDENT - ENGINEERING

April 9, 1981



Mr. Chris J. Breitenstein, P.E.
Drainage & Flood Control Engineer
Department of Engineering
City Hall - Seventh Floor
455 North Main Street
Wichita, Kansas 67202

Dear Mr. Breitenstein:

Consent is granted to the City of Wichita to cross Kansas Gas and Electric Company's 108 foot easement along the East side of the Northwest 1/4 of Section 7, Township 27 South, Range 2 East in Sedgwick County, Kansas, as shown on the attached sketch.

The purpose of this consent is to provide for the construction and installation of an underground drainage pipe by the City of Wichita subject to the following conditions:

1. The City of Wichita will maintain a clearance so that the horizontal distance from the near edge of the excavation to any of this Company's facilities will be not less than the maximum depth of the excavation.
2. The City of Wichita will indemnify KG&E against loss, damage, cost and expense resulting from damage to our property arisen from action of the City of Wichita, and save us harmless from all claims resulting from damages to the property or injury to the person of others.
3. The City of Wichita, its successors and assigns, will assume all expense for any repair, movement or relocation of utilities caused by the installation or maintenance of the sewer.
4. In blasting in the vicinity of our lines, such operation must be conducted so as to protect our lines from not only damage, but also short circuits resulting in outages.

Mr. Chris J. Breitenstein, P.E.
April 9, 1981
Page 2

5. You are informed that KG&E has a 12 kV underground line running north and south through this easement. Before excavating you will contact Jerry Young, Division Line Supervisor at 1900 East Central, 261-6375, who will cause the underground line to be located. Any digging in the immediate vicinity of the line will be by hand and only then when a KG&E representative is at the site.

If you are in agreement with these conditions, please have some authorized officer of the company indicate its acceptance in the space provided below and return one signed copy to me.

KANSAS GAS AND ELECTRIC COMPANY

By Bernard Luddick

BR/dv
cc - Mr. Jerry Young

Accepted this 13th day of
April, 1980

CITY OF WICHITA

By W. B. Bruggeman

WICHITA-SEDGWICK COUNTY

February 23, 1981
DATE

METROPOLITAN AREA PLANNING DEPARTMENT

Donald C. Gisick, City Clerk

TO Louise Olivarez, Senior Planner

FROM

Drainage easement associated with Chelsea North Addition

SUBJECT

On November 18, 1980, the Board of City Commissioners approved the plat of Chelsea North, subject to the plattors obtaining a satisfactory drainage easement from the adjacent property owner. Two easements - a permanent and a temporary - were submitted to the Planning Department and approved by City Engineering on February 18, 1981. These two drainage easements are attached. Please place them on the City Commission agenda for March 3, 1981, with the following recommended action:

"Accept the drainage easement and the temporary drainage easement and instruct the City Clerk to file them with the Register of Deeds, the recording costs of which shall be billed to the plattor of Chelsea North."

COPY The name and address of the Chelsea North plattor is:

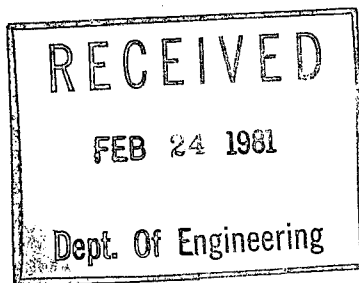
Thomas M. Hays, M.D.
315 N. Hillside
Wichita, Ks. 67214

Please call me at 4406 if you have any questions.

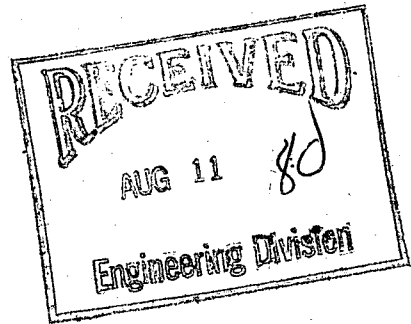
Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

cc: Mike Lindebak, City Engineering



MSE



August 8, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-58 - Final plat of Chelsea North

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 7, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The boundary of the common access easement which is to be 110' x 140' shall be more clearly labeled on the final plat tracing. The easement shall be submitted by separate document and, when approved by the Planning Department, shall be recorded with the Register of Deeds. The recording data shall be shown on the face of the plat.
- B. The City Engineer's office has approved the drainage plan for this property. The plan proposes to drain the site west across K.G. and E. easement to the drainage dedication in the Northborough Addition. The applicant shall obtain written approval from K.G. and E. for the construction of an underground storm sewer across the K.G. and E. easement. A copy of the approval letter shall be submitted to City Engineering and to Planning. The applicant shall also obtain an easement from the property owner for draining into the drainage dedication on the east side of Northborough Addition.
- C. The applicant shall guarantee the construction of a public storm sewer to drain all three lots to the Northborough drainage channel.
- D. The applicant shall guarantee the extension of sanitary sewer to Lot 1.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company
Page 2
August 8, 1980

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. Forms for the bond and irrevocable letter of credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 14, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Thomas H. Hays, M.D., et al., 315 N. Hillside, 67214
Al Caro, 256 N. Rock Rd., 67206
→Dean Sellers, Acting City Engineer

SUBDIVISION REPORT

S/D NO. 80-58 Name Chelsea North
Date Application Rec'd. 7-25-80 Preliminary Approval _____
Scheduled S/D Meeting 8-7-80

DESCRIPTION

General Location South side of 21st St. North in an area west of Broadmoor

Owner Thomas H. Hays, M.D., et al.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 15.7
- 2. Number of Lots:
 - Residential 2
 - Commercial _____
 - Industrial _____
 - Other Business 1
 - Total Number of Lots 3
- 3. Minimum Lot Frontage 103.5 ft.
- 4. Minimum Lot Area 76,274 sq. ft
- 5. Existing Zoning R-5
- 6. Proposed Zoning R-5 and BB Assoc. with DP-62 and Z-2239
- 7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita x : Three-Mile Area _____

STAFF COMMENTS:

Note: Associated cases Z-2239 R-5 to "BB" for proposed Lot 1 and DP-62, Amended Chelsea Station C.U.P. have been approved subject to replatting.

- A. The boundary of the common access easement which is to be 110' x 140' shall be more clearly labeled on the final plat tracing. The easement shall be submitted by separate document and, when approved by the Planning Department, shall be recorded with the Register of Deeds. The recording data shall be shown on the face of the plat.
- B. The City Engineer's office has approved the drainage plan for this property. The plan proposes to drain the site west across K.G. and E. easement to the drainage dedication in the Northborough Addition. The applicant shall obtain written approval from K. G. and E. for the construction of an underground storm sewer across the K.G. and E. easement. A copy of the approval letter shall be submitted to City Engineering and to Planning.
- C. If the storm sewer mentioned in item B is to be a private storm sewer, the 20-foot drainage easement shall be a private easement. If it is to be a public storm sewer, the applicant shall guarantee the construction thereof.
- D. The applicant shall guarantee the extension of sanitary sewer to Lot 1.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

EXISTING SHELTER BELT

BUILDING SETBACK

353.01

SEE GENERAL PROVISION 7 C

4

21 ST

10498

BUILDING SETBACK LINE

27008

380.01

10

628

110' x 40' COMMON ACCESS BASEMENT
SEE GENERAL PROVISION 4 B.

ACCESS CONTROL EXCEPT 1 OPENING

S.T.

70702

12

NORTH

RECREATION

2020

617

70702

BUILDING SETBACK LINE

628

BROADMOOR

70



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

**CONFIRMATION
MEMO**

PROJECT Chelsea North

DATE July 21, 1980

JOB NO. _____

COPIES TO:

TO Steve Lockey

Louise Olivarez
Mike Lindebak

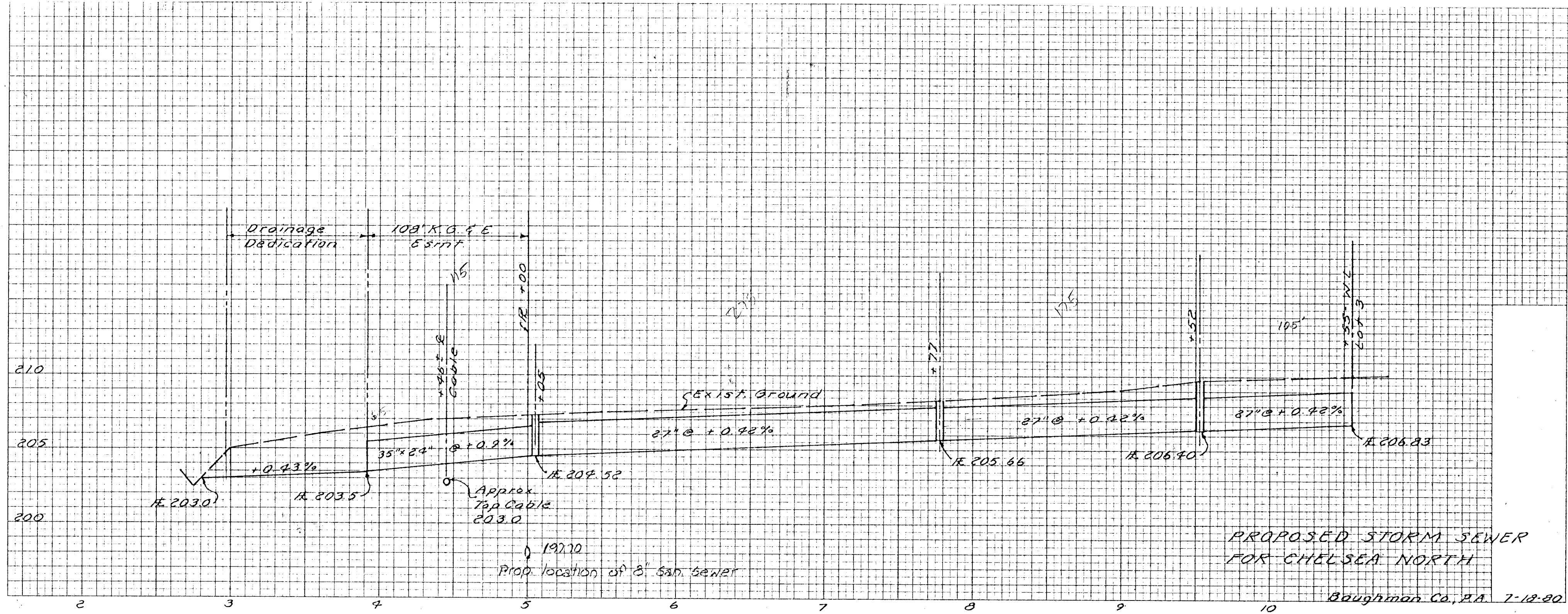
FROM John Lundblade

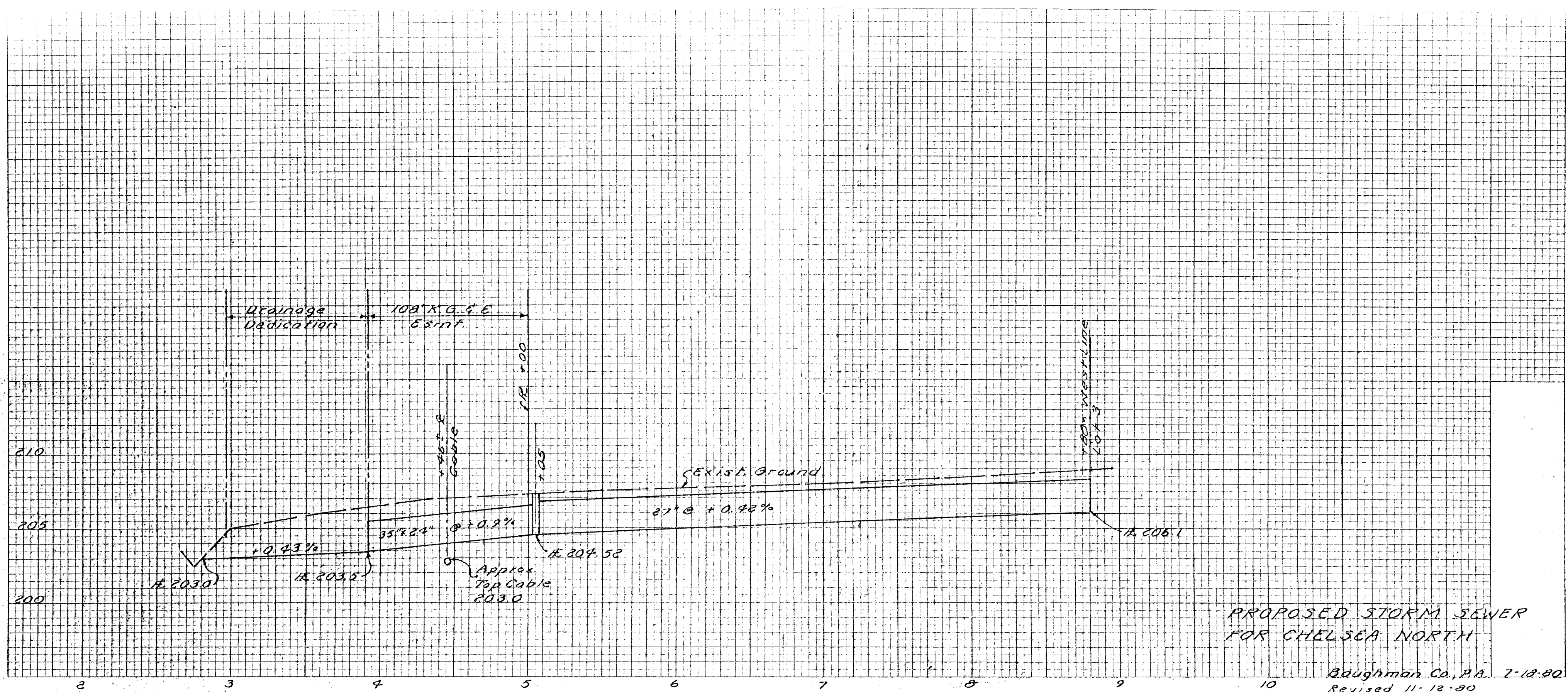
REFERENCE Drainage Plan

Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning July 25

To be heard by Subdivision Committee Aug. 7





PROPOSED STORM SEWER
FOR CHELSEA NORTH

Baughman Co., P.A. 7-18-80
Revised 11-12-80

Chelsea North Drainage

East line Lot 2 - Point 2

$$DA = 7.5 \text{ Ac}$$

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

$$I_5 = 5.21 \text{ in/hr}$$

$$I_{100} = 8.98 \text{ in/hr}$$

$$Q_5 = 0.5 \times 5.21 \times 7.5 = 20 \text{ cfs} - 27" @ 0.42$$

$$Q_{100} = 0.5 \times 8.98 \times 7.5 = 34 \text{ cfs} - 36" @ 0.38$$

West line of Addition - Point 1

$$DA = 13.0 \text{ Ac}$$

$$\text{Composite "C"} = \frac{(5.5 \times 0.7 + 7.5 \times 0.5)}{13.0} = 0.58$$

$$L = 1050', H = 9.5'$$

$$TC = \left(\frac{11.9 \times 0.1989^3}{9.5'} \right)^{0.385} = 10 \text{ Min}$$

Use 15 Min

$$Q_5 = 0.58 \times 5.21 \times 13.0 = 39 \text{ cfs} - 36" @ 0.55$$

$$Q_{100} = 0.58 \times 8.98 \times 13.0 = 68 \text{ cfs} - 42" @ 0.46$$