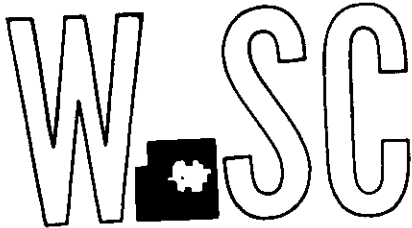


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

September 8, 1975

Oblinger-Smith Corporation
625 First National Bank Building
Wichita, Kansas 67202

Re: S/D 75-72 - Preliminary plat
of NORTHBOROUGH.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 1975, 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. It is noted that building setbacks are not indicated on Block 1. Building setbacks as approved on the associated Community Unit Plan, DP-67, shall govern.
- B. "Complete access control" shall be appropriately labeled 40 feet east and south of the intersection of Woodlawn and 21st Street.
- C. The associated Community Unit Plan requires that an accel-decel lane be provided adjacent to 21st Street. An additional 10 feet of half street right-of-way shall therefore be indicated for the south half of 21st Street bringing the total half-street right-of-way to 60 feet in width.
- D. A Homes Association Agreement providing for the maintenance of non-public common areas, parking areas, community facilities, fence, etc., shall be submitted to the Planning Department, approved as to content by said department and as to form by the Department of Law. Said instrument shall be submitted with the final plat.
- E. The applicant shall be advised that no parking will be permitted within the designated building setbacks on the residential lots.

- F. It is noted that the Continental Pipeline crossing subject property is proposed to be relocated to the south and west. A letter from the Continental Pipeline Company shall be submitted to the Planning Department setting forth that they are agreeable to the relocation of the existing pipeline and the easement for the pipeline as shall be provided on the final plat.
- G. The relocation or reconstruction of the pipeline and any utilities necessitated by this plat shall be without cost to the City, County or any utility company.
- H. A 10 foot utility easement shall be indicated adjacent to Stafford and 20th Street North in Block 2. A 10 foot utility easement shall be indicated adjacent to Bramblewood in Block 3.
- I. The street Stafford Lane shall be relabeled as "Stratford Lane" on the face of the plat.
- J. The applicant shall guarantee the extension of sanitary sewer, including a main extension, to serve subject property.
- K. The applicant shall guarantee the extension of City water to serve all lots.
- L. The applicant shall contact the Engineering Division of the Department of Public Works relative to the number and location of the driveway curb openings in the zero lot line-patio home lot areas in accordance with the City's Curb Cut Ordinance. The applicant shall obtain a letter from the City Engineer to be submitted to the Planning Department stating that said curb cut locations have been satisfactorily worked out.
- . Prior to submission of a final plat, the applicant shall meet with the City Engineer, Flood Control Office, and surrounding landowners to discuss the method whereby all the drainage associated with subject property and adjoining properties is to be handled. The applicant shall submit to the Planning Department prior to or with the submission of the final plat, a letter from the Flood Control Office stating that a method for handling of the drainage which is agreed to by all parties involved has been worked out. The applicant shall be further advised that no final plats shall be submitted on those portions of subject property involving the drainage and drainage improvements until said improvements have been guaranteed by an acceptable method.

- N. The applicant shall guarantee the paving of all streets and cul-de-sacs shown on this plat except Woodlawn and 21st Street.
- O. The applicant shall install or guarantee the installation of sidewalks adjacent to the east side of Woodlawn, the south side of 21st Street and both sides of all other streets shown on this plat including around all cul-de-sacs.
- P. All utilities shall be installed underground.
- Q. The applicant shall guarantee the construction of the bridge on Armour Circle crossing the drainage dedication.
- R. The applicant shall guarantee the construction and paving of the accel-decel lanes on 21st Street and Woodlawn.
- S. The applicant shall submit a separate vacation application for the vacation of the portion of Mission Road adjacent to subject property south of Rockhill Lane. Approval of the plat is subject to the approval of said vacation application.
- T. The dedication for Armour Circle shall be increased so that the property to the south has legal access to said street.
- U. 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.
- V. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

Curtis L. Newby
Junior Planner

CW:rne
Enclosure

cc Theodore Leben, 1555 East 2nd, 67214
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-72 Name NORTHBOROUGH
Date Application Rec'd. 8-25-75 Preliminary Approval
Scheduled S/D Meeting 9-4-75

DESCRIPTION

General Location Southeast corner of 21st Street and Woodlawn

Owner Theodore Gore, Robert Beren & Theodore Leben

Surveyor/Engineer Oblinger-Smith Corp.

Address 625 First National Bank Bldg. Phone 262-0451

- 1. Gross Acreage of Plat 108.5±
- 2. Number of Lots:
 - Residential 83
 - Commercial 2
 - Industrial 1
 - Other 1
- 3. Total Number of Lots 86
- 4. Minimum Lot Frontage 50 ft.
- 5. Minimum Lot Area 4,000 sq. ft.
- 6. Existing Zoning LC & AA
- 7. Proposed Zoning LC, BB & R-5
- 7. Lineal Feet of New Streets:
 - a. 5,390 R/W 70 ft.
 - b. 3,430 R/W 64 ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL 134 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) N/A (Yes-No)
- 12. City of Wichita X: Three-Mile Area

STAFF COMMENTS:

- A. The associated zone case Z-1666 from "AA" and "LC" to "R-5", "BB" and "LC" and the associated Community Unit Plan DP-67 have been approved by the Board of City Commissioners subject to platting.
 - B. It is noted that building setbacks are not indicated on Block 1. Building setbacks as approved on the associated Community Unit Plan, DP-67, shall govern.
 - C. "Complete access control" shall be appropriately labeled 40 feet east and south of the intersection of Woodlawn and 21st Street.
 - D. The associated Community Unit Plan requires that an accel-decel lane be provided adjacent to 21st Street. An additional 10 feet of half street right-of-way shall therefore be indicated for the south half of 21st Street bringing the total half-street right-of-way to 60 feet in width.
 - E. A Homes Association Agreement providing for the maintenance of non-public common areas, parking areas, community facilities, fence, etc., shall be submitted to the Planning Department, approved as to content by said department and as to form by the Department of Law. Said instrument shall be submitted with the final plat.
 - F. The applicant shall be advised that no parking will be permitted within the designated building setbacks on the residential lots.
 - G. It is noted that the Continental Pipeline crossing subject property is proposed to be relocated to the south and west. A letter from the Continental Pipeline Company shall be submitted to the Planning Department setting forth that they are agreeable to the relocation of the existing pipeline and the easement for the pipeline as shall be provided on the final plat.
- The relocation or reconstruction of the pipeline and any utilities necessitated by this plat shall be without cost to the City, County or any utility company.

The applicant shall guarantee the paving of all streets and cul-de-sacs shown on this plat except Woodlawn and 21st Street.

The applicant shall install or guarantee the installation of sidewalks adjacent to the east side of Woodlawn, the south side of 21st Street and both sides of all other streets shown on this plat including around all cul-de-sacs.

All utilities shall be installed underground.

The applicant shall guarantee the construction of the bridge on Armour Circle crossing the drainage dedication.

The applicant shall guarantee the construction and paving of the accel-decel lanes on 21st Street and Woodlawn.

The applicant shall be prepared to discuss by which method the required improvements associated with this plat will be guaranteed, cash, bond, letter of credit or petition.

The applicant shall submit a separate vacation application for the vacation of the portion of Mission Road adjacent to subject property south of Rockhill Lane. Approval of the plat is subject to the approval of said vacation application.

The applicant and the property owner of the E. E. Jabes Addition on the east shall work out an acceptable plan and guarantee for the handling of their combined drainage systems.

The dedication for Armour Circle shall be increased so that the property to the south has legal access to said street.

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.

Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-72 Name NORTHBOROUGH
Date Application Rec'd. 8-25-75 Preliminary Approval 9-4-75
Scheduled S/D Meeting 2-26-76

DESCRIPTION

General Location Southeast corner of 21st Street and Woodlawn

Owner Theodore Gore, Robert Beren & Theodore Leben

Surveyor/Engineer Kenneth O. Taylor

Address 1542 South St. Francis Phone 264-4072

- | | | | |
|--|-------------------------|-----------------------------------|--|
| 1. Gross Acreage of Plat | <u>108.5±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>5,390</u> R/W <u>70</u> ft. | |
| Residential | <u>83</u> | b. <u>3,430</u> R/W <u>64</u> ft. | |
| Commercial | <u>2</u> | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | <u>1</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>86</u> | TOTAL _____ ft. | |
| 3. Minimum Lot Frontage | <u>50</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>4,000 sq.</u> ft. | streets? <u>yes</u> <u>X</u> no | |
| 5. Existing Zoning | <u>LC & AA</u> | | |
| 6. Proposed Zoning | <u>LC, BB & R-5</u> | | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name | <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name | <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | <u>N/A</u> (Yes-No) | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area | _____ | | |

STAFF COMMENTS:

A. The following condition approval was established in the approval of the preliminary plat:

Prior to submission of a final plat, the applicant shall meet with the City Engineer, Flood Control Office, and surrounding landowners to discuss the method whereby all the drainage associated with subject property and adjoining properties is to be handled. The applicant shall be further advised that no final plats shall be submitted on those portions of subject property involving the drainage and drainage improvements until said improvements have been guaranteed by an acceptable method.

Since this condition has not been satisfactorily complied with to date, it is recommended that this final plat not be approved or forwarded to the Planning Commission until this requirement of the plat approval has been satisfied.

B. A Homes Association Agreement providing for the maintenance of non-public common areas, parking areas, community facilities, fence, etc., shall be submitted to the Planning Department, approved as to content by said department and as to form by the Department of Law. Said instrument shall be submitted with the final plat.

C. The applicant shall be advised that no parking will be permitted within the designated building setbacks on the residential lots.

D. It is noted that the Continental Pipeline crossing subject property is proposed to be relocated to the south and west. A letter from the Continental Pipeline Company shall be submitted to the Planning Department setting forth that they are agreeable to the relocation of the existing pipeline and the easement for the pipeline as shall be provided on the final plat.

(OVER)

- E. The relocation or reconstruction of the pipeline and any utilities necessitated by this plat shall be without cost to the City, County or any utility company.
- F. The applicant shall guarantee the extension of sanitary sewer, including a main extension, to serve subject property.
- G. The applicant shall guarantee the extension of City water to serve all lots.
- H. The applicant shall contact the Engineering Division of the Department of Public Works relative to the number and location of the driveway curb openings in the zero lot line-patio home lot areas in accordance with the City's Curb Cut Ordinance. The applicant shall obtain a letter from the City Engineer to be submitted to the Planning Department stating that said curb cut locations have been satisfactorily worked out.
- I. The applicant shall guarantee the paving of all streets and cul-de-sacs shown on this plat except Woodlawn and 21st Street.
- J. The applicant shall install or guarantee the installation of sidewalks adjacent to the east side of Woodlawn, the south side of 21st Street and both sides of all other streets shown on this plat including around all cul-de-sacs.
- K. All utilities shall be installed underground.
- L. The applicant shall guarantee the construction of the bridge on Armour Circle crossing the drainage dedication.
- M. The applicant shall guarantee the construction and paving of the accel-decel lanes on 21st Street and Woodlawn.
- N. The applicant shall submit a separate vacation application for the vacation of the portion of Mission Road adjacent to subject property south of Rockhill Lane. Approval of the plat is subject to the approval of said vacation application.
- O. "Northborough Ct." shall be relabeled as Stratford Court on the face of the plat.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

OWNERSHIP LIST

Tract	Property Owner
Govt. Lot 1 in the NW $\frac{1}{4}$ of Section 7-27-2E	Robert M. Beren, 100 N. Broadway Room 970 67202
	Theodore Gore, 1750 Vickers K.S.B. & T. Building 67202
	Theodore I. Leben 1855 East 2nd Street 67214
The East Half of the NW $\frac{1}{4}$ of Section 7-27-2E except the South 562 feet	Same
Govt. Lot 2, except the South 1017 feet, Section 7-27-2E	Same

The Security Abstract & Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of the previously described tracts as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on this 3rd day of January, 1977 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

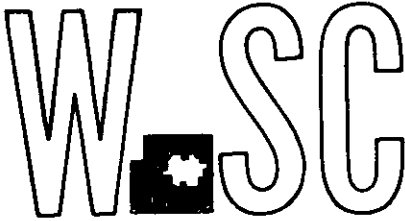
By

Mary Gable

Vice President

Order No. 245872
wh

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 27, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 76-11 - Final plat of
ST. MARKS SUB

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 26, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The associated special use permit DR 75-31, a permit for establishing an electrical substation, has been approved by the Board of County Commissioners subject to platting.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, March 4, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

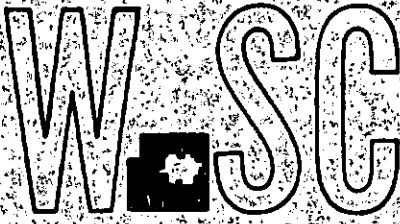
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: The Sedgwick County Electric Cooperative
P. O. Box 22, Cheney, Ks., 67025
Douglas E. Shay, Attorney, O. W. Garvey Bldg., 67202
✓ Dean Sellers, Assistant City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 2, 1976

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 75-72 - Final plat of
NORTHBOROUGH.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 26, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be deferred until the Subdivision Committee meeting of March 11, 1976. The reason for the deferral was to allow additional time for the applicants to work out an acceptable method of handling the drainage which now crosses the east portion of subject property, and as well, the handling of the onsite drainage. This drainage plan is to be worked out prior to any further consideration of the plat by the Committee. We would therefore suggest that you call a meeting of all property owners involved and which would include representatives from the Planning Department and Flood Control Office to see if an agreeable drainage plan can be developed. If you have any questions or wish to discuss this matter with us, or if we can be of any assistance regarding a meeting to discuss the drainage plan, please call.

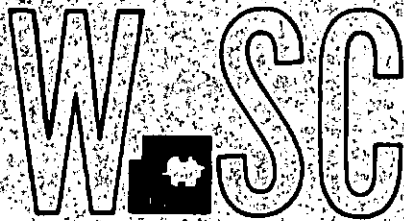
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rmo

cc: Theodore Gore, Robert Beren & Theodore Leban, 1555 E. 2nd, 67214
Gary Wiley, c/o Oblinger & Smith Corp.,
625 1st National Bank Bldg., 67202
Robert Kaplan, Attorney, 430 North Market, 67202
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 15, 1976

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 75-72 - Final plat of
NORTHBOROUGH.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 11, 1976, the above captioned plat was considered. The action of the Committee was to defer this case until a satisfactory guarantee has been worked out for the drainage improvements and the applicant's drainage plans have been reviewed. The Engineering Division of the Department of Public Works shall be contacted regarding this matter.

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

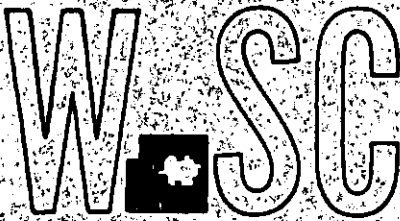
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Theodore Gore, Robert Beren & Theodore Leben
1555 E. 2nd, 67214
Gary Wiley, C/o Oblinger & Smith Corp.
625 1st National Bank Bldg., 67202
Robert Kaplan, Attorney, 430 N. Market, 67202
✓ Dean Sellers, Assistant City Engineer
M. S. Mitchell, Maintenance-Flood Control

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 29, 1976

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 75-72 - Final plat of
NORTHBOROUGH.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 25, 1976, the above captioned plat was considered. The action of the Committee was to defer the case until the meeting of April 8, 1976. This action was at the request of the applicant's attorney.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Theodore Gore, Robert Beren & Theodore Leben, 1555 E. 2nd, 67214
Gary Wiley, o/o Oblinger & Smith Corp.,
625 1st National Bank Building, 67202
Robert Kaplan, Attorney, 430 North Market, 67202
✓ Dean Sellers, Assistant City Engineer

SEDERWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION
CITY HALL — TENTH FLOOR
456 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 298-4601

April 9, 1976

Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 75-72 - Final plat of
NORTHBOROUGH.

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 8, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. A 30-foot wide drainage and utility easement shall be indicated adjacent to the west and south lines of Block 5.
- B. An additional 5 feet of drainage easement shall be indicated along the west line of the north-south drainage right-of-way.
- C. The applicant shall submit to the Planning Department a letter from the St. Louis & San Francisco Railroad Company stating that they will allow the installation of the new drainage pipe under their track as required by the drainage improvement plan.
- D. A Homes Association Agreement providing for the maintenance of non-public common areas, parking areas, community facilities, fence, etc., shall be submitted to the Planning Department, approved as to content by said department and as to form by the Department of Law. Said instrument shall be submitted with the final plat.
- E. The applicant shall be advised that no parking will be permitted within the designated building setbacks on the residential lots.

- F. It is noted that the Continental Pipeline crossing subject property is proposed to be relocated to the south and west. A letter from the Continental Pipeline Company shall be submitted to the Planning Department setting forth that they are agreeable to the relocation of the existing pipeline and the easement for the pipeline as shall be provided on the final plat.
- G. The applicant shall guarantee the drainage improvements in accordance with the approved drainage plan. A letter from the Department of Public Works stating that the drainage plan has been approved and what method of guarantee for the drainage improvements the applicant will utilize, shall be submitted to the Planning Department.
- H. The relocation or reconstruction of the pipeline and any utilities necessitated by this plat shall be without cost to the City, County or any utility company.
- I. The applicant shall guarantee the extension of sanitary sewer, including a main extension, to serve subject property.
- J. The applicant shall guarantee the extension of City water to serve all lots.
- K. The applicant shall contact the Engineering Division of the Department of Public Works relative to the number and location of the driveway curb openings in the zero lot line-patio home lot areas, in accordance with the City's curb cut ordinance. The applicant shall obtain a letter from the City Engineer, to be submitted to the Planning Department, stating that said curb cut locations have been satisfactorily worked out.
- L. The applicant shall guarantee the paving of all streets and cul-de-sacs shown on this plat except Woodlawn and 21st Street.
- M. The applicant shall install or guarantee the installation of sidewalks adjacent to the east side of Woodlawn, the south side of 21st Street and both sides of all other streets shown on this plat, including around all cul-de-sacs.
- N. All utilities shall be installed underground.
- O. The applicant shall guarantee the construction of the bridge on Armour Circle crossing the drainage dedication.
- P. The applicant shall guarantee the construction and paving of the accel-decel lanes on 21st Street and Woodlawn.

S/D 75-72
April 9, 1976
Page 3

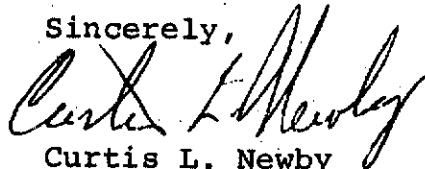
- Q. The applicant shall submit a separate vacation application for the vacation of the portion of Mission Road adjacent to subject property south of Rockhill Lane. Approval of the plat is subject to the approval of said vacation application.
- R. "Northborough Ct." shall be relabeled as Stratford Court on the face of the plat.
- S. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 15, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Theodore Gore, Robert Beren & Theodore Leben, 1555 E. 2nd, 67214
Robert Kaplan, Attorney, 430 North Market, 67202
Gary Wiley, c/o Oblinger & Smith Corp.,
625 First National Bank Building, 67202
E. E. Jabes, RFD #1, Derby, Ks., 67037
Keith Parker, Parker-Krehbiel Associates,
1021-1 East Waterman 67211
✓ Dean Sellers, Assistant City Engineer

Pet
21st

60 days from Sept. 6,

430 N MKT
67282

Northborough
Aeph.

Petitions

Collector Rockhill & Bramblewood

Rockhill & Bramblewood S.F.

Rockhill, Stratford, 20th, Strat. Cir. Dist

Armour Circle One Pet

2 Rockhill Ct. Strat. Pt One Pet

3 Strat. Pt One Pet

Two SF.

Drain incl Bridge & clear thru title.

Lower Pet lot 1 & 2 BIK 1

" " lot 3 BIK 1

" " lot 1 BIK 2

" " Chesney All lots BIKs 3, 4, 5, 6
SF

Accl Decel Pet 21 & 22
lot 1, 2, 3 BIK 4 FF FF



SEDGWICK COUNTY

April 16, 1976



METROPOLITAN AREA PLANNING
COMMISSION

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

Mr. Kenneth O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 75-72 - Final Plat of
NORTHBOROUGH

Dear Mr. Taylor:

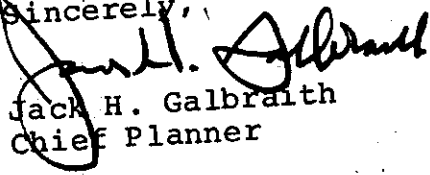
At the regular meeting of the Metropolitan Area Planning Commission on April 15, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 9, 1976.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plat.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

Sincerely,


Jack H. Galbraith
Chief Planner

JHG:ber

cc: Theodore Gore, Robert Beren & Theodore Leben
1555 East 2nd 67214
Gary Wiley, c/o Oblinger-Smith Corp.,
625 1st National Bank Bldg. 67202
E. E. Jabes, RFD #1, Derby, Kansas 67037
Keith Parker, 1021 East Waterman 67211
*Dean Sellers, Assistant City Engineer

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE April 20, 1976



TO Curtis Newby - Planning

FROM Dean Sellers, Assistant City Engineer

SUBJECT The Park⁷ Northborough

Curb cut locations for driveways in zero lot line-patio home lot areas on subject 2 plats have been satisfactorily worked out with this office.

Dean Sellers
Assistant City Engineer

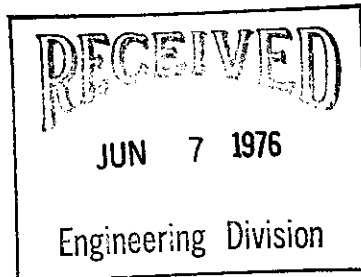
/tn

LAW OFFICES
OF
WILLIAM P. HIGGINS

June 4, 1976

PENTHOUSE/SUTTON PLACE
WICHITA, KANSAS 67202
316/263-6148

Mr. Dick Linn
Engineering Division
City Hall
455 North Main Street
Wichita, Kansas 67202



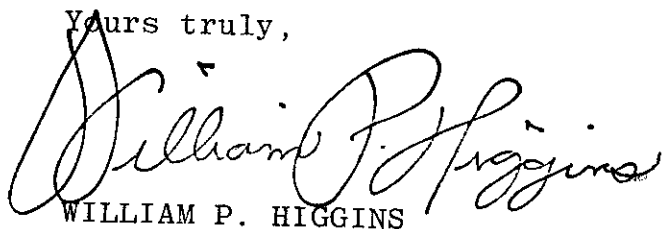
Re: Northborough tract

Dear Dick:

Please advise if you have decided to separate the assessment between Northborough and Chelsea Station.

I tried to call you but found you were on vacation. Please let me hear from you upon your return.

Yours truly,


WILLIAM P. HIGGINS

WPH/jsp

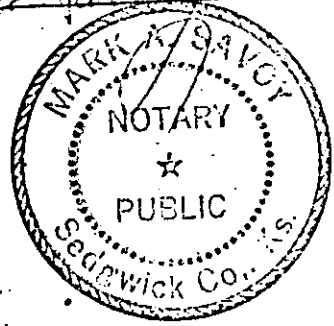
cc/ Mr. Robert W. Kaplan

STATE OF KANSAS, SEDGWICK COUNTY, ss.:

The foregoing instrument was acknowledged before me this 5th day of July, 1977, by Theodore Gore.

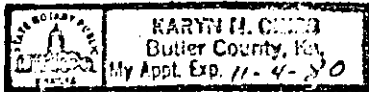
Mark A. Savoy
Notary Public

My commission expires: 4/14/80.



STATE OF KANSAS, SEDGWICK COUNTY, ss.:

The foregoing instrument was acknowledged before me this 5th day of July, 1977, by Robert M. Beren.



Karyn H. Criss
Notary Public

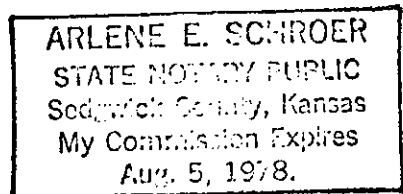
My commission expires: _____.

STATE OF KANSAS, SEDGWICK COUNTY, ss.:

The foregoing instrument was acknowledged before me this 5th day of July, 1977, by Theodore Leben.

Arlene E. Schroer
Notary Public

My commission expires: 8-5-78.



January 4, 1977

Re: Northborough Addition

Mr. Robert Kaplan
430 North Market
Wichita, Kansas 67202

Dear Mr. Kaplan:

Please find two (2) sidewalk petitions on subject addition that were inadvertently left out.

Please have your clients execute and return to this office for processing to Metropolitan Area Planning Commission.

Very truly yours,

D. R. Brewer, Jr.
R/W & Estimating Engr.

DRB/mrc
encl.

cc: C. Newby

KAPLAN AND MCMILLAN
ATTORNEYS AT LAW
430 NORTH MARKET
WICHITA, KANSAS 67202
(316) 262-5175

DATE January 27, 1977

SUBJECT Northborough Adn.

TO

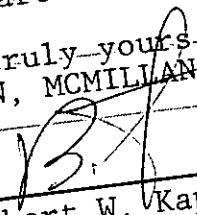
D. R. Brewer, Jr., R/W & Estimating Engr.
City of Wichita, Dept. of Public Works
Engineering Division 7th Floor
City Hall, 455 North Main
Wichita, Kansas 67202

MESSAGE

Dear Darrell:

Enclosed herewith please find the two sidewalk petitions (East Side Woodlawn from Rockhill to 21st & South Side 21st from Woodlawn to Northborough) which have been signed by all parties concerned.

Very truly yours,
KAPLAN, MCMILLAN AND KLINGE

BY: 
Robert W. Kaplan

REPLY

RWK/pn
enc

RECEIVED

JAN 28 1977

Engineering Division

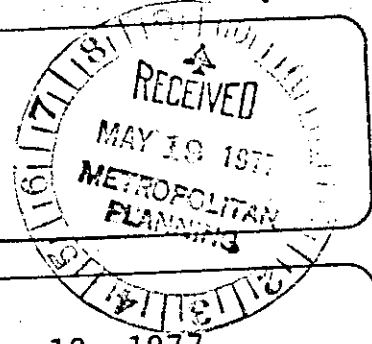
RE-ORDER NO. 82300L © DAY-TIMERS, Allentown, Pa. 18001

SENDER - KEEP YELLOW COPY FOR YOUR FILE. MAIL WHITE AND PINK COPIES.

- Airmail
- First Class Mail
- Inter-Office

Simply note your answer in the space provided. Please send a copy for your files and return the other to us. Thank you.

KAPLAN, MCMILLAN AND KLINGE
ATTORNEYS AT LAW
430 NORTH MARKET
WICHITA, KANSAS 67202
(316) 262-5175



TO
Curtis Newby, Junior Planner
Metropolitan Area Planning Commission
455 N. Main, City Hall
Wichita, Kansas

DATE May 18, 1977

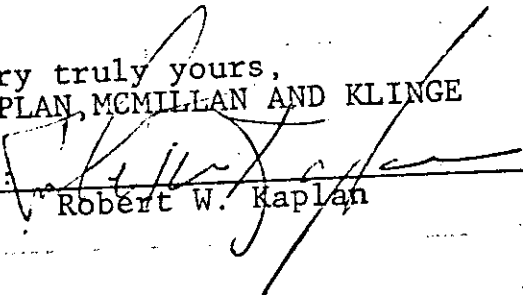
SUBJECT Northborough

MESSAGE

Dear Curtis:

I understand your file does not have copies of this yet (the Assignment and Right-of-Way Easement between KG&E and the owners of Northborough and the City of Wichita). Please advise me of the date of the extension of the platting time.

Very truly yours,
KAPLAN, MCMILLAN AND KLINGE

BY: 
Robert W. Kaplan

REPLY

RWK/ph
enc

REORDER NO. B2390C

© DAY-TIMERS, Allentown, Pa. 18001

SENDER - KEEP YELLOW COPY FOR YOUR FILE. MAIL WHITE AND PINK COPIES.

A S S I G N M E N T

FORM 240 REV. 995

FOR VALUE CONSIDERATION, the receipt of which is hereby acknowledged, the undersigned assign, transfer and set over unto THE CITY OF WICHITA, KANSAS, a Municipal Corporation, that certain Agreement and Right-Of-Way Easement executed March 31, 1976, wherein Kansas Gas and Electric Company, Inc. is grantor and the undersigned appear as grantees, said Right-of-Way Agreement covering:

The South 562 Feet of the Northwest 1/4 of Section 7, Township 27 South, Range 2 East, and all of that part of the Southwest 1/4 of Section 7, Township 27 South, Range 2 East lying North of the North Right-of-way line of the St. Louis & San Francisco Railroad Company, Sedgwick Co., Ks.

and filed of record on the 6th day of April, 1977, at Film 237, Page 934 in the Office of the Register of Deeds of Sedgwick County, Kansas.

DATED this 19th day of April, 1977.

Theodore Gore
THEODORE GORE

Robert M. Beren
ROBERT M. BEREN

Theodore I. Leben
THEODORE I. LEBEN

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
APR 25 1977

3 25133
BETTE F. MCCARTY
REGISTER OF DEEDS

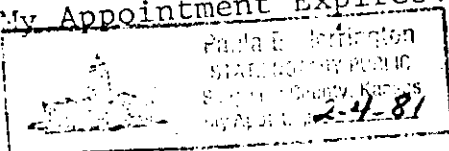
THE STATE OF KANSAS)
COUNTY OF SEDGWICK) ss: Original Compared
With Record

BE IT REMEMBERED that on this 19th day of April, 1977, before me, a Notary Public in and for the County and State aforesaid, came THEODORE GORE, ROBERT M. BEREN and THEODORE I. LEBEN, all personally known to me to be the same persons who executed the foregoing instrument and duly acknowledged their execution and authority to do so.

IN TESTIMONY WHEREOF, I have hereunto set my hand the day and year last above written.

Paula E. Herrington
NOTARY PUBLIC

My Appointment Expires:



Kaplan & McMillan
130 W. Market

67202

Not Compared
With Record

AGREEMENT AND RIGHT-OF-WAY EASEMENT

THIS AGREEMENT AND RIGHT-OF-WAY EASEMENT is

entered into this 31st day of March, 1976, by and between

KANSAS GAS & ELECTRIC COMPANY, INC.,
a corporation, its successors and assigns,
hereinafter called "COMPANY",

and

THEODORE GORE, ROBERT M. BEREN and
THEODORE I. LEBEN, their respective heirs
and assigns, hereinafter called "OWNERS",

WITNESSETH:

WHEREAS, OWNERS have fee title to the real property de-
scribed as:

Government Lot 1 in the NW 1/4 and the
E 1/2 of the NW 1/4 and Government Lot 2
in the NW 1/4 except the south 1017 feet
of said Lot 2, all in Section 7, T27S, R2E
of the 6th P. M., Sedgwick County, Kansas;

and

WHEREAS, OWNERS have filed a final plat on said real pro-
perty known as Northborough, an addition to Wichita, Sedgwick County,
Kansas, which said plat is to be presented to the Sub-Division Committee of
the Metropolitan Area Planning Commission of the City of Wichita, Kansas,
on March 11, 1976; and

WHEREAS, COMPANY has fee title to and owns a certain
parcel of real property described as:

The South 562 Feet of the Northwest 1/4
of Section 7, Township 27 South, Range
2 East, and all of that part of the South-
west 1/4 of Section 7, Township 27 South,
Range 2 East lying North of the North
Right-of-way Line of the St. Louis & San
Francisco Railroad Company, Sdgwick Co., Ks.

a portion of which said property is contiguous to a portion of the said
Northborough Addition; and

WHEREAS, certain drainage improvements are requisite and
necessary for the approval of the final plat of the said Northborough Addi-
tion, which said drainage improvement must also be extended across and
through the property of COMPANY; and

*By: [Signature] & [Signature]
430 N. Market
67302*

WHEREAS, the parties hereto agree to execute a Right-Of-Way easement from COMPANY to OWNERS for the purpose of construction, maintenance and operation of a drainage improvement extending across the property of OWNERS as generally indicated on the accompanying sketch plat marked Exhibit "A" and agree to grant OWNERS the necessary permanent easement therefor, subject to certain payments and other terms and conditions;

NOW, THEREFORE, the parties meet and agree as follows:

1. OWNERS agree to pay the actual cost of COMPANY's relocation or replacement of its installations which must be relocated to accommodate the said easement to be granted by COMPANY to OWNERS and which consist of:

- (A) One 69 K. V. pole;
- (B) One 12.5 K. V. pole;
- (C) Underground facilities servicing the present Metropolitan Life Insurance facility at 2600 North Woodlawn, Wichita, Kansas.

It has been represented by COMPANY to OWNERS, that the estimated cost of the relocation of the facilities hereinabove enumerated is Four Thousand One Hundred Ten Dollars (\$4,110.00); PROVIDED, HOWEVER, that OWNERS agree to pay to COMPANY the actual cost of relocating or replacing the said installations.

2. OWNERS acknowledge that the present fifteen foot access easement as shown on the plat of Northborough Addition and which encroaches on the west side of the existing utility easement owned by COMPANY, and encompassing the east 108 feet of the said Northborough Addition, shall be relocated to the west so as not to encroach upon the said existing 108 foot utility easement.

3. OWNERS acknowledge that construction of the said drainage improvement will prevent COMPANY from having access from Woodlawn Avenue to a portion of the real property owned by COMPANY lying generally to the east of the said drainage improvement all as shown on the accompanying

sketch plat designated Exhibit "A" and OWNERS therefore agree to construct at OWNERS' expense a satisfactory single way light equipment bridge with capacity sufficient to permit a motor vehicle of three-quarter (3/4) ton rating to cross the same. COMPANY agrees that it will make every reasonable effort to coordinate with the St. Louis - San Francisco Railroad in an effort to utilize as a light equipment bridge the same improvement which will be installed for purpose of continuing the drainage improvement under the track of said railroad and will attempt to coordinate use of railroad right-of-way for said purposes. In any event, however, OWNERS agree to construct and pay for said bridge whether or not the same is constructed in conjunction with the drainage improvement to be made under said railroad track. OWNERS may delete Armour Circle cul de sac.

4. COMPANY shall not be responsible for any portion of the cost of said drainage improvement nor for any maintenance expense thereof, nor will COMPANY have any further liability for any costs or expense of any nature whatsoever relating to the construction of or maintenance of said drainage improvement. OWNERS agree that COMPANY shall not be obligated for any costs or expenses for any drainage improvement district if hereinafter formed on the real property herein described for the purpose of completing or maintaining said drainage improvement. OWNERS shall also use their best efforts to coordinate the construction of the said drainage ditch with the efforts of the City of Wichita in installing any sewer or other facilities within the limits of the said drainage ditch so that the construction of the drainage ditch and the City facilities occur as nearly simultaneous as possible.

5. OWNERS acknowledge that COMPANY will be utilizing its 108' utility easement on the east portion of said Northborough Addition for access to its property herein described and OWNERS agree to hold harmless COMPANY for any damages, losses, expenses or claims of any nature whatsoever arising from damage to property to OWNERS or improvements

thereon by reason of COMPANY's use of said utility easement for purpose of ingress and egress to COMPANY's property.

6. OWNERS agree to pay to COMPANY in cash upon execution of this Agreement the sum of One Thousand Dollars (\$1,000.00) as and for consideration for said easement and COMPANY agrees, if requested, to execute a formal Right-Of-Way Easement Agreement to OWNERS; PROVIDED, HOWEVER, that COMPANY shall have full right to make aerial and underground crossings of the drainage ditch and related facilities without limitation as to number or placement, company to pay all costs in connection therewith.

IN WITNESS WHEREOF, We have hereunto set our hands the day and year first above written.

KANSAS GAS & ELECTRIC COMPANY

By Dennis L. Evans

Theodore Gore
THEODORE GORE

Robert M. Beren
ROBERT M. BEREN

Theodore I. Leben
THEODORE I. LEBEN

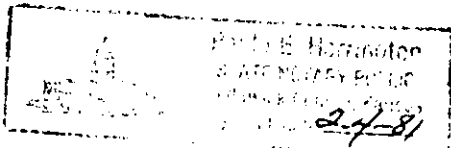
THE STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

BE IT REMEMBERED that on this 31st day of March, 1977, before me, a Notary Public in and for the County and State aforesaid, came DENNIS L. EVANS of KANSAS GAS & ELECTRIC COMPANY, THEODORE GORE, ROBERT M. BEREN and THEODORE I. LEBEN, all personally known to me to be the same persons who executed the foregoing instrument and duly acknowledged their execution and authority to do so.

IN TESTIMONY WHEREOF, I have hereunto set my hand this 31st day of March, 1977.

Paula D. Kerrington
NOTARY PUBLIC

My Appointment Expires:





ST. LOUIS - SAN FRANCISCO RAILWAY COMPANY
1625 N. Lexington Ave. — Springfield, Missouri 65802 — (417) 862-2722

G. S. POLLARD
Division Superintendent — Eastern Division
F. E. WAIT
Division Superintendent — Northern Division
D. A. BELL
Division Engineer — Eastern Division
R. D. WHITE
Division Engineer — Northern Division

June 30, 1977

WICHITA: Drainage: General

Mr. Robert W. Kaplan
KAPLAN & McMILLAN
Law Building
430 North Market
Wichita, Kansas 67202

Dear Mr. Kaplan:

Your subject Wichita Drainage, General Northborough Addition, 21st and Woodlawn,
File 5949-2.

In regard to drainage improvement across our right of way and under our
main line track between Woodlawn and Rock Road. This is to advise the
St. Louis-San Francisco Railway Company will not oppose said improvement
and this is to serve as tentative approval of said project until a formal
agreement has been executed.

No work may be performed on our right of way until this agreement can be
formalized.

Yours truly,

D. A. Bell
Division Engineer - East

LAW OFFICES

KAPLAN AND MCMILLAN

ROBERT W. KAPLAN

CALVIN MCMILLAN

RICHARD M. KLINGE

LAW BUILDING

430 NORTH MARKET

WICHITA, KANSAS 67202

316-262-5175

July 5, 1977

Curtis Newby, Junior Planner
Metropolitan Area Planning Commission
455 North Main, City Hall
Wichita, Kansas 67202

RE: Northborough Addition
File 5949-2

Dear Curtis:

I enclose a copy of a letter from the St. Louis - San Francisco Railway Company pertaining to Northborough Addition and authorizing the drainage improvement under the railroad track. As you know, I have had earlier correspondence with the railroad and have discussed the matter with them on several occasions. They now agree with the drainage improvement and have had an exchange of correspondence with Mr. Mitchell of Flood Control and have accepted the City's specifications.

I also have the original Easement Agreement finalizing with Conoco Pipeline and returned for recordation; and this matter should now be ready to go on the City Commission Agenda for approval of final platting.

There is one drainage petition still out and in the possession of Mr. Lowell Richardson who is circulating the same to the owners of 3 lots in the Jabe's Addition tract who are participating in the drainage. When Mr. Richardson returns this, all requirements of final platting will have been met and we should now be permitted to file the same.

If you desire to review this with me, I would appreciate being advised.

Very truly yours,
KAPLAN, MCMILLAN AND KLINGE

BY: 
Robert W. Kaplan

RWK/ph
enc

P.S. I would like to make tomorrow's filing if at all possible; and since dictating this correspondence I spoke to Lowell Richardson who advises that he can have the petition for drainage improvement back to me today so I appreciate your assistance and would like for you to call me today.

R.W.K.

July 5, 1977
Page two

cc: Kenneth O. Taylor, Consulting Engineer
cc: Oblinger-Smith Corporation, ATT: John Gist
cc: Theodore Gore
cc: Robert M. Beren
cc: Theodore Leben

DAK5577085

October 17, 1977

Mr. Paul Schnoebelen
Continental Pipeline Co.
P.O. Box 1267
Ponca City, OK 74601


Dear Mr. Schnoebelen:

Subject: Continental Pipeline Relocation in Northborough Addition

Attached is a plan profile sheet indicating the typical section and elevation of the proposed channel improvements in Northborough Addition. The related street profile information that you requested will be forwarded as soon as it is available.

If additional information is necessary please contact me.

Very truly yours,



R. W. Linn
City Engineer

EWL/dla

Encl.

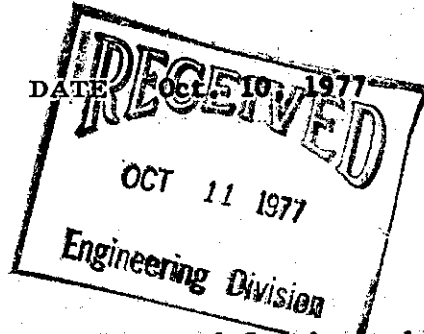
cc: M. S. Mitchell, Ass't. Supt. of Public Works Maintenance

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maintenance

TO Dick Linn, City Engineer

FROM M. S. Mitchell



SUBJECT - Proposed Continental Pipeline relocation
at West Branch of Gypsum Creek in
Northborough Addition

Reference is made to your note of September 28th requesting that we prepare a drawing showing our channel in relationship to subject crossing. I am enclosing a print of the Plan and Profile drawing of the channel showing the location of the centerline of the proposed pipeline easement and a Print and Profile drawing of the crossing with our recommended clearance shown thereon.

If you have any questions, please advise.

A handwritten signature in black ink, appearing to read "M. S. Mitchell". The signature is fluid and cursive.

M. S. Mitchell,
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Northborough Addn. Plat File
Continental Pipeline General File w/attachs.
West Branch Gypsum Creek Stream File

October 17, 1977

Mr. Paul Schmoebelen
Continental Pipeline Co.
P.O. Box 1267
Ponca City, OK 74601


Dear Mr. Schmoebelen:

Subject: Continental Pipeline Relocation in Northborough Addition

Attached is a plan profile sheet indicating the typical section and elevation of the proposed channel improvements in Northborough Addition. The related street profile information that you requested will be forwarded as soon as it is available.

If additional information is necessary please contact me.

Very truly yours,



R. W. Linn
City Engineer

EWL/dla

Encl.

cc: M. S. Mitchell, Ass't. Supt. of Public Works Maintenance

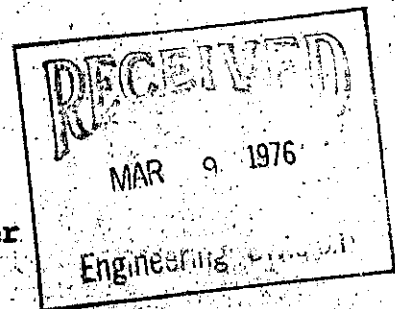
WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

DATE

March 9, 1976

TO Subdivision Committee Members
FROM Curtis L. Newby, Junior Planner
SUBJECT S/D 75-72 - Northborough Addition.
Generally located at the southeast corner
of 21st and Woodlawn.

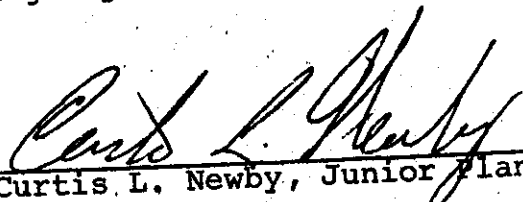


As you will recall the above referred to plat was deferred at your last meeting to allow the applicant and other involved landowners in the area to come to an agreement on how the drainage of the area was to be handled.

Please be advised that on Friday, March 5, 1976, a meeting was held by the developers with Kansas Gas & Electric and a satisfactory drainage plan was agreed upon. M. S. Mitchell of the Flood Control office and I attended the meeting. The plan agreed to proposes an improved drainage channel from 21st Street North across the Northborough site and the KG&E Sub Station property and under the railroad to the existing channel south of the railroad. Involved in this improvement is a bridge across the drainage channel on the KG&E property to be paid for by the Northborough developers, providing an access easement for KG&E along the east line of the Northborough property, and the installation of a new drainage structure under the railroad.

The Northborough plat has been placed back on your agenda for the March 11 meeting and the Northborough developers should, at this point, be ready to discuss guarantees for the drainage improvements. As conditions of the plat approval satisfactory guarantees need to be submitted for the drainage improvements, a letter from the railroad agreeing to letting a new structure be constructed under their track needs to be submitted, a letter from KG&E stating that a satisfactory agreement has been reached with the Northborough developers relative to the drainage improvements needs to be submitted, and a letter from the Northborough developers stating that they are agreeable to allowing the E. E. Jabes property to the east to drain into the system on the Northborough property needs to be submitted.

If there is any question concerning any of these matters, do not hesitate to call me.


Curtis L. Newby, Junior Planner

CLN:rme

5/11/17

PETITION - SEWER WATER

To the Board of Commissioners,
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated, of lots, parcels,
and tracts of real property lying within the area described generally as follows:

VOID

(a) That there be constructed a storm water drain to serve the area ~~area~~ described above. That said S.W.D. shall include the constr of a 2-9' x 6 x 64' R.C.B.C. on Armour Circle & shall also include the installation of a 2- x under the St Louis & San Francisco Railroad all in accordance with the plans & specifications to be furnished by the City Engineer of the City of Wichita, Kansas

(b) That the estimated and probable cost of the foregoing improvements being 790,000.00 payable by the improvement district. Said estimated cost as above set forth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this petition.

(c) That the land or area above described be constituted as an improvement district against which shall be assessed 100% of the total actual cost of the improvement.

(d) That the method of assessment of all costs of the improvement for which the improvement district shall be liable shall be

Where the ownership of a single lot is or may be divided into two or more parcels, the assessment to the lot so divided shall be assessed to each ownership or parcel on a square foot basis.

2. It is requested that the improvement hereby petitioned be made without notice and hearing, which, but for this request, would be required by K. S. A. 12-6a04.

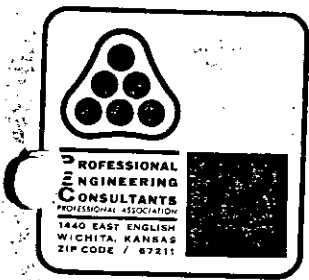
3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvement may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE

AN ABSTRACTOR'S CERTIFICATE OF OWNERSHIP MUST ACCOMPANY THIS PETITION



Date 5/23/83 MWB Page 2 of 2

Project NORTHBROUGH REHAB

Item Proposed Drainage Schematic

2/38

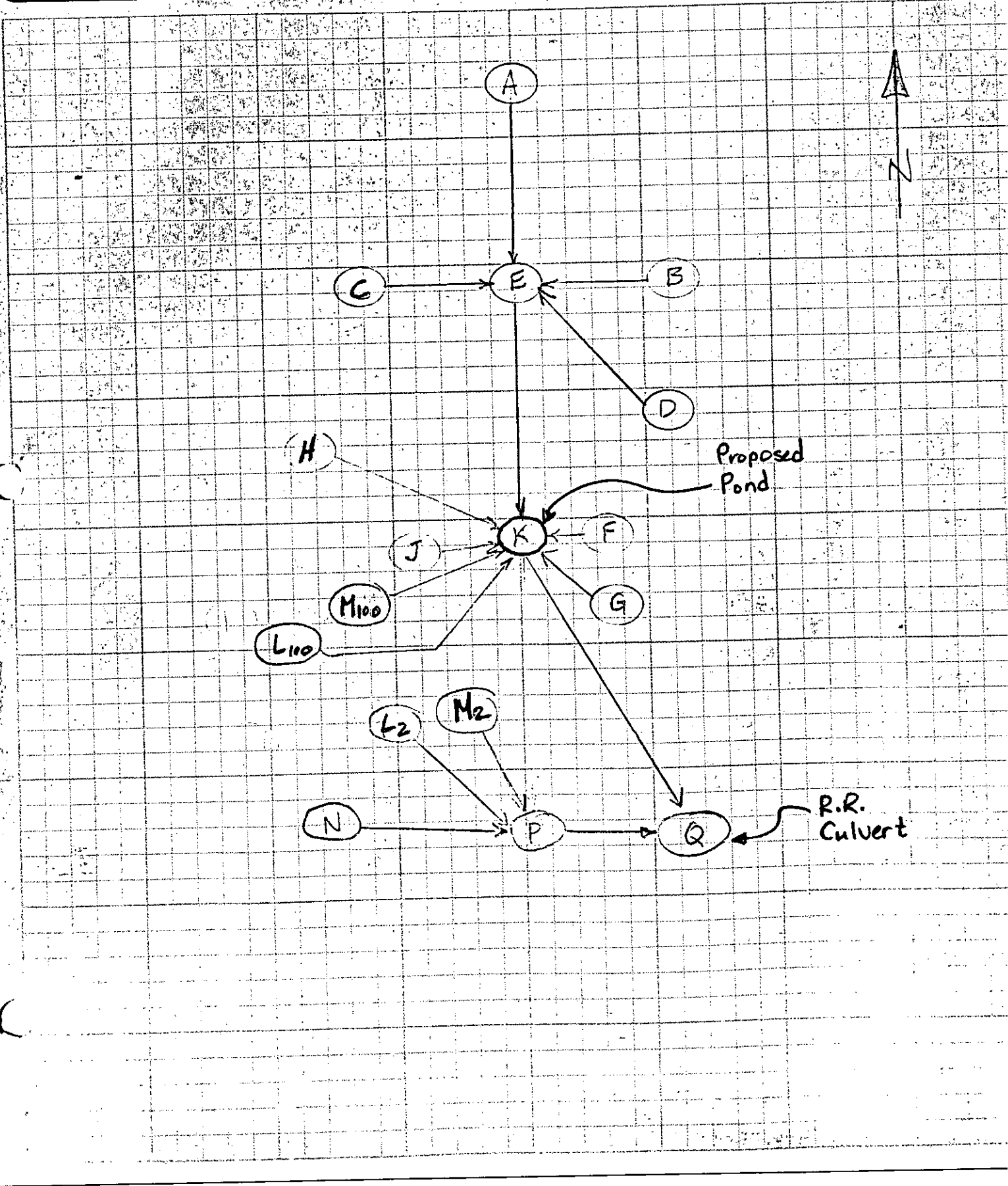
AREA	D.A. (Ac.)	Q _z (cfs)	Q ₁₀₀ (cfs)	T _c (min)	T _f (min)	* DESCRIPTION
A	-	-	173	25	-0-	Comelara (N of 21st)
B	3.67	-	30	15	-0-	Chelsea N. Lot 1 (Office)
C	4.1	-	34	15	1	E/O Stratford S/O 21st (Apt)
D	-	-	-	25	-0-	- Jct - Pt A+B+C+D
E	13.3	-	103	15	-0-	Chelsea Square (Apt)
G	19.5	-	131	17	-0-	Chelsea Estates (Single Fam - 1/2 Ac)
H	16.8	-	130	15	-0-	Stratford St. Dr. (Apt/Ofe)
J	24.5	-	167	16.7	3	Pond Contrib Area (Apt/Open)
K	-	-	-	-	-	Pond Design Point F+G+H+J+K +L+M+N
L	13.8	26	87	15	-0-	Rockhill St. Dr (Ofe)
M	11.5	52	90	15	-0-	S/O Conoco P.L. (Apt)
N	45.1	-	-	-	-	KG&E/Heb. Cong. (Cult.)
P	-	-	-	-	-	Jct Pt L+M+N
Q	-	-	-	-	-	Jct Pt P+K R.R. Design Pt.
R	9.3	-	76	15	-0-	Lots 2+3 Chelsea No. (Comm/Ofe)

* Est @ 6 ft/sec. Assumed to be negligible. Will use T_f=0 time for all Q calculations

Date 5/23/83 MB Page 1 of 2

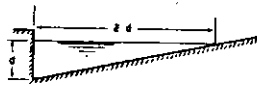
Project NORTHBOROUGH REPLAT

Item Proposed Drainage Schematic



3/3
38/36

Chart 1

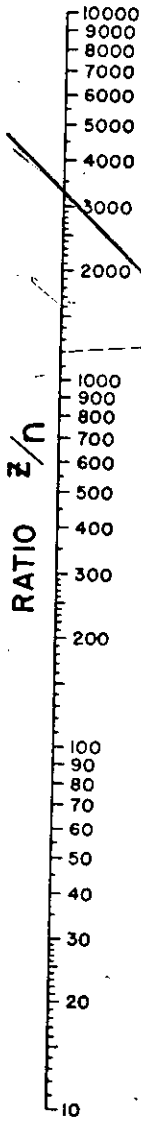


EQUATION: $Q = 0.56 \left(\frac{z}{n}\right)^{3/2} d^{5/2}$
 n IS ROUGHNESS COEFFICIENT IN MANNING
 FORMULA APPROPRIATE TO MATERIAL IN
 BOTTOM OF CHANNEL
 z IS RECIPROCAL OF CROSS SLOPE
 REFERENCE: H. R. B. PROCEEDINGS 1948,
 PAGE 150, EQUATION (14)

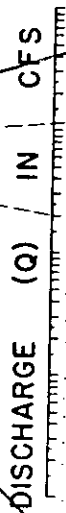
EXAMPLE (SEE INSTRUCTION 1)

GIVEN: $z = 0.03$
 $z = 24$
 $n = .02$ } $z/n = 1200$
 $Q = 20 \text{ CFS}$

FIND: $d = 0.22$ BY FOLLOWING
 DASHED LINES



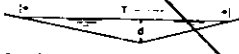
TURNING LINE



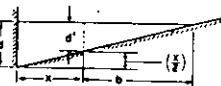
INSTRUCTIONS

1. CONNECT z/n RATIO WITH SLOPE (S) AND CONNECT DISCHARGE (Q) WITH POINT WHERE LINE CROSSES TURNING LINE. READ DEPTH AT CURB (d). Q CAN BE FOUND FROM d BY CONNECTING d WITH CROSSING OF TURNING LINE.

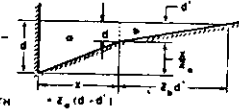
2. FOR SHALLOW V-SHAPED CHANNEL AS SHOWN USE NOMOGRAPH AS EXPLAINED IN INSTRUCTION 1 BUT WITH $z = \frac{1}{d}$.



3. TO DETERMINE DISCHARGE Q_1 IN PORTION OF CHANNEL HAVING WIDTH x : DETERMINE DEPTH d FOR TOTAL DISCHARGE IN ENTIRE SECTION AS EXPLAINED IN 1. THEN USE NOMOGRAPH TO DETERMINE Q_2 IN SECTION OF WIDTH b FOR DEPTH $d' = d - \left(\frac{x}{z}\right)$. THEN $Q_1 = Q - Q_2$.



4. TO DETERMINE DISCHARGE (Q_1) IN COMPOSITE SECTION: FOLLOW INSTRUCTION 3 TO OBTAIN DISCHARGE (Q_2) IN SECTION b AT ASSUMED DEPTH d BASED ON AN EXTENSION OF SLOPE RATIO z_1 TO INTERSECT WATER SURFACE. OBTAIN Q_3 FOR SLOPE RATIO z_2 AND DEPTH d' : $d' = d - \frac{x}{z_1}$. THEN $Q_1 = Q_2 + Q_3$.



BUREAU OF PUBLIC ROADS
 REV. JAN. 1968

NOMOGRAPH FOR FLOW
 IN TRIANGULAR CHANNELS



3. Stratford S.W.S. overflow

$$Q_2 = 35.66 \text{ cfs} \quad T_c = 25 \text{ min}$$

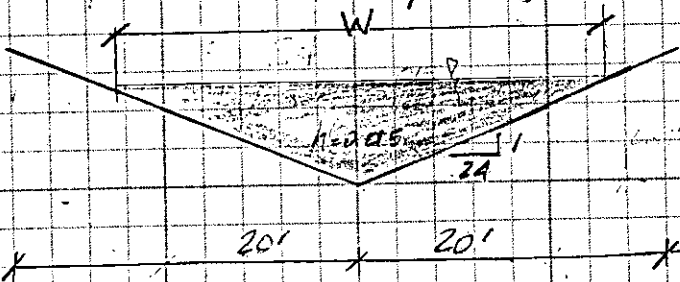
$$i_2 = 3.32 \text{ in/hr}$$

$$i_{100} = 7.36 \text{ in/hr}$$

$$Q_{100} = \frac{736}{332} 35.66 = 79 \text{ cfs}$$

$$Q_{des} = Q_{100} - Q_2 = 79 - 36 = 43 \text{ cfs}$$

Assume V-shaped paved swale



$$z = T/d = \frac{20}{0.42} = 48$$

$$z/n = 3200$$

$$\text{At } S_o = 0.3\% \quad d = 0.72' \approx W = 36' \text{ 'OK'}$$

40' Drain Esmt. Req'd

4. Rockhill S.W.S. overflow

$$Q_2 = 33.65 \quad T_c = 27.2 \text{ min.}$$

$$i_2 = 3.13 \text{ in/hr}$$

$$i_{100} = 7.14 \text{ in/hr}$$

$$Q_{100} = \frac{7.14}{3.13} (33.65) = 76.8 \text{ cfs}$$

$$Q_{des} = Q_{100} - Q_2 = 77 - 34 = 43 \text{ cfs}$$

By inspection, 40' Esmt req'd.

Computation of Peak Discharge by TR #55
Date: 05-23-1983

Title: NORTHBOROUGH REPLAT**AREA C**NE CORNER OF PLAT

Rainfall 7.8 inches

CN # 95 #

Hyd. Len. 400 feet

slope 1 %

% of hvm 75 %

% Imp. 85 %

Area of basin 4.1 acres

Peak dis. = 33.616036029501 cfs

Csm/in. = 728.5888203803

Tc = .25 hrs.

Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 15 minutes

Intensity = 8.98 inches/hr.

C factor .86049672554615

Peak Dis. = 31.681768441158

Computation of Peak Discharge by TR #55
Date: 05-23-1983

Title: NORTHBOROUGH REPLAT**AREA B**CHELSEA NORTH-LOT 1

Rainfall 7.8 inches
CN # 95 #
Hrd. Len. 600 feet
slope 1 %
% of hvm 75 %
% Imp. 85 %
Area of basin 3.67 acres

Peak dis. = 30.090451762992 cfs

Csm/in. = 728.5888203803

Tc = .25 hrs.

Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 15 minutes

Intensity = 8.98 inches/hr.

C factor .86049672554615

Peak Dis. = 28.359046385134

Computation of Peak Discharge by TR #55
Date: 05-24-1983

Title: NORTHBOROUGH REPLAT ** AREA D ** LOTS 2 & 3 CHELSEA NORTH (COMM/OFC)

Rainfall 7.8 inches

CN # 95 #

Hyd. Len. 1300 feet

slope 1.7 %

% of hvm 75 %

% Imp. 85 %

Area of basin 9.3 acres

Peak dis. = 76.251008554723 cfs

Csm/in. = 728.5888203803

Tc = .25 hrs.

Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 15 minutes

Intensity = 8.98 inches/hr.

C factor .86346687670467

Peak Dis. = 72.111572741113

Computation of Peak Discharge by TR #55
Date: 05-24-1983

Title: NORTHBOROUGH ADDITION ** AREA F ** CHELSEA SQUARE (APTS)

Rainfall 7.8 inches
CN # 92 #
Hyd. Len. 1600 feet
slope 1.7 %
% of hvm 75 %
% Imp. 65 %
Area of basin 13.3 acres

Peak dis. = 103.24800629203 cfs

Csm/in. = 728.5888203803

Tc = .25 hrs.

Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 15 minutes

Intensity = 8.98 inches/hr.

C factor .76627030007034

Peak Dis. = 91.5187270186

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Computation of Peak Discharge by TR #55
Date: 05-24-1983

Title: NORTHBOROUGH ADDITION ** AREA G ** CHELSEA ESTATES (SING. FAM - 1/4 AC LOT)

Rainfall 7.8 inches

CN # 87 #

Hyd. Len. 1750 feet

slope 1.5 %

% of hvm 75 %

% Imp. 38 %

Area of basin 19.5 acres

Peak dis. = 131.11258086675 cfs

Csm/in. = 687.9465327986

Tc = .28670178620234 hrs.

Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 17.20210717214 minutes

Intensity = 8.658492352867 inches/hr.

C factor .62394905079494

Peak Dis. = 105.34793265528

Computation of Peak Discharge by TR #55
Date: 05-24-1983

Title: NORTHBOROUGH REPLAT ** AREA H ** STRATFORD STORM SEWER

Rainfall 7.8 inches
CN # 92 #
Hyd. Len. 1100 feet
slope 1.5 %
% of hvm 75 %
% Imp. 65 %
Area of basin 16.8 acres

Peak dis. = 130.92379742151 cfs

Csm/in. = 728.5888203803

Tc = .25 hrs.

Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 15 minutes

Intensity = 8.98 inches/hr.

C factor .76521718283141

Peak Dis. = 115.44372507067

9/38

Computation of Peak Discharge by TR #55
Date: 05-23-1983

Title: NORTHBOROUGH ADDITION ** AREA J ** POND CONTRIBUTING AREA

Rainfall 7.8 inches
CN # 87 #
Hyd. Len. 1300 feet
slope 1 %
% of h_{ym} 75 %
% Imp. 37 %
Area of basin 24.5 acres

Peak dis. = 166.77554519823 cfs

Csm/in. = 696.4841153498

Tc = .27838575397417 hrs.

Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 16.70314523845 minutes

Intensity = 8.731340725186 inches/hr.

C factor .6177550246622

Peak Dis. = 132.14882638247

10/
33

Computation of Peak Discharge by TR #55
Date: 05-24-1983

Title: NORTHBOROUGH ADDITION ** AREA L ** ROCKHILL STORM DRAIN (DFC/COMM)

Rainfall 7.8 inches
CN # 95 #
Hyd. Len. 1500 feet
slope 2 %
% of hvm 75 %
% Imp. 85 %
Area of basin 13.8 acres

Peak dis. = 113.14665785539 cfs

Csm/in. = 728.5888203803

Tc = .25 hrs.

Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 15 minutes

Intensity = 8.98 inches/hr.

C factor .86444367302744

Peak Dis. = 107.12531773625

Computation of Peak Discharge by TR #55
Date: 05-23-1983

Title: NORTHBOROUGH ADDITION ** AREA M ** S OF CONOCO PIPELINE

Rainfall 7.8 inches
CN # 92 #
Hyd. Len. 700 feet
slope 1.6 %
% of hvm 75 %
% Imp. 65 %
Area of basin 11.5 acres

Peak dis. = 89.620456568296 cfs

Csm/in. = 728.5888203803

Tc = .25 hrs.

Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 15 minutes

Intensity = 8.98 inches/hr.

C factor .76575673375936

Peak Dis. = 79.07969789532

Computation of Peak Discharge by TR #55
Date: 05-25-1983

Title: NORTHBOROUGH REPLAT ** AREA N ** KG&E AND HEBREW CONG. ADD.

Rainfall 7.8 inches
CN # 81 #
Hyd. Len. 2800 feet
slope 1.6 %
% of hvm 0 %
% Imp. 5 %
Area of basin 45.1 acres

Peak dis. = 134.56439782732 cfs

Csm/in. = 343.8297851609

Tc = .89986874341218 hrs.

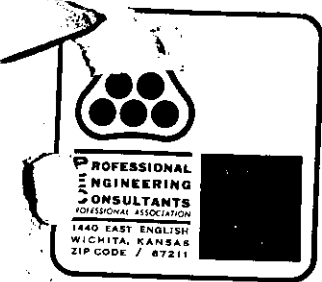
Peak Discharge by Modified Rational Formula
Discharge for 100 year freq.

Time of Conc. (Tc) = 53.92212460473 minutes

Intensity = 4.3505250263513 inches/hr.

C factor .39557619078504

Peak Dis. = 77.61548171453



7' x 5.3' CMPA (Struct #2)
Mitered to conform to slope

$\bar{H} = 191.86$ (per KD Taylor plans)

Top rail ≈ 200.5

Desirable HW ≈ 196

$196 - 191.86 = 4.14'$

Inlet control (use 7'-0" x 5'-1")

$\frac{HW}{D} = \frac{4.14}{5.3} = 0.78$

$Q = 135$ cfs

Outlet control

Assume $TW = 2'$

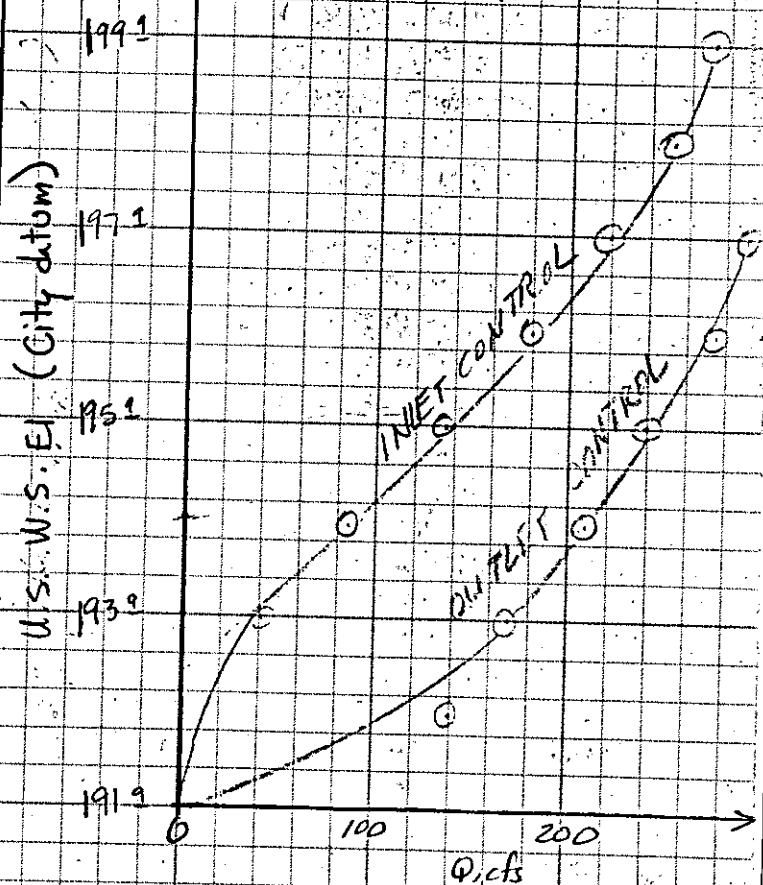
D.S. $\bar{H} = 190.80 + 2 = 192.80$

$H = 196 - 192.8 = 3.2'$

$Q = 240$ cfs

Inlet control & outlet control curves

7' x 5'-1" CMPA



INLET CONTROL

OUTLET CONTROL

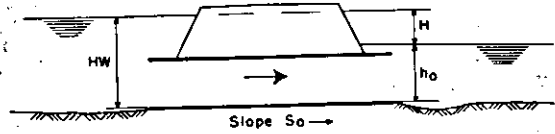
HW Elev (ft)	HW Elev	HW/D	Q (cfs)
1	192.9	0.20	-
2	193.9	0.39	42
3	194.9	0.59	86
4	195.9	0.79	135
5	196.9	0.98	180
6	197.9	1.18	220
7	198.9	1.38	250
8	199.9	1.57	270

Assumed TW x depth	TW Elev	H (ft)	Q (cfs)
1	191.8	1.1	140
1.5	192.3	1.6	170
1.75	192.55	2.35	210
2	192.8	3.1	240
2	192.8	4.1	275
2.5	193.3	4.6	290
2.5	193.3	5.6	320
3	193.8	6.1	340

Inlet control Controls

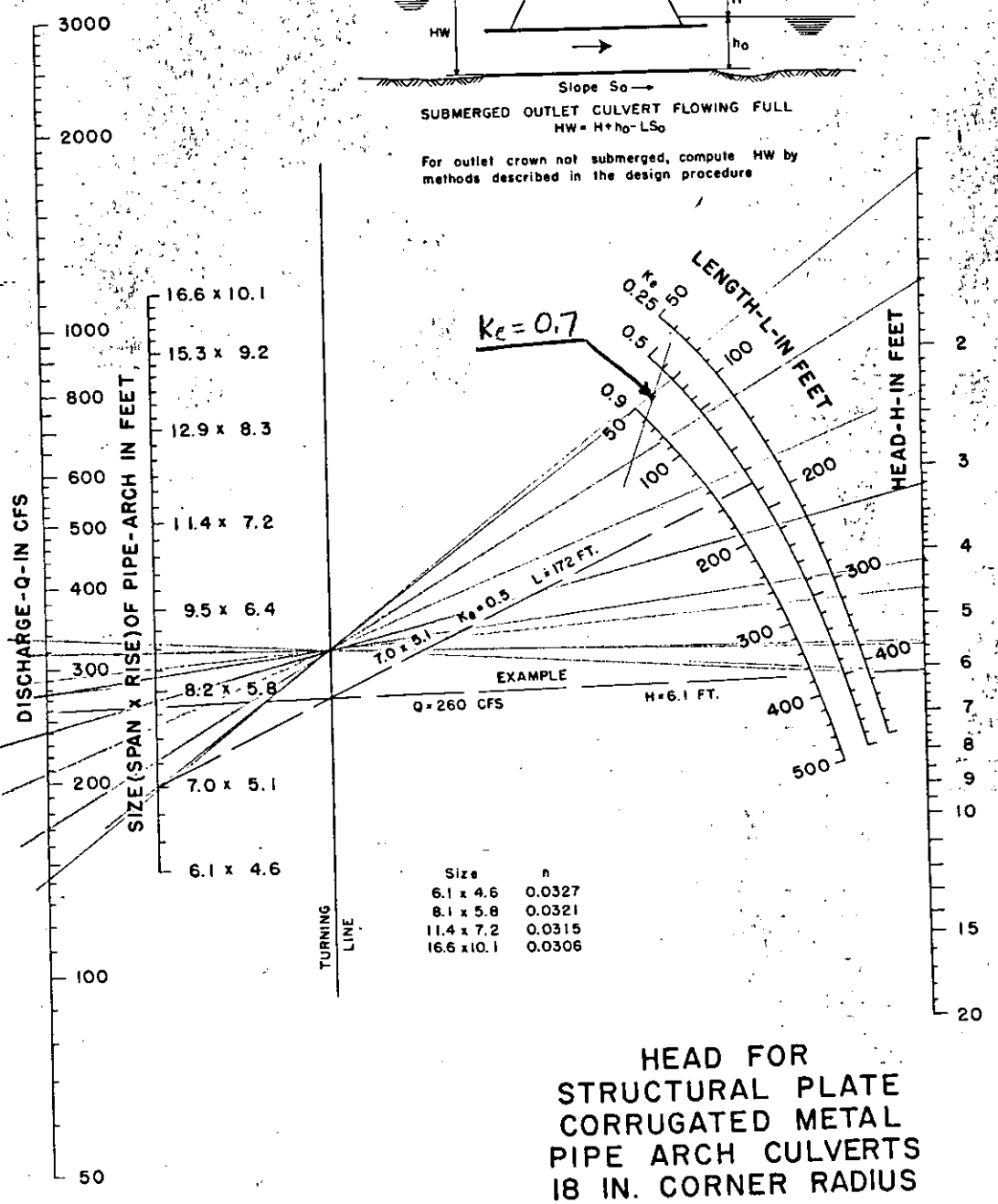
* Approx based on HDS #3
2:1 channel b=20' n=0.030

CHART 14



SUBMERGED OUTLET CULVERT FLOWING FULL
 $HW = H + h_0 - LS_0$

For outlet crown not submerged, compute HW by methods described in the design procedure



- 16.6 x 10.1
- 15.3 x 9.2
- 12.9 x 8.3
- 11.4 x 7.2
- 9.5 x 6.4
- 8.2 x 5.8
- 7.0 x 5.1
- 6.1 x 4.6

$K_c = 0.7$

$K_c = 0.5$

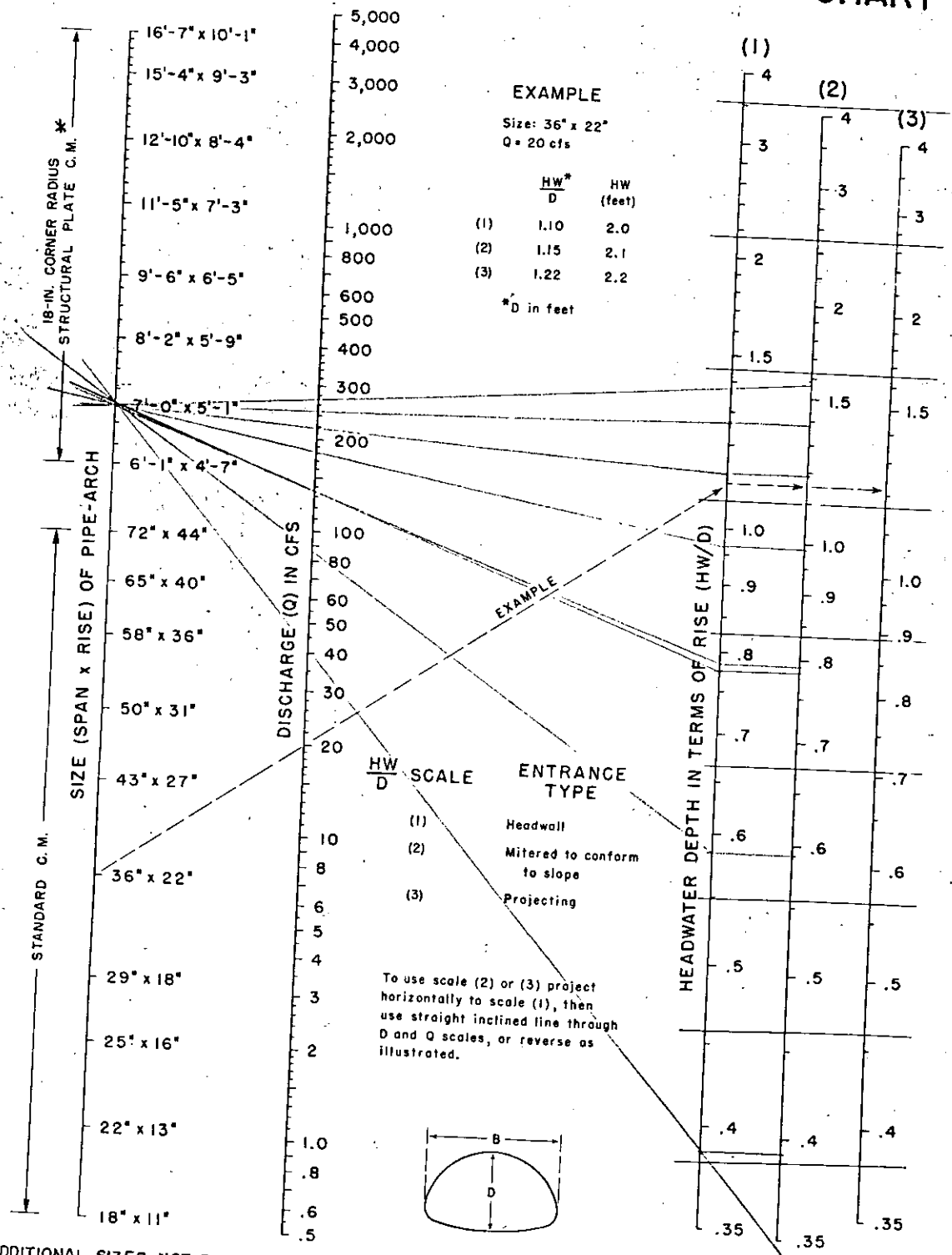
EXAMPLE
 $Q = 260$ CFS
 $H = 6.1$ FT.

Size	n
6.1 x 4.6	0.0327
8.1 x 5.8	0.0321
11.4 x 7.2	0.0315
16.6 x 10.1	0.0306

HEAD FOR
 STRUCTURAL PLATE
 CORRUGATED METAL
 PIPE ARCH CULVERTS
 18 IN. CORNER RADIUS
 FLOWING FULL
 $n = 0.0327$ TO 0.0306

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CHART 6



*ADDITIONAL SIZES NOT DIMENSIONED ARE LISTED IN FABRICATOR'S CATALOG

BUREAU OF PUBLIC ROADS JAN. 1963

HEADWATER DEPTH FOR C. M. PIPE-ARCH CULVERTS WITH INLET CONTROL

Project No. 21-55
 Project Name
 Date 5-24-62 By MKS

HYDROGRAPH COMPUTATION BY TR-55 METHOD

Discharge, cfs

Subarea	T _c hr	T _t hr	K in ² -in	11.0 hrs.	11.5 hrs.	11.7 hrs.	11.8 hrs.	11.9 hrs.	12.0 hrs.	12.1 hrs.	12.2 hrs.	12.3 hrs.	12.4 hrs.	12.5 hrs.	12.6 hrs.	12.7 hrs.	12.8 hrs.	12.9 hrs.	13.0 hrs.	13.5 hrs.	14.0 hrs.	16.0 hrs.	20.0 hrs.
A	0.4	0	0.3009	6	12	31	67	126	163	173	136	100	74	57	47	38	32	27	24	16	13	7	4
B	0.2	0	0.00410	1	2	9	21	33	26	17	10	7	6	5	4	3	3	3	3	2	2	1	1
C	0.2	0	0.0041	1	2	10	23	37	30	20	11	8	6	6	5	4	3	3	3	2	2	1	1
D	0.2	0	0.1046	2	5	22	53	83	67	44	26	18	14	13	11	9	8	7	7	5	4	3	3
E	0.2	0	0.1046	10	21	72	164	279	291	254	183	133	100	81	67	54	46	40	37	25	21	12	9
F	0.3	0	0.1115	3	6	20	46	69	94	76	53	36	26	21	18	15	12	11	10	7	6	3	2
G	0.3	0	0.1907	4	8	27	62	112	125	102	71	48	35	28	24	19	16	15	14	10	8	5	3
H	0.2	0	0.1776	4	8	37	92	143	115	76	44	31	25	22	19	15	13	13	12	9	7	4	3
J	0.3	0	0.2376	5	10	34	78	140	153	128	89	60	44	35	30	24	21	18	17	12	10	6	3
L ₁₀₀	0.3	0	0.1322	4	6	19	43	78	87	70	50	33	24	20	17	13	11	11	9	7	6	4	2
M ₁₀₀	0.3	0	0.0510	1	2	8	19	34	38	31	21	14	11	9	7	6	5	4	4	3	2	1	1
				31	61	217	494	870	908	737	511	355	265	216	182	146	124	112	103	73	60	35	23

K = Z(E.F)
 1611437
 1000 M₁₀₀

* K = 173 cfs / 575 csm
 † K printed to reflect deduction of 102 which flows in above drain

Location:

Notes:

Project No. 36-82-123-552
 Project NORTHBRIDGE REPAIR
 Date 5/24/83 By MAB

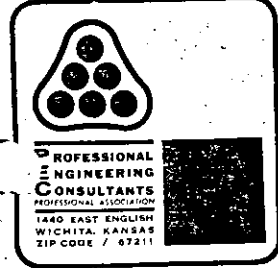
HYDROGRAPH COMPUTATION BY TR-55 METHOD

Discharge, cfs

Subarea	T _c hr	T _t hr	K mi ² -in	11.0 hrs.	11.5 hrs.	11.7 hrs.	11.8 hrs.	11.9 hrs.	12.0 hrs.	12.1 hrs.	12.2 hrs.	12.3 hrs.	12.4 hrs.	12.5 hrs.	12.6 hrs.	12.7 hrs.	12.8 hrs.	12.9 hrs.	13.0 hrs.	13.5 hrs.	14.0 hrs.	16.0 hrs.	20.0 hrs.
L-5	0.3	0	0.0395	1	2	6	13	24	26	21	15	10	7	6	5	4	3	3	3	2	2	1	1
M-5	0.3	0	0.0790	2	3	11	25	46	52	43	29	20	14	12	19	8	7	6	6	4	3	2	1
N	1.0	0	0.3913	5	9	18	26	42	61	83	101	118	122	124	118	105	97	85	74	40	25	11	6
P=L ₁ M ₅ +N				8	14	35	64	112	139	147	145	148	143	142	142	120	107	94	83	46	30	14	8
K (See SH 1 of 2)				29	58	208	484	834	868	705	488	340	254	207	174	130	119	107	99	70	57	33	22
NO DETENTION Q				37	72	243	548	946	1007	852	633	488	397	349	316	250	226	201	182	116	87	47	30
POUND OUTFLOW HYD.				0	12	25	35	73	110	145	180	188	195	197	200	198	195	192	190	168			
P				8	14	35	64	112	139	147	145	148	143	142	142	120	107	94	83	46	30	14	8
Q w DETENTION				8	26	60	99	185	249	292	325	336	338	339	342	318	302	286	273	219			

* K printed for Qs only

Date 5/24/83 MMB Page 1 of 3
Project Northborough Replat 36-82493-553
Item Detention volume Trial 2



Estimate $Q = 250 \text{ cfs}$

1. Flow depth in channel S. of Farmview.
Channel dimensions unknown.
RCB bottom width = $4 \times 6 = 24' +$
Assume $b = 20'$, $Z = 2:1$, $n = 0.035$
(This will be conservative)
Refer to p. 36 HDS #3
"Design Charts for Open Channel Flow"
FHWA. (See attached)

$Q_n = 250 \times 0.035 = 8.75$

Slope (%)	D ft	V _n fps	V _c fps
0.3	2.7	0.13	3.7
0.5	2.2	0.16	4.7
0.75	2.0	0.18	5.1
1.0	1.8	0.20	5.7

Assume $S = 0.5\%$, $D = 2.2'$, $V = 4.7 \text{ ft/sec}$

\therefore TW Elev @ Farmview culvert
 $= 184.5 + 2.2 = 187.0$

① TW Elev @ Farmview = 187.0

2. Determine Head Loss @ Farmview culvert.

Inlet control (not full flow)

4- 6' x 5' RCB $L = 65'$

$Q/B = \frac{250}{24} = 10.4$ $K_e = 0.5$

Chart 1, HEC-5

$\frac{HW}{D} = 0.47$

$HW = 2.35'$

\therefore HW Elev = $186' + 2.35 = 188.35$

② HW Elev @ Farmview = 188.35

19/38

Sheet 1A of 3

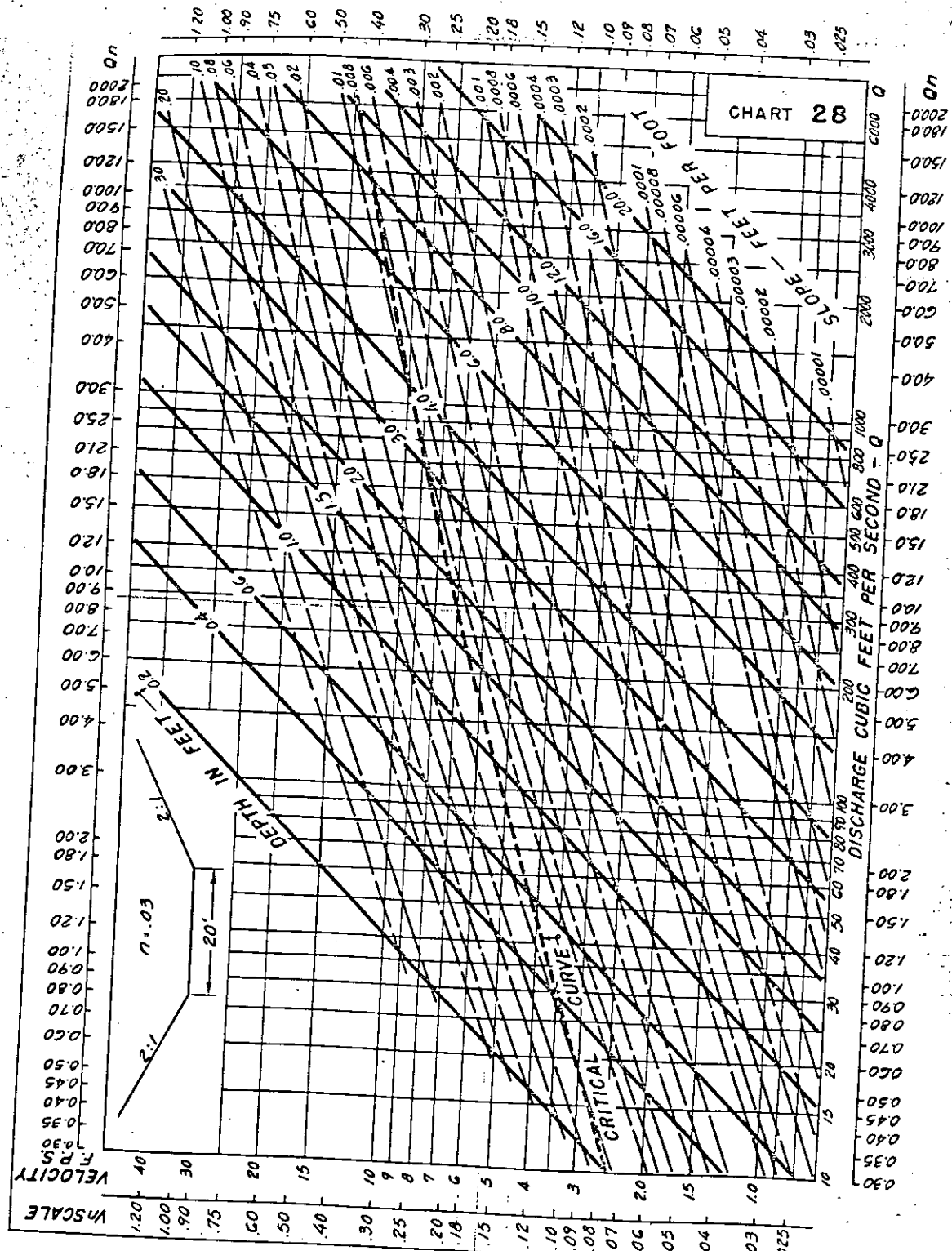
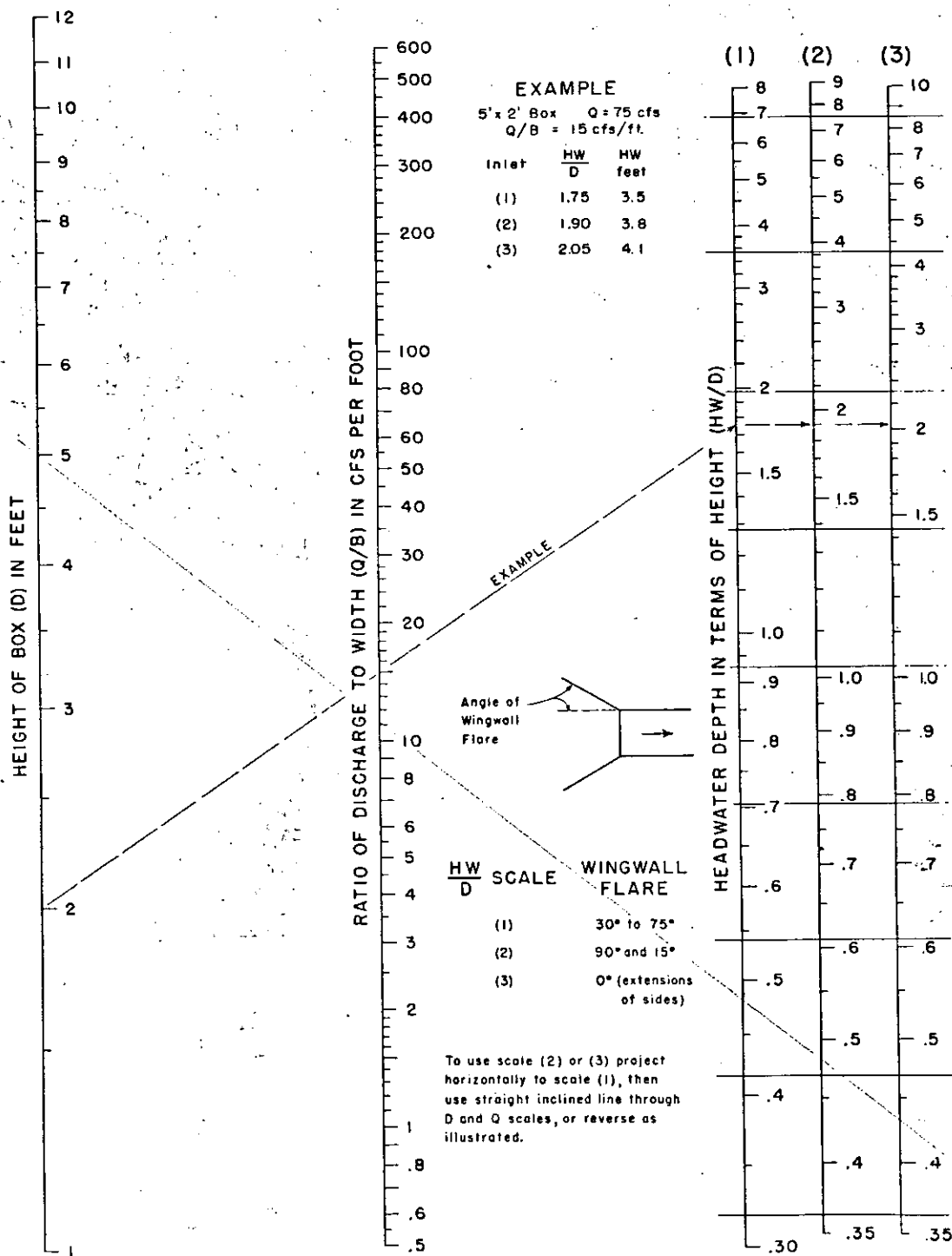


CHART I



HEADWATER DEPTH FOR BOX CULVERTS WITH INLET CONTROL



Date 5/26/83 Page 2 of 3
 Project NORTHBOROUGH REPLAT
 Item DETENTION VOLUME - TRAIL 3

21/38

3 Headloss thru RR structure

Set HW = 196

TW = 188.45 (w/ channel π deepening)

$$H = 196 - 188.45 = 7.55$$

L = 140, K_e = 0.5 (End-Section)

Q/barrel = 70 cfs

For 3-36" CMP Q = 210 cfs

From performance curve, 7" x 5' CMPA

has Q = 135 cfs

$$Q_{TOT} = 210 + 135 = 345 \text{ cfs}$$

4. Detention vol req'd.

Change @ Rockhill St. Dr

$$L_2 = 26 \text{ cfs} \therefore L_3 = 66 \text{ cfs}$$

\therefore Q_{peak} for design point P \approx 145 cfs
 35 cfs reduction

Q_{target} = 350 cfs @ elev 196.00
 thru RR

For pond, Q_{target} \approx 225 cfs @
 depth of 5' = elev 199

Set static pool @ 194 (1' below existing
 channel π)

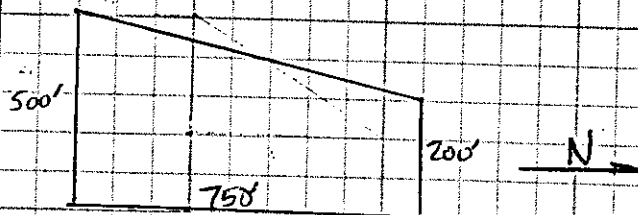
Hydrograph changes, but not by
 too much.

Estimate area under curve and
 above Q = 225 cfs from Trial 1 plot

V \approx 30 AC-FT

@ 5' deep, A = 6 ACRE.

Assume Trapezoid.



$$A = 6.02 \text{ AC}$$



5. Construct hypothetical stage-storage relationship

Assume

- a) Static pool = 194
- b) Static pool S.A. = 6 Ac
- c) Static pool shape = trapezoid
 $W_1 = 200', W_2 = 500', L = 750'$
- d) 4:1 slope

Elev	W_1 (ft)	W_2 (ft)	L (ft)	A (Ac)	Vol (cc-ft)
194	200	500	750	6.02	0
195	208	508	758	6.16	6.09
196	216	516	766	6.44	12.39
197	224	524	774	6.65	18.93
198	232	532	782	6.86	25.68
199	240	540	790	7.07	32.64
200	248	548	798	7.29	39.82
201	256	556	806	7.51	47.22

6. Outfall design - pipe

Assume $TW = 196 =$ Backwater from R.R.

Target is $Q = 225 cfs @ y = 5'$ deep

Inlet control

$H = 194'$
 $HW EI = 199' \approx$

(Inlet control w/ end sects CMP or RCP)

Size	HW/D	Q
30	2.0	47
36	1.67	60
42	1.43	78
48	1.25	95
54	1.11	110

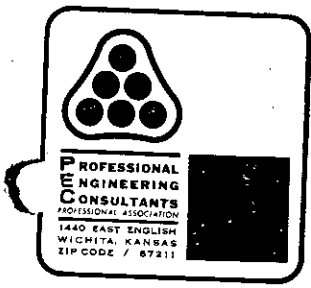
3-36 or 2-54

Outlet control $Ke = 0.5$

Size	$\frac{D+D}{2}$	TW	HW	H	Q	RCP
30	2.4	2	5	2.5	45	3
36	2.75	2	5	2.25	65	3
42	3.1	2	5	1.9	83	6
48	3.5	2	5	1.5	96	8
54	3.8	2	5	1.2	110	5

RCP inlet & outlet control are nearly identical.

Use 2-36" RCP's.



Date 5/26/83 MB Page 1 of 5 23/38
 Project Northborough Replat 36-B2493-552
 Item Detention Volume Trial 2

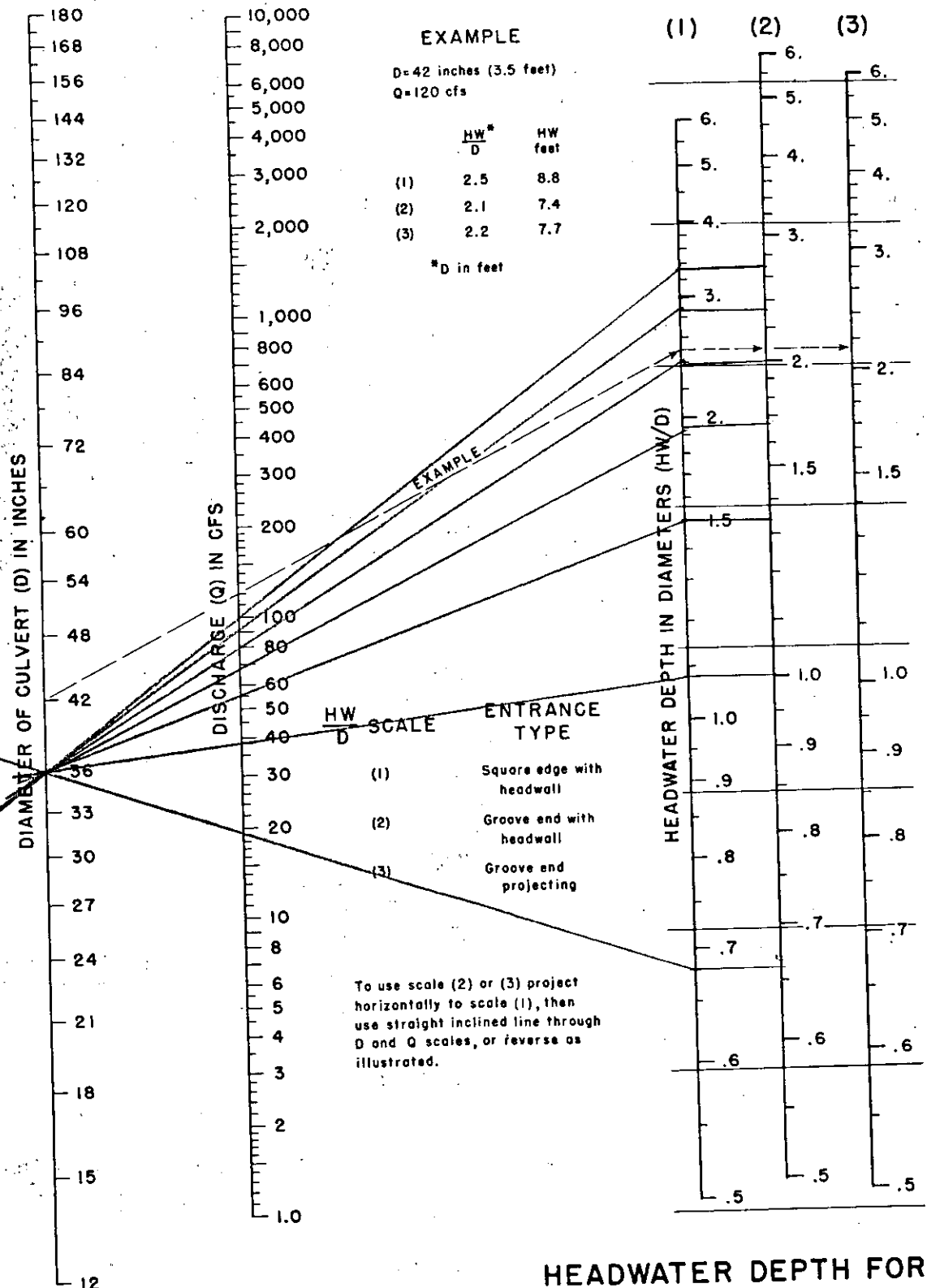
STAGE-DISCHARGE CURVE
 2-36" ϕ RCP Inlet control
 H Elev. = 194 (Kc=0.5
 End section)

Elev	HW	HW/D	Q	3xQ	Elev	AC IN	AC IN/HR	CFS	AC IN/HR
						5	$\frac{25}{\Delta t}$	0	$\frac{25}{\Delta t}$
									Δt +0
194	0	0	0	0	194	0	0	0	0
195	1	0.33	≈10	30	195	73	730	30	760
196	2	0.67	19	57	196	149	1490	57	1547
197	3	1.00	38	114	197	227	2270	114	2384
198	4	1.33	55	165	198	308	3080	165	3245
199	5	1.67	68	204	199	391	3910	204	4114
200	6	2.00	80	240	200	478	4780	240	5020
201	7	2.33	90	270	201	567	5670	270	5940
202	8	2.67	100	300	202			300	

$\frac{25}{\Delta t}$ +0 vs 0

$\Delta t = 0.2$ hr

CHART 2



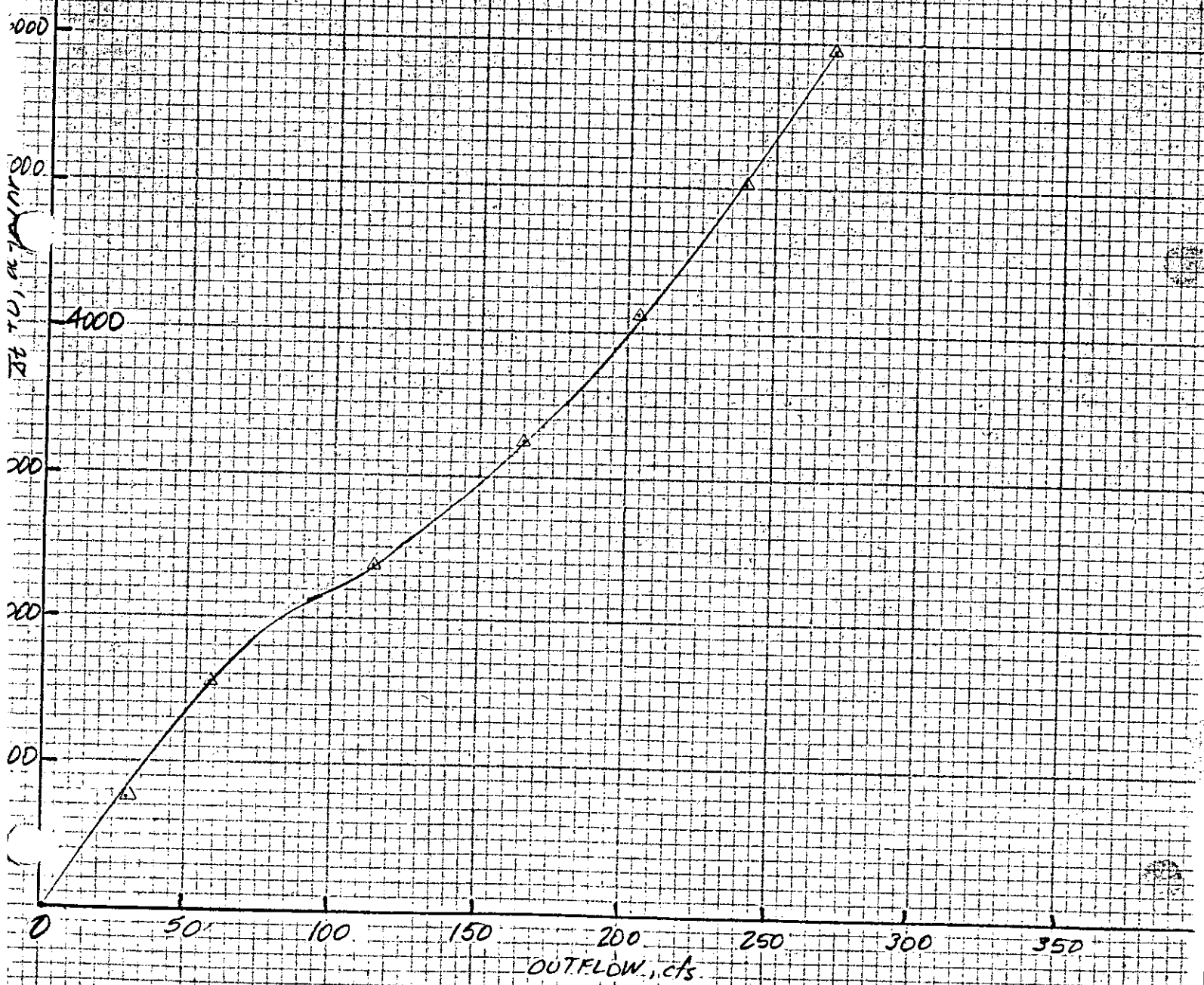
HEADWATER DEPTH FOR CONCRETE PIPE CULVERTS WITH INLET CONTROL

HEADWATER SCALES 283
 REVISED MAY 1964

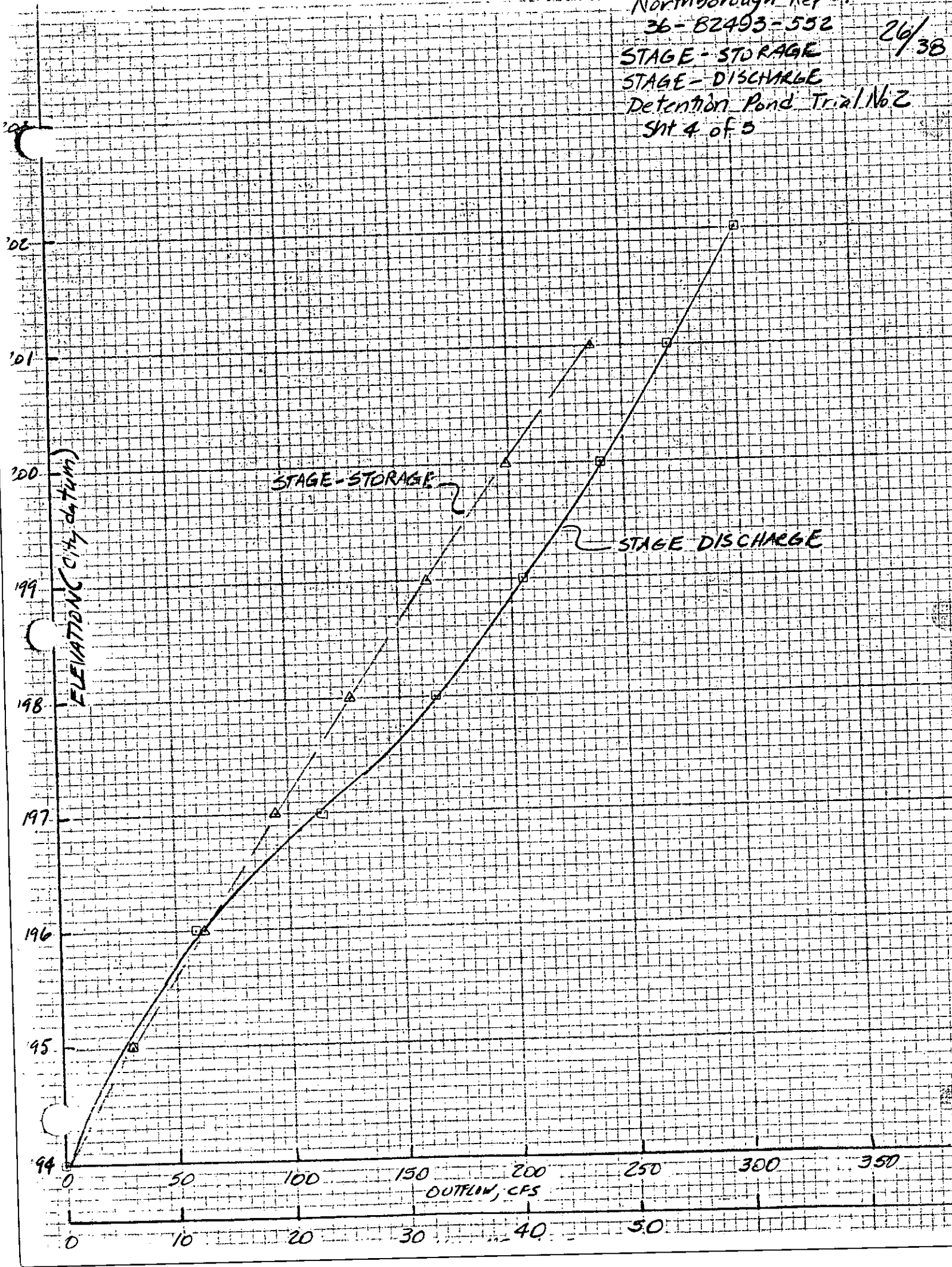
BUREAU OF PUBLIC ROADS JAN. 1963

Northborough Replat
36-82493-552 25/38
Sht 3 of 5
Detention Pond Trial 2

Plot: $\frac{ZS}{\Delta t} + 0$ vs. 0



Northborough Replat.
36-82493-552 26/38
STAGE-STORAGE
STAGE-DISCHARGE
Detention Pond Trial No 2
Sht 4 of 5



Subject: Northborough Replat
 Job No.: 36-82493-552

RESERVOIR RECORDING TABLE

Date: 2/6/83
 By: MMB
 Page 1 of 1

POND INFLOW
 HYDROGRAPH

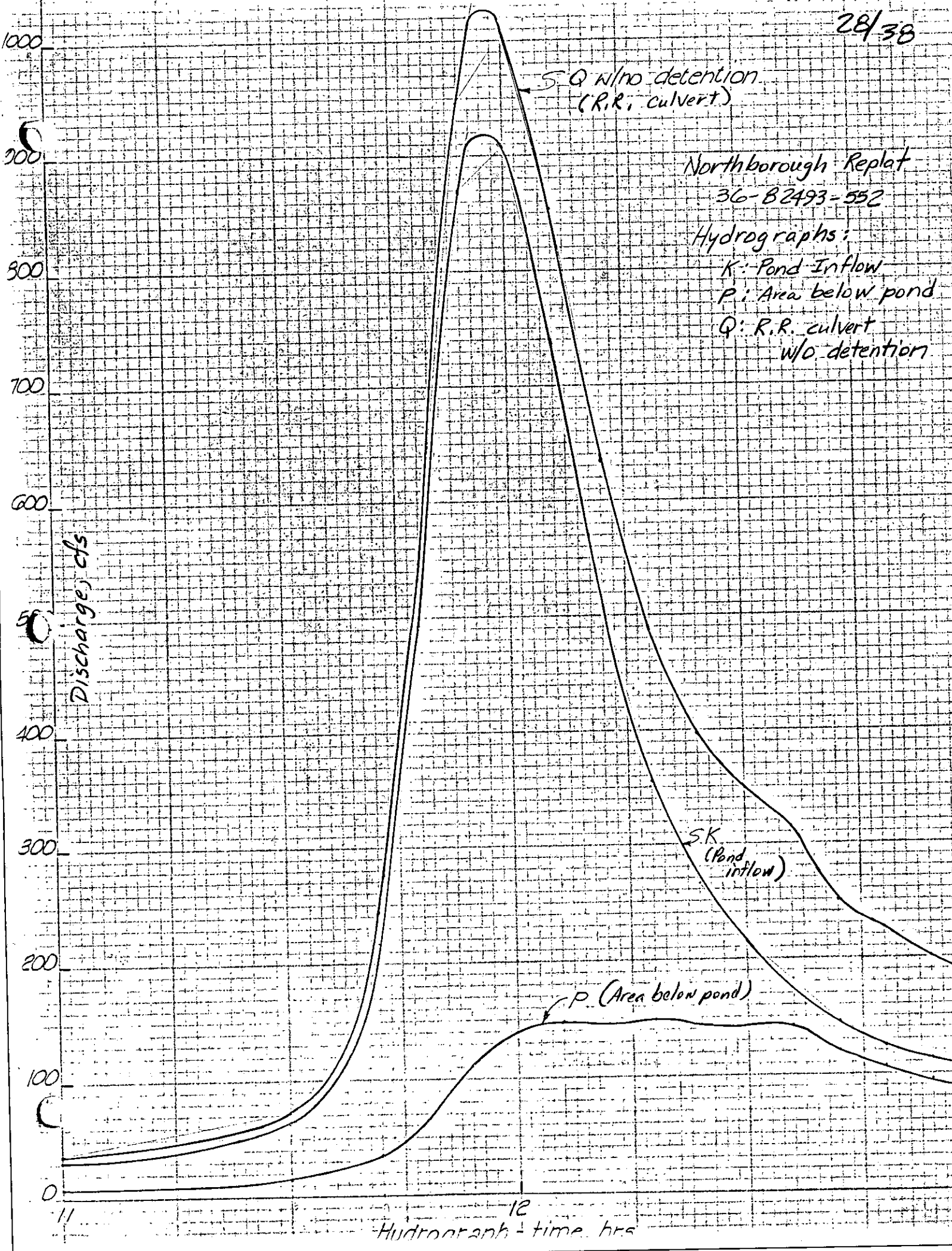
POND OUTFLOW
 HYDROGRAPH

(1) Time	(2) I ₁	(3) I ₁ +I ₂	(4) $\frac{2S_1}{\Delta t} - O_1$	(5) $\frac{2S_2}{\Delta t} + O_2$	(6) Outflow O ₂	(7) Elev. S ₂	(8) Storage S ₂ AC-FT
11.0	31	83	0	-	-	194	0
11.2	52	126	73	83	5	194.2	2
11.4	74	213	179	199	10	194.4	2.5
11.6	139	633	362	392	15	194.6	4.5
11.8	494	1402	925	995	35	195.3	8.0
12.0	908	1419	2107	2327	110	196.9	18.0
12.2	511	776	3166	3526	180	198.3	28.0
12.4	265	447	3552	3942	195	198.7	30.0
12.6	182	306	3599	3999	200	198.9	32.0
12.8	124	227	3515	3905	195	198.7	30.0
13.0	103	194	3362	3742	190	198.6	30.0
13.2	91	170	3196	3556	180	198.3	28.0
13.4	79	147	3026	3366	170	198.1	26.0
13.6	68	131	2843	3173	165	197.9	25
13.8	63			2974	150	197.6	23

$(3)_n + (4)_n = (5)_{n+1}$

$(5)_n - 2 \times (6)_n = (4)_{n+1}$

28/38



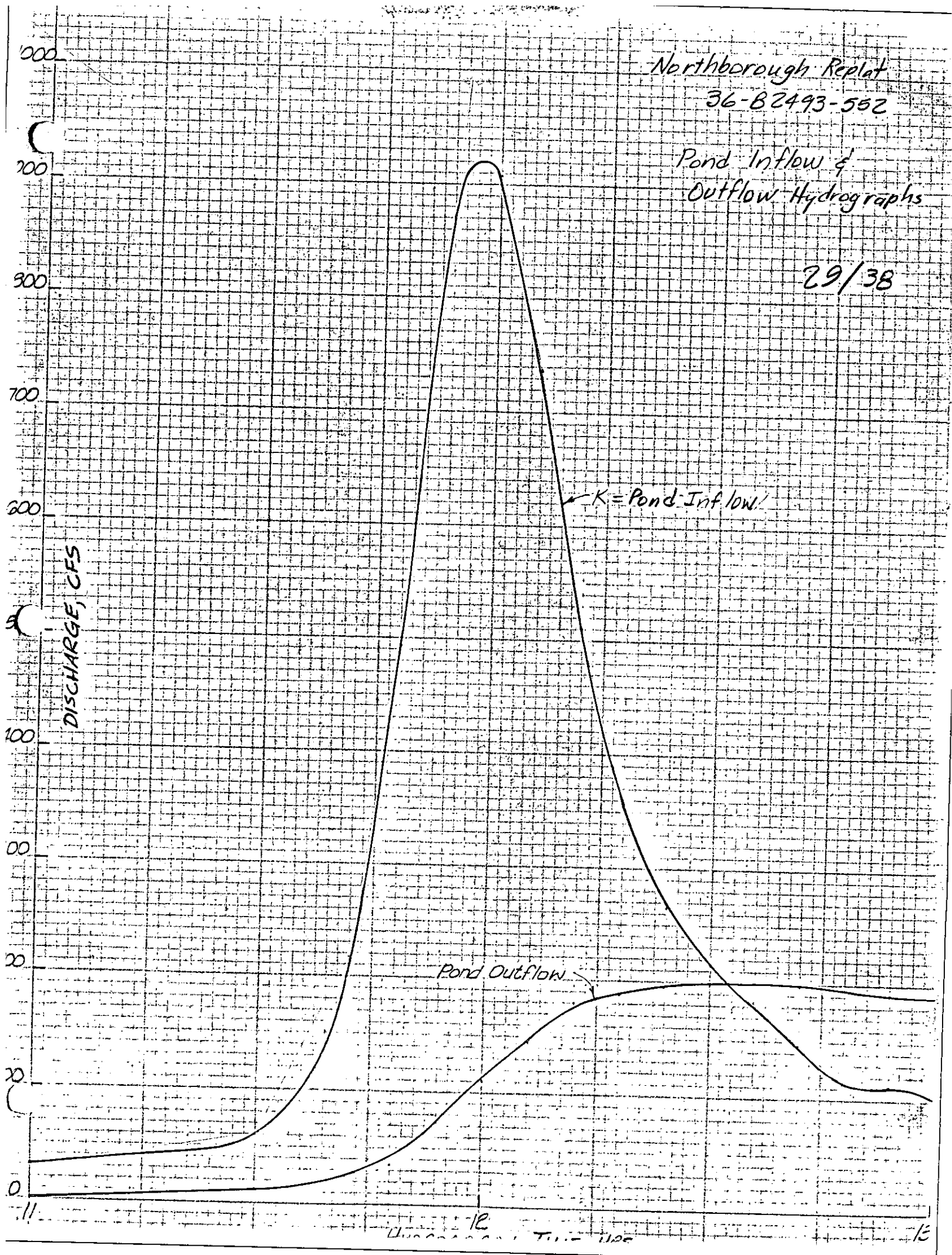
Northborough Replat
36-82493-552

Hydrographs:
K: Pond Inflow
P: Area below pond
Q: R.R. culvert
w/o detention

Northborough Replat
36-B2493-552

Pond Inflow &
Outflow Hydrographs

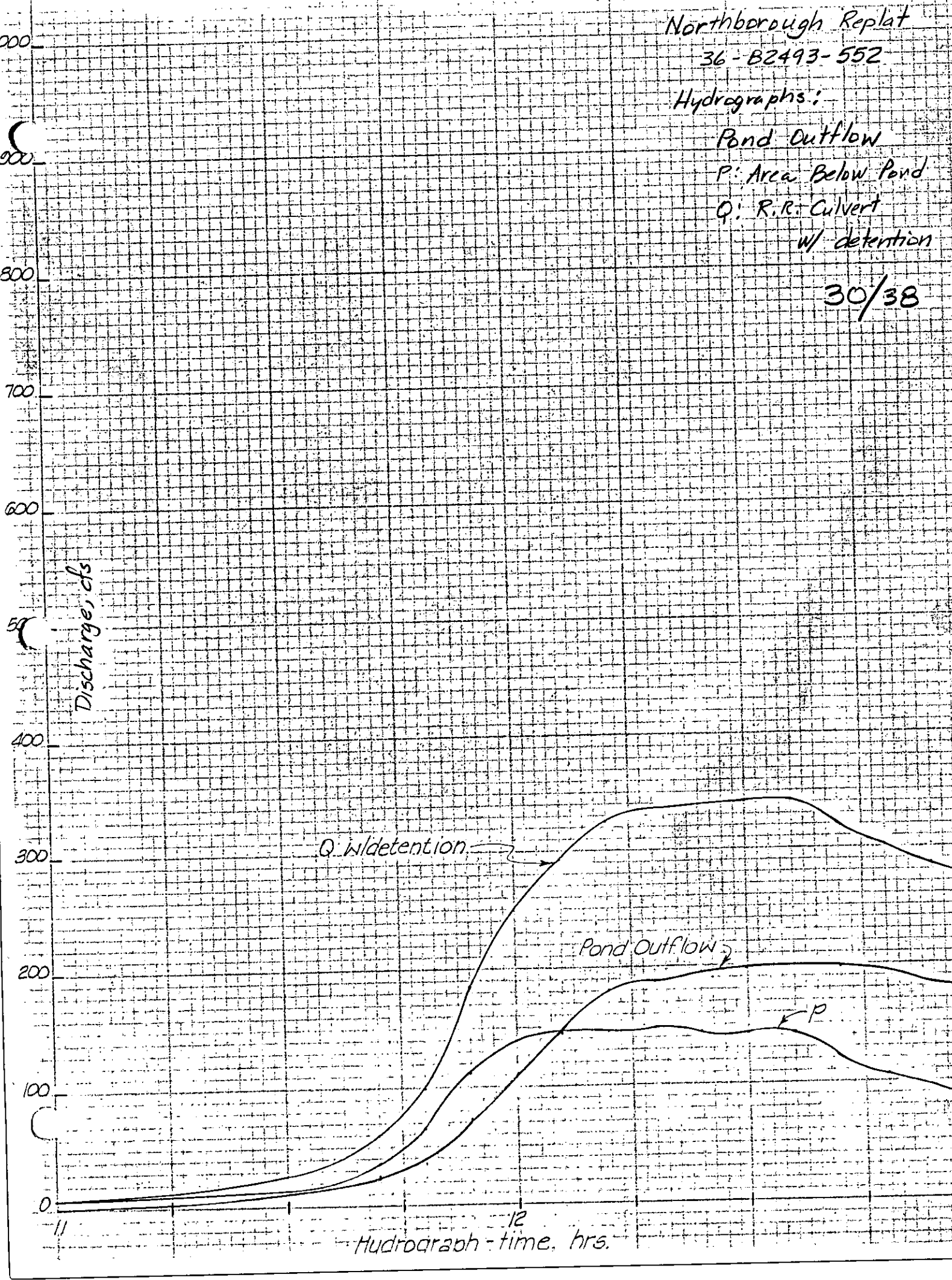
29/38



Northborough Replat
36-B2493-552

Hydrographs:-
Pond Outflow
P: Area Below Pond
Q: R.R. Culvert
w/ detention

30/38





Date 5/31/83 MMB Page 1 of 3
 Project Northborough Replat 36-82493-552
 Item 100-yr Drainage Channels

36/38

1. Channel above pond

Pond design point $K = E + F + G + H + J + L_{100} + M_{100}$

$E, G, H, L_{100}, M_{100} \rightarrow$ direct to pond

$E + J \rightarrow$ total flow in channel

Adding peak-on-peaks

$$Q_E + Q_J = 291 + 158 = 449 \text{ cfs.}$$

From TI

$$\begin{aligned} b &= 20' \\ z &= 4:1 \\ n &= 0.035 \\ S &= 0.6\% \end{aligned}$$

From TI-59 program

$$\begin{aligned} y &= 2.75 \text{ ft} \\ V &= 5.23 \text{ ft/s} \\ Q &= 446 \text{ ft}^3/\text{sec} \quad \text{OK} \end{aligned}$$

W/ 1' FB, 4' minimum depth

$$\text{Min. R.O.W. Req'd} = 20 + 2 \times 4 \times 4 = 48'$$

Max. R.O.W. Req'd (@ outfall into pond)

$$\text{Depth} = 200 - 194 = 6'$$

$$20 + 2 \times 6 \times 4 = 68'$$

2. Channel below pond

$$\text{Flow @ culvert} = 342 \text{ cfs}$$

From TI-59 program

$$\begin{aligned} b &= 20' \\ z &= 4:1 \\ n &= 0.035 \\ S &= 0.55 \end{aligned}$$

$$\begin{aligned} y &= 2.5' \\ V &= 4.75 \text{ ft/sec} \\ Q &= 356 \text{ ft}^3/\text{sec} \end{aligned}$$

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.

June 2, 1983

The City of Wichita
Engineer Department, 7th Floor
455 N. Main
Wichita, KS 67202

Attn: Mr. Chris Breitenstein, P.E.
Drainage Engineer

Reference: Northborough Replat
PEC File No. 36-82493-552

Dear Mr. Breitenstein:

Transmitted herewith are two (2) sets of Drainage Plans and supporting calculations for Northborough Addition.

Attached are copies of the design calculations as follows:

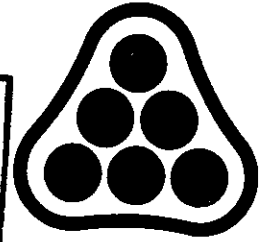
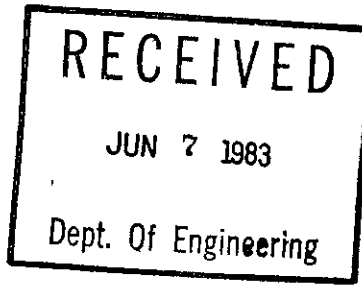
1. 100-Year Hydrology Calculations (pp. 1-12)
2. Analysis of existing railroad culvert capacity (pp. 13-15)
3. Hydrograph combination calculations (pp. 16-17)
4. Detention volume requirement calculations (pp. 18-22)
5. Reservoir routing calculations (pp. 23-27)
6. Hydrographs (pp. 28-30)
7. Hydraulic Analyses of Storm Sewer Systems (pp. 31-35)
8. 100-Year Overflow Channel design (pp. 36-38)

The hydrologic methods outlined in "Urban Hydrology for Small Watersheds", Technical Release No. 55 (TR-55), have been used to determine the hydrograph volumes. The tabular method was used to develop the hydrographs (Chapter 5). Reservoir routing was calculated by the Linear Reservoir Flood Routing Method based on the equation $I-0 = S$. Storm sewer hydraulics were calculated using PEC's computer program based on Manning's Equation.

Latest

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

*MS
AMB*



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

Mr. Chris Breitenstein, P.E.

June 2, 1983

Page Two

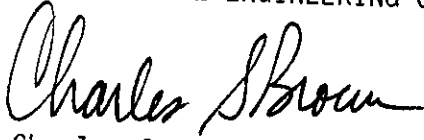
With no detention, the peak discharge at the south edge of the plat is 908 cfs and at the railroad culvert is 1,007 cfs. With the proposed detention pond, the peak pond discharge rate is 200 cfs and at the railroad culvert the peak discharge rate is 342 cfs.

We request that the Drainage Plan be reviewed and approved as soon as possible. Hopefully, this Drainage Plan will aid in the design of other drainage facilities in the area.

If you have any questions or need any other information, please call at your convenience.

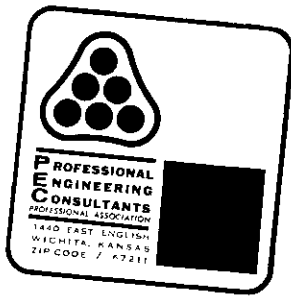
Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.



Charles S. Brown, P.E.
Project Engineer

cc: Mr. Ted Leben



MEMO

TO: City of Wichita
Engineering Dept. - 7th Fl.
455 N. Main

Wichita, KS 67202

ATTN: Chris Breitenstein, P.E.

PROJECT NO 36-82493-552

PROJECT: Northborough
Replat

DATE: June 9, 1983

COPIES TO:

Ted Leben

File

FROM: Charles S. Brown, P.E.

REFERENCE: Drainage Plan

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

As per our telephone conversation this date, the Drainage Plan for the proposed Northborough replat has been approved.

Enclosed is a more legible copy of the calculations for your file.

CSB/rac

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: November 20, 1985

TO: ✓ Mike Lindebak, City Engineer & Interim Director of Planning
Bill McKinley, Traffic Engineer

FROM: Louise Olivarez, Senior Planner

SUBJECT: DP-67 - Northborough C.U.P. Amendment.

Attached for your review is a print of the proposed amendment to the Northborough C.U.P. located at the southeast corner of 21st Street North and Woodlawn. Also attached is a copy of the proposed text for the General Provisions and parcel descriptions. Only Parcels 4, 5, 6 and 7 are being amended. A rezoning application has been filed in conjunction with this amendment. Parcel 4 is proposed for "BB" zoning; Parcel 5 for "LC"; and Parcel 6 for "B". Parcel 7 will remain "R-5".

I would appreciate any comments you may have especially as they may concern drainage and traffic. I will be providing the applicant with our comments no later than December 2, 1985.

Louise

Louise Olivarez
Senior Planner

LO/blw

cc: Monty H. Robson, Superintendent of Central Inspection



W

GENERAL PROVISIONS

1. ACCESS CONTROL: ACCESS TO WOODLAWN SHALL BE LIMITED TO SIX (6) OPENINGS, TWO (2) EACH TO PARCELS ONE (1), TWO (2), AND THREE (3). ONE OPENING TO PARCEL TWO (2) SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS. ACCESS TO 21ST STREET SHALL BE LIMITED TO EIGHT OPENINGS, TWO (2) EACH TO PARCELS ONE (1) AND TWO (2), THREE (3) TO PARCEL FIVE (5), AND ONE (1) TO PARCEL SIX (6). ONE OPENING TO PARCEL TWO (2) AND PARCEL FIVE (5) SHALL BE CONSTRUCTED TO MAJOR ENTRANCE STANDARDS.

THAT PORTION OF THE MAJOR ENTRANCE TO PARCEL FIVE (5) ON PUBLIC RIGHT-OF-WAY WILL BE GAURANTEED AT THE TIME OF PLATTING. THAT PORTION OF THE MAJOR ENTRANCE ON PRIVATE PROPERTY WILL BE A REQUIREMENT AT THE TIME OF BUILDING PERMIT(S) FOR PARCEL FIVE (5).

ADDITIONAL ACCESS CONTROLS ARE AS INDICATED ON THE PLAN.

2. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
3. DRAINAGE: DRAINAGE SHALL BE IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN ON FILE IN THE ENGINEERING DIVISION OF THE CITY OF WICHITA.
4. BUILDING SETBACKS: MINIMUM BUILDING SETBACKS SHALL BE AS INDICATED ON THE PLAN. IN THE EVENT THAT PARCEL FOUR (4) IS DEVELOPED WITH GARDEN APARTMENTS, THE BUILDING SETBACK TO BRAMBLEWOOD AND STRATFORD LANE MAY BE REDUCED TO 25 FEET, AND THE CONTINENTAL PIPE LINE CO. SETBACK ALONG ROCKHILL LANE.

BUILDING SETBACK ALONG THE CONTINENTAL PIPELINE CO. EASEMENT SHALL BE IN ACCORDANCE WITH THE RECORDED PLAT OF NORTHBOROUGH AND FURTHER DEFINED ON FILM _____ PAGE ____.

5. PARKING RATIO SHALL BE IN ACCORDANCE WITH THE APPROPRIATE CODE OF THE CITY OF WICHITA OR AS INDICATED IN THE PARCEL DESCRIPTIONS.
6. ADVERTISING SIGNS SHALL BE IN ACCORDANCE WITH SECTION 28.04.139 OF THE CODE OF THE CITY OF WICHITA, WITH THE FOLLOWING EXCEPTION: NO BILLBOARD ADVERTISEMENT ~~OR PORTABLE SIGNS~~ SHALL BE ALLOWED ON PARCELS FOUR (4), FIVE (5), SIX (6) OR SEVEN (7).
7. A FIRE, HARD SURFACED AND TWENTY (20) FEET MINIMUM IN WIDTH FOR PARCEL TWO (2) AND TWENTY FOUR (24) FEET MINIMUM IN WIDTH FOR PARCELS FOUR (4) AND FIVE (5), SHALL BE PROVIDED AROUND ALL MAIN STRUCTURES CONSTRUCTED WITHIN SAID PARCELS. SAID FIRE LANES SHALL BE CONSTRUCTED WITH A MINIMUM OF 3 1/2 INCH ASPHALT BASE AND 1 1/2 INCH ASPHALT SURFACE. NO PARKING SHALL BE ALLOWED IN SAID FIRE LANE, ALTHOUGH THEY MAY BE USED FOR PASSENGER LOADING AND UNLOADING.

PRIOR TO FINAL APPROVAL OF THE PARKING PLAN, THE FIRE CHIEF, OR HIS DESIGNATED REPRESENTATIVE, SHALL APPROVE THE PLAN AS TO THE LOCATION AND DESIGN OF THE FIRE LANE(S).

8. AT THE TIME OF PLATTING, THE APPLICANT SHALL GUARANTEE THE INSTALLATION OF ACCEL/DECEL LANES ALONG 21ST STREET AND WOODLAWN.

9. SCREENING AND LANDSCAPING: the planting strips, as indicated in parcels one (1), TWO (2), THREE (3), FOUR (4) AND FIVE (5), SHALL CONSIST OF TREES, GRASS, AND LOW SHRUBBERY NOT LESS THAN TEN (10) FEET IN WIDTH AND SHALL BE OF SUCH A TYPE AND MAINTAINED IN SUCH A MANNER AS TO NOT CONSTITUTE A TRAFFIC HAZARD. FAILURE TO PROPERLY MAINTAIN THE PLANTING STRIPS SHALL BE CONSIDERED A VIOLATION OF THE C.U.P., AFTER A JOINT DETERMINATION BY THE DIRECTOR OF PLANNING AND SUPERINTENDENT OF CENTRAL INSPECTION.

SHOULD PARCEL FOUR (4) DEVELOP WITH OFFICES, THE PLANTING STRIP IN PARCEL THREE (3) FROM THE NORTH LINE OF ROCKHILL LANE, AS EXTENDED, TO THE SOUTH LINE OF PARCEL FIVE (5), AS EXTENDED, SHALL NOT BE REQUIRED.

SHOULD PARCEL FOUR (4) BE DEVELOPED AS RESIDENTIAL, THE PLANTING STRIP ALONG ROCKHILL LAND AND STRATFORD LANE SHALL NOT BE REQUIRED.

A SOLID OR SEMI-SOLID WALL AT LEAST FIVE (5) FEET, BUT NOT MORE THAN EIGHT (8) FEET HIGH CONSTRUCTED OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE INSTALLED ALONG THE SOUTH LINE OF PARCEL FIVE (5) IF PARCEL FOUR (4) IS DEVELOPED AS RESIDENTIAL.

A WALL, AS DESCRIBED ABOVE, SHALL BE SUBSTITUTED FOR THE PLANTING STRIPS WITHIN PARCELS TWO (2), FOUR (4), AND FIVE (5) WHERE THE STORAGE AREA, SERVICE AREA, OR THE REAR OF NON-RESIDENTIAL BUILDING(S) FACE DIRECTLY INTO A RESIDENTIAL DISTRICT. APPROPRIATE STREET TREES (AS APPROVED BY THE CITY FORESTER) FOR PARCELS FOUR (4) AND FIVE SHALL BE PLANTED NO FARTHER APART THEN FIFTY (50) FEET ON CENTERS IN THE PUBLIC PARKING AREA BETWEEN THE CURB AND WALL AND SHALL BE MAINTAINED BY THE OWNER(S) OF THE ADJACENT PARCELS.

NO WALL SHALL BE CONSTRUCTED IN ANY UTILITY EASEMENT.

10. A LANDSCAPE PLAN, PREPARED BY A LANDSCAPE ARCHITECT, FOR THE REQUIRED PLANTING STRIPS, INDICATING THE TYPE, LOCATION, AND SPECIFICATION OF PLANT MATERIAL, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR THEIR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF BUILDING PERMIT(S) FOR PARCELS ONE (1), TWO (2), THREE (3), FOUR (4), AND FIVE (5).

A METHOD OF PROVIDING WATER TO THE PLANT MATERIAL IN THE PLANTING STRIPS WITHIN PARCELS FOUR (4) AND FIVE (5), WILL BE REQUIRED TO BE SUBMITTED WITH THE LANDSCAPE PLANS.

A FINANCIAL GUARANTEE FOR THE PLANT MATERIALS APPROVED IN THE LANDSCAPE PLAN FOR PARCELS FOUR (4) AND FIVE (5) SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF ANY OCCUPANCY PERMIT IF THE REQUIRED LANDSCAPING HAS NOT BEEN PLANTED.

11. A HOMEOWNER'S ASSOCIATION AGREEMENT PROVIDING FOR THE MAINTENANCE OF THE RESERVE SHALL BE SUBMITTED WITH THE FINAL PLAT.

PARCEL DESCRIPTIONS

PARCEL ONE

PROPOSED USE - AUTOMOTIVE, FINANCIAL, AND OTHER SERVICE ORIENTED RETAIL
THAT DOES NOT INCLUDE CARRY-OUT FOOD SERVICE AS THE
PRINCIPAL BUSINESS

NET AREA - 0.92± ACRES, OR 40,085± SQUARE FEET

MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 12,025± SQUARE FEET

FLOOR AREA RATIO - .30

MAXIMUM GROSS FLOOR AREA - 12,025± SQUARE FEET

MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL TWO

PROPOSED USE - SHOPPING CENTER AND/OR OFFICES, PROFESSIONAL, PERSONAL
SERVICES, COMPARISON AND CONVENIENCE SHOPPING, AND PARKING

NET AREA - 19.02± ACRES OR 828,511 SQUARE FEET

MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 248,553 SQUARE FEET

FLOOR AREA RATIO - .40

MAXIMUM GROSS FLOOR AREA - 331,404 SQUARE FEET

MAXIMUM BUILDING HEIGHT - 55 FEET

MAXIMUM NUMBER OF BUILDINGS SHALL NOT EXCEED SIX (6)

PARCEL THREE

PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES AND CLINICS,
LABORATORIES WITH ACCUTE CARE FACILITIES AND PERSONAL
SERVICES AS PERMITTED BY THE ZONING ORDINANCE, AND PARKING.

NET AREA - 14.98 ± ACRES OR 652,528 ± SQUARE FEET

MAXIMUM BUILDING COVERAGE - 30 PER CENT OR 195,758 ± SQUARE FEET

FLOOR AREA RATIO - .40

MAXIMUM GROSS FLOOR AREA -- 261,011 ± SQUARE FEET

MAXIMUM BUILDING HEIGHT -- IN ACCORDANCE WITH SECTION 28.04.080-B OF THE CODE
OF THE CITY OF WICHITA.

PARCEL FOUR

PROPOSED USE - PROFESSIONAL, MEDICAL, DENTAL OFFICES, AND CLINICS,
LABORATORIES AND PERSONAL SERVICES AS PERMITTED BY THE
ZONING DISTRICT.

NET AREA - 13.3 ACRES ±

MAXIMUM BUILDING COVERAGE - 30% OR 173,500 SQ.FT.

MAXIMUM GROSS FLOOR AREA - 40% OR 231,350 SQ. FT.

MAXIMUM BUILDING HEIGHT - 55 FEET

MAXIMUM NUMBER OF BUILDINGS - THREE (UNLESS A SITE PLAN IS FIRST APPROVED BY
THE DIRECTOR OF PLANNING PROVIDING FOR MORE BUILDINGS)

ALTERNATE PARCEL FOUR

PROPOSED USE - GARDEN APARTMENTS AND ASSOCIATED COMMUNITY FACILITIES.

NET AREA - 13.5 ACRES ±

DENSITY - 26 D.U.'s/NET ACRE OR 351 D.U.'s

PARKING RATIO - 1.5/D.U.

MAXIMUM BUILDING HEIGHT - 35 FEET

PARCEL FIVE

PROPOSED USE - FINANCIAL INSTITUTIONS, OFFICE, PERSONAL SERVICES, RESTAURANTS
(EXCLUDING THOSE WITH DRIVE-UP WINDOW SERVICE), AND RETAIL
SALES AS PERMITTED BY THE ZONING DISTRICT.

NET AREA - 9.2 ACRES ±

MAXIMUM BUILDING COVERAGE - 30% OR 120,370 SQ. FT.

MAXIMUM GROSS FLOOR AREA - 40% OR 160,500 SQ. FT.

MAXIMUM BUILDING HEIGHT - 35 FEET (55 FEET FOR OFFICES)

MAXIMUM NUMBER OF BUILDINGS - THREE

PARCEL SIX

PROPOSED USE - NURSING CENTER

NET AREA - 5.0 ACRES ±

MAXIMUM BUILDING HEIGHT - 35 FEET

PARKING RATIO - IN ACCORDANCE WITH THE CODE OF THE CITY OF WICHITA

PARCEL SEVEN

PROPOSED USE - GARDEN APARTMENTS, TOWNHOUSES AND ASSOCIATED COMMUNITY
FACILITIES.

NET AREA - 33.4 ACRES±

DENSITY - APARTMENTS = 17.4 DU'S/NET ACRE OR 580 D.U.'S

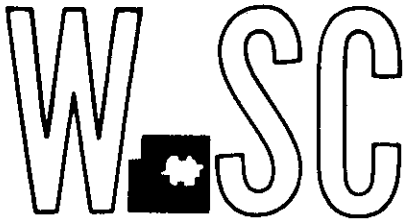
TOWNHOUSES = 6.0 D.U.S/NET ACRE OR 200 D.U.'S

PARKING RATIO - 1.5/D.U. FOR GARDEN APARTMENTS

2.0/D U. FOR TOWNHOUSES

MAXIMUM BUILDING HEIGHT - 35 FEET

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 16, 1985

Mr. Robert W. Kaplan
430 North Market
Wichita, Kansas 67202

RE: DP-67 Amendment #1 - Northborough C.U.P.

Dear Mr. Kaplan:

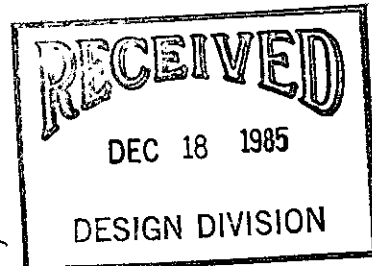
C
O
P
Y

We have completed our review of the above-referenced C.U.P. amendment request. In discussing this proposal with the Traffic Engineer, Bill McKinley, we were advised that your client should have a traffic consultant prepare an analysis of the traffic which would be generated by this C.U.P., if fully developed as proposed, and determine what road improvements would be needed to handle that traffic. This proposed amendment to the development plan would allow an increase in office/commercial development of 65% to almost one million square feet. Residential development could increase by 35% over the original proposal to a maximum of 931 dwelling units. Neither of these figures includes the proposed nursing center. This amount of office/commercial development is equivalent to the size of Towne West.

We have never been supportive of light commercial zoning east of Bramblewood, believing this district to be incompatible with the single-family zoning to the north. We do not object to the "B" zoning for the nursing home because of the uses which have developed to the east along the south side of 21st Street.

Since the proposal for handling drainage is different from that originally approved, a new plan will need to be submitted to the Engineering Division. Although this will not be required until replatting occurs, the concept should be discussed with Engineering soon as the limits of the drainage reserve affect the boundaries of Parcels 6 and 7.

Last Wednesday, I received a letter from Continental Pipe Line Company and a copy of their easements granted in 1977 when Northborough was first being platted. After reading these easements and a Journal Entry of Judgment dated 2 February, 1982, regarding plantings within their easement, I am of the opinion that no plantings will be permitted within the 25-foot restricted pipeline easement on Parcel 4. The illustrated 10-foot landscape strip should be moved north to clear the restricted easement. After further discussions with Continental, I may have additional comments regarding the labeling of landscape strips in Parcels 2 and 3.



Robert W. Kaplan
December 16, 1985
Page 2

A copy of the general provisions and parcel descriptions marked with our comments is enclosed. At such time as you wish to discuss any of our comments and requirements, please let me know.

Sincerely,



Louise Olivarez
Senior Planner

LO:blw
Enclosures

cc: Gary Wiley, Professional Engineering Consultants, P.A., 1440 E. English,
Wichita, KS. 67211 (w/attachment)
Mike Lindebak, City Engineer and Interim Director of Planning
Bill McKinley, Traffic Engineer

BRITTANY DEVELOPMENTS COMPANY, L. P.

500 FOURTH FINANCIAL CENTER

WICHITA, KANSAS 67202

316-267-0470

May 7, 1986

Mr. Michael E. Lindebak
Acting Director of Planning
City of Wichita - Sedgwick County
City Hall - Tenth Floor
455 N. Main
Wichita, KS 67202

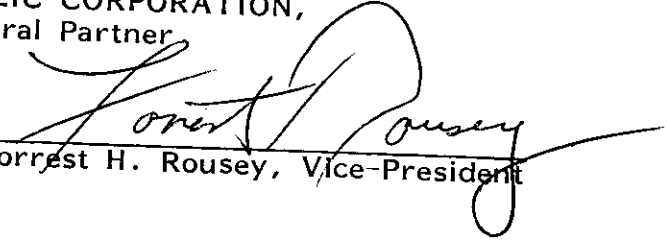
Dear Mike:

We wish to withdraw our limited protest regarding the zoning changes and amendment relating to Parcels 4, 5, 6, & 7 of the Northborough C.U.P. At the hearing last Thursday afternoon, it was implied by one of the members of the commission that we were against the proposition since we were fearful a new development would "empty our buildings" or that we might suffer economic harm if the zoning were granted. Actually, the reverse is true, and if the zoning does go through as proposed, Brittany will stand to increase more in value than Parcels 4, 5, 6 & 7. However, because the implications which were made concern us, we wish to change our position from one of limited protest to one of full support for the proposed amendment and zoning changes.

Our only concern was, and still is, that although traffic is wonderful, unless it is properly channeled and controlled, a positive can become a negative. But, if you are not worried, we are not worried, and as always in the past, we will be supportive of whatever you deem is best for the community.

Very truly yours,

GALLIC CORPORATION,
General Partner

By: 
Forrest H. Rousey, Vice-President

cc: Jack H. Galbraith
Jerry L. Banzer
Mary Ellen Conlee
James Gardner II
William J. Goebel
James C. Wilson
David Bayouth
Sue L. Crockett
Harley Miles
John Terry Moore
Elmer S. Peters



Jm

MS

OWNERSHIP LIST

Tract	Property Owner
Block 1 Hebrew Congregation Addition	Hebrew Congregation of Wichita In 1850 N. Woodlawn 67208
Govt. Lot 1 in the Northwest Quarter of Section 7-27-2E	Robert M. Beren, 100 N. Broadway Room 970 67202
	Theodore Gore, 1750 Vickers K.S.B. & T. Building 67202
	Theodore I. Leben 1855 East 2nd Street 67214

The Security Abstract and Title Company, Inc., hereby certifies the foregoing to be a true and correct list of property owners of the previously described tracts as shown by the records on file in the Office of the Register of Deeds of Sedgwick County, Kansas, on the 14th day of December, 1976 at 7:00 A.M.

THE SECURITY ABSTRACT & TITLE COMPANY, INC.

By

Mary Stable

Vice President

Order No. 245285
wh

EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 5th day of July, 1977, by and between THEODORE GORE, ROBERT M. BEREN and THEODORE LEBEN, hereinafter called "Grantors," and THE CITY OF WICHITA, hereinafter called "Grantee."

Grantors, for a good and valuable consideration, the receipt of which is herewith acknowledged, hereby grant unto Grantee an easement for the construction and maintenance of an underground storm sewer drain across the following described real property, to wit:

A strip of land 20.00 feet in width lying 10.00 feet of each side of the following described line: Beginning at a point on the east line of the NW $\frac{1}{4}$ of Sec. 7, Twp. 27-S, R-2-E, Wichita, Sedgwick County, Kansas, said point being 1330.82 feet north of the S.E. corner thereof; thence westerly, at right angles to said east line, a distance of 140.00 feet to the end point.

The easement is to be used for the sole purpose of discharging surface waters from property presently known as Lot 3, E. E. Jabe's Addition to Wichita, Sedgwick County, Kansas.

Grantee is also granted a temporary easement to construct a surface channel for the purpose of carrying surface waters from the discharge point of the storm sewer drain to the natural drainage depression presently located on Grantor's land. The temporary easement herewith granted shall cover the following real property, to wit:

A strip of land 50.00 feet in width lying 25.00 feet on each side of the following described line: Beginning at a point 1330.82 feet north and 140.00 feet west of the S.E. corner of the NW $\frac{1}{4}$ of Sec. 7, Twp. 27-S, R-2-E, Wichita, Sedgwick County, Kansas; thence westerly, at right angles to the east line of said NW $\frac{1}{4}$, 20.00 feet; thence southwesterly with a deflection angle to the left 37°00'00"; 400.00 feet to the end point.

The temporary easement granted herewith shall terminate at such time as Grantee completes construction of a drainage channel across Grantor's land, at which time Grantee will connect said underground storm sewer directly into the drainage channel so constructed.

The easement herewith granted shall be binding upon the heirs, successors and assigns of both Grantors and Grantee.

Executed the day and year first above written.

Theodore Gore
Theodore Gore

Robert M. Beren
Robert M. Beren

Theodore Leben
Theodore Leben