



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION
MEMO

PROJECT Pentecostal 2nd Addition

DATE 10-7-82

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM Brent Wooten

REFERENCE Drainage Plan

Approved EWB

PRELIMINARY PLAN IS TO BE HEARD ON
OCTOBER 14, 1982.

AREA A (24 ACRES) WILL DRAIN NORTH
& EAST AS INDICATED. THE AREA IS TO BE
DEVELOPED AS A CHURCH SITE. PROPOSED
BLOG IS LOCATED ON THE PLAN. RUNOFF
FACTOR FOR THIS AREA WILL BE 0.7.

A 20' WIDE DRAINAGE SWALE WILL BE
CONSTRUCTED ALONG THE EAST SIDE OF AREA A
TO PICK UP AS MUCH RUNOFF FROM AREA A
AS POSSIBLE. THE GRASS COVERED SWALE
WILL DISCHARGE TO MACARTHUR THRU A FLUME
AT A SLOWER RATE.

OTHER RUNOFF FROM AREA A WILL BE
CONVEYED TO MACARTHUR THRU TWO DRIVES.
EXISTING STORM SEWERS AND INLETS ARE
LOCATED ON THE PLAN ON MACARTHUR.



**CONFIRMATION
MEMO**

PROJECT _____

DATE _____

JOB NO. _____

COPIES TO:

TO _____

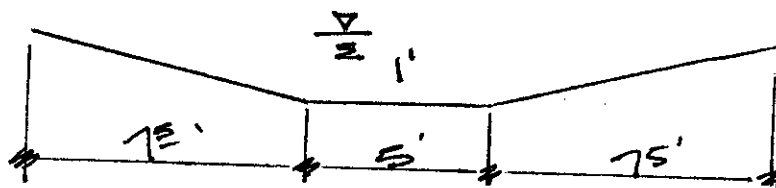
FROM _____

REFERENCE _____

AREA B (3 $\frac{1}{2}$ ACRES) WILL BE DEVELOPED AS A PLAYGROUND AREA. SOIL GROUP TYPE FOR THIS AREA IS CA. HYDROLOGIC GROUP FOR AVERAGE SLOPED GROUND WILL BE GROUP B. THE RESULTANT RUNOFF FACTOR IS 0.18.

DISCHARGE FLOWS FOR BOTH AREAS ARE INDICATED. HYDRAULIC IS NOT PAVED TO CB. STANDARDS AND NO DITCHES EXIST TO DRAIN TO.

TYPICAL 20' GRASSY SKALE



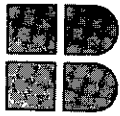
$S = 0.20 \text{ to } 70$

$M = 0.03$

CAPACITY OF DRAIN

$Q = 20 \text{ cfs.}$

OK



**CONFIRMATION
MEMO**

PROJECT Pentacostal 2nd Addition
 _____ JOB NO. _____
 TO Chris Breitenstein
 FROM N. Brent Wooten
 REFERENCE Supplemental to Drainage Plan

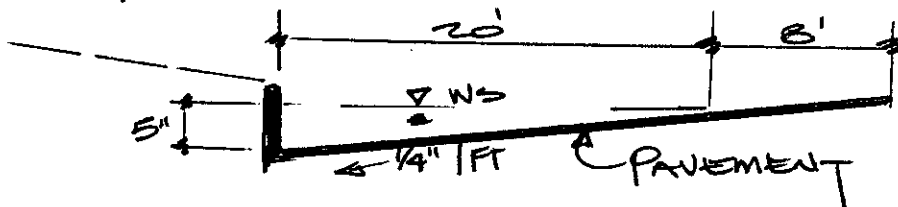
DATE October 20, 1982

COPIES TO:

ALLOWABLE FLO ON MACARTHUR -

MACARTHUR IS AN ARTERIAL AND NEEDS
 AN 8' DRY WIDTH IN EACH DIRECTION.

EXISTING PAVEMENT WIDTH = 28' $S = 0.23\%$
 $n = 0.016$



$$\text{ALLOWABLE } Q = \frac{1.49}{0.016} (5) \left(\frac{5}{20}\right)^{2/3} (.239)^{1/2}$$

$$Q = 94 \text{ cfs}$$

THE FLUME TO BE CONSTRUCTED NEED TO DISCHARGE
 LESS THAN 94 cfs. TRY A 3' WIDE FLUME.

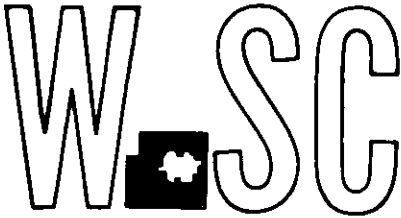
$$Q = 98 \text{ WITH A 3' WIDTH.}$$

SO A 28' WIDTH WILL BE USED.

$$Q = 82 \text{ OK.}$$

SEE PLAN FOR FLUME DIMENSIONS.

WICHITA — SEDGWICK COUNTY

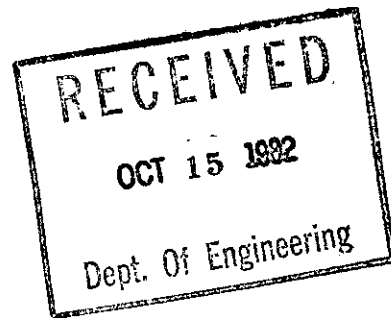


METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 14, 1982

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



Re: Preliminary plat of Pentecostal 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 14, 1982, the above-captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. City Engineering advises that the lot grading concept is acceptable and that the required flume will have to be installed at the time of development.
- B. The final plat shall show the existing K.G. and E. easement through this property and the recording data.
- C. The applicant shall guarantee extension of sanitary sewer to serve this property unless there is an appropriate stub at the existing manhole near the northwest corner of this lot.
- D. Prior to release of this plat for recording, the existing billboards within the street rights-of-way being dedicated for Hydraulic and MacArthur Road shall be removed.
- E. The final plat shall show 40 feet of right-of-way being dedicated for MacArthur Road, increasing to 65 feet near the intersection with Hydraulic.
- F. The plat shall indicate "access control except for two openings" to each of the adjacent arterial streets.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Baughman Company, P.A.
Page 2
October 14, 1982

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

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

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Walls, Inc., Attention: H. B. Wall, 501 E. Pawnee, 67211
First United Pentecostal Church, Inc., c/o Rev. Marrell
Cornwell, 2009 May, 67213
Mike Lindebak, City Engineering

S/D No. 82-59 Name Pentecostal 2nd Addition
Date Application Rec'd. 10-1-82 Preliminary Approval 10-14-82
Scheduled S/D Meeting 10-28-82

DESCRIPTION

General Location south of MacArthur on the east side of Hydraulic

Owner Walls, Inc., Attention: H. B. Wall
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>7.3 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>30</u> R/W <u>324</u> ft. |
| Residential _____ | b. <u>50</u> R/W <u>381</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other (church) _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>705</u> ft. |
| 3. Minimum Lot Frontage <u>323.86 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>6.5 acres</u> | |
| 5. Existing Zoning <u>AA and LC</u> | |
| 6. Proposed Zoning <u>AA and LC</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan.
- B. The final plat tracing shall indicate the recording data for the 20-foot wide K. G. and E. easement.
- C. The applicant shall guarantee extension of sanitary sewer to serve this property unless it can be shown that an appropriate stub exists at the manhole near the north-west corner of this lot. Any easement necessary for an extension shall be shown on the final plat tracing.
- D. Prior to release of this plat for recording, the existing billboards within the street rights-of-way being dedicated for Hydraulic and MacArthur Road shall be removed.
- E. The applicant shall provide proof, by letter from the Continental Pipeline Company or by copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipelines within the easement will not be at the expense of the City or County.
- F. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 82-59 Name Pentecostal 2nd Addition
Date Application Rec'd. October 1, 1982 Preliminary Approval
Scheduled S/D Meeting October 14, 1982

DESCRIPTION

General Location south of MacArthur on the east side of Hydraulic

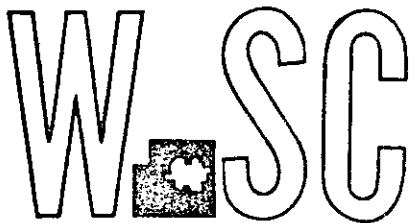
Owner Walls, Inc., Attention: H. B. Wall
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>7.3 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>30</u> R/W <u>324</u> ft. |
| Residential _____ | b. <u>50</u> R/W <u>381</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>(church)</u> <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>705</u> ft. |
| 3. Minimum Lot Frontage <u>323.86 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>6.5 acres</u> | |
| 5. Existing Zoning <u>AA and LC</u> | |
| 6. Proposed Zoning <u>AA and LC</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

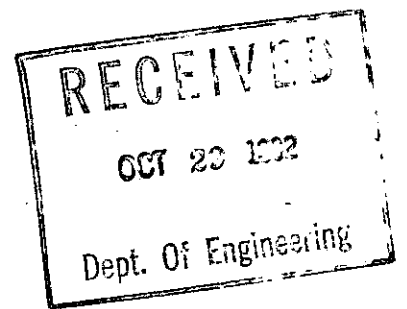
- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's lot grading plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee extension of sanitary sewer to serve this property.
- D. Prior to release of this plat for recording, the existing billboards within the street rights-of-way being dedicated for Hydraulic and MacArthur Road shall be removed.
- E. The applicant or his agent shall be prepared to discuss their development plans relative to the existing K. G. and E. electric line which bisects this property. If the line is to remain, the final plat shall indicate the existing K.G. and E. easement, including recording data. If the line is to be relocated, satisfactory arrangements will need to be made with K. G. and E.
- F. The representative from the City Engineer's Office should be prepared to discuss the amount of right-of-way required to be dedicated for MacArthur Road off of this property.
- G. The final plat shall indicate "access control except for two openings" to each of the adjacent arterial streets.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



October 29, 1982

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

Re: S/D 82-59 - Final plat of Pentecostal 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on October 29, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee extension of sanitary sewer to serve this property unless it can be shown that an appropriate stub exists at the manhole near the north-west corner of this lot. Any easement necessary for an extension shall be shown on the final plat tracing.
- B. Prior to release of this plat for recording, the existing billboards within the street rights-of-way being dedicated for Hydraulic and MacArthur Road shall be removed.
- C. The applicant shall provide proof, by letter from the Continental Pipeline Company or by copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement. Any relocation or lowering of the pipelines within the easement will not be at the expense of the City or County.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company, P.A.
10-29-82 - Page 2

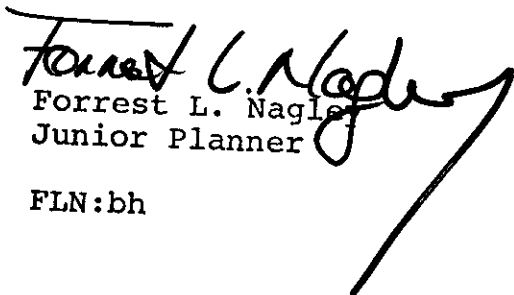
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 4, 1982, at 1:30 p.m.

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

Sincerely,


Forrest L. Nagler
Junior Planner

FLN:bh

cc: Walls, Inc., Attn: H. B. Wall, 501 E. Pawnee, 67211
First United Pentecostal Church, Inc., c/o Rev. Marrell
Cornwell, 2009 May, 67213
✓Mike Lindebak, City Engineering