



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION MEMO

PROJECT SILVER SPUR LPH

DATE 1-22-81

JOB NO. \_\_\_\_\_

COPIES TO: \_\_\_\_\_

TO CHRIS BREHENSTEIN

FROM BRENT KLOOTEN

REFERENCE DRAINAGE PLAN

DRAINAGE AREA (A)

$A = 4 \text{ ACRES } C = 0.40$

$t_c = \left( \frac{11.9 \left( \frac{670}{5280} \right)^3}{1.9} \right)^{0.385} = 11.2 \text{ min.}$

USE 15 min. =  $t_c$

$I_2 = 4.06 \text{ in/hr}$

$I_{100} = 8.98$

$Q_2 = (0.40)(4.06)(4.0) = 6.5 \text{ cfs}$

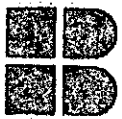
$Q_{100} = (0.40)(8.98)(4.0) = 14.4 \text{ cfs}$

AREA (B)

$A = 3.8 \text{ ACRES}$

$Q_2 = (0.40)(4.06)(3.8) = 6.0 \text{ cfs}$

$Q_{100} = (0.40)(8.98)(3.8) = 13.6 \text{ cfs}$



BAUGHMAN COMPANY, P.A.

SURVEYORS

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

CONFIRMATION  
MEMO

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

JOB NO. \_\_\_\_\_

COPIES TO:

TO \_\_\_\_\_

FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

AREA (C)

AREA = 3.7 ACRES

$$Q_2 = (0.40)(4.06)(5.7) = 6.0 \text{ cfs}$$

$$Q_{100} = (0.40)(8.98)(3.7) = \underline{13.3 \text{ cfs}}$$

AREA (D)

AREA = 2.6 AC

$$Q_2 = (0.40)(4.06)(3.1) = 5.8 \text{ cfs}$$

$$Q_{100} = (0.40)(8.98)(3.1) = \underline{12.9 \text{ cfs}}$$

EACH DRAINAGE AREA SHALL HAVE 2  
INLETS DRAINED BY A 24" PIPE INTO THE  
SOUTHERLY RIGHT OF WAY DITCH OF I-235.  
APPROVAL OF THIS METHOD OF DRAINAGE INTO THE  
STATE PROP. AND EVENTUALLY INTO THE BIG SLOUGH  
WILL BE APPLIED FOR FROM THE STATE PRIOR  
TO THE FINAL PLAT APPROVAL. THE SOUTH 100'  
OF THIS PLAT WILL DRAIN BACK TO CABLEY LAKE  
TO BE DRAINED BY A SWS INCLUDED WITH THE  
PAVING OF CABLEY LAKE. PAGE 2 OF \_\_\_\_\_

THE CITY OF WICHITA

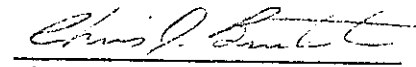
OFFICE OF DEPARTMENT OF ENGINEERING DATE February 2, 1981

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Acting Drainage Engineer

SUBJECT Drainage Plan -  
Silver Spur 6th Addition

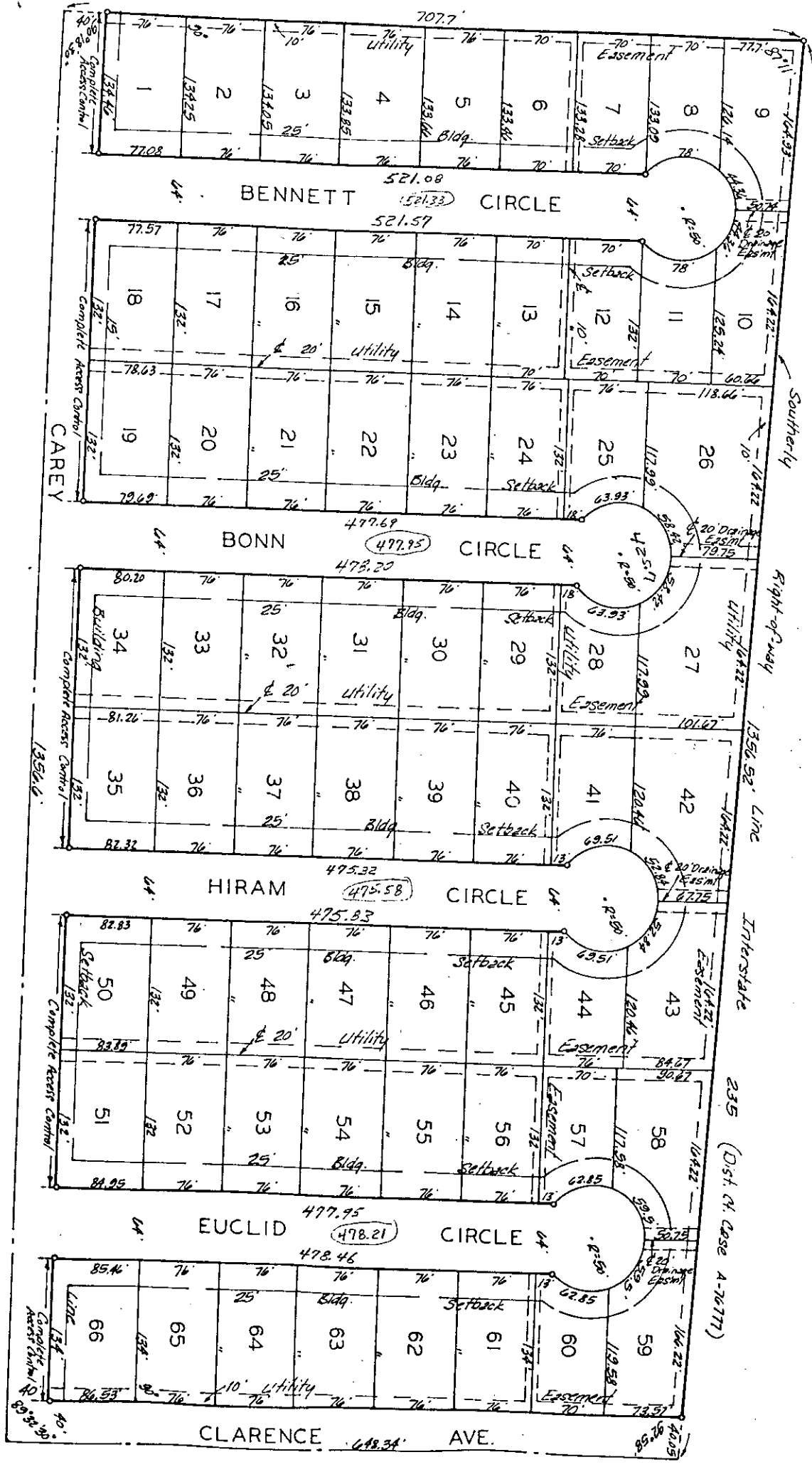
The above referenced drainage plan is approved subject to K.D.O.T. approval to use the I-235 ditch.



Chris J. Breitenstein  
Acting Drainage Engineer

cc: Louise Olivarez  
Baughman Company

WICHITA KANSAS  
 SIXTH ADDITION



## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-1 Name Silver Spur 6th Addition  
 Date Application Rec'd. 1-7-81 Preliminary Approval 2-5-81  
 Scheduled S/D Meeting 4-16-81

DESCRIPTIONGeneral Location North of Carey and west of Clarence

Owner C. J. Mendenhall  
 Surveyor/Engineer Baughman Company, P.A.  
 Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- |                                                                             |                                                                                               |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>18 acres</u>                                    | 7. Lineal Feet of New Streets:                                                                |
| 2. Number of Lots:                                                          | a. <u>64</u> R/W <u>2225</u> ft.                                                              |
| Residential <u>66</u>                                                       | b. <u>        </u> R/W <u>        </u> ft.                                                    |
| Commercial <u>        </u>                                                  | c. <u>        </u> R/W <u>        </u> ft.                                                    |
| Industrial <u>        </u>                                                  | d. <u>        </u> R/W <u>        </u> ft.                                                    |
| Other <u>        </u>                                                       | e. <u>        </u> R/W <u>        </u> ft.                                                    |
| Total Number of Lots <u>66</u>                                              | TOTAL <u>2225</u> ft.                                                                         |
| 3. Minimum Lot Frontage <u>44.36</u> ft.                                    | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>8400 sq. ft.</u>                                     |                                                                                               |
| 5. Existing Zoning <u>AA</u>                                                |                                                                                               |
| 6. Proposed Zoning <u>AA</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>        </u> (Yes-No)  |                                                                                               |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u>        </u>              |                                                                                               |

STAFF COMMENTS:

- A. The City Engineer's representative shall be prepared to comment on the final drainage plan and whether a minimum pad elevation is required on any of the lots. The applicant shall guarantee any drainage improvements required for implementation of the approved drainage plan.
- B. *Planning* The applicant shall guarantee the paving of the four cul-de-sac streets as well as Carey adjacent to this plat. The applicant shall attempt to obtain a valid petition for paving Carey from Seneca to Meridian. The paving width for Carey can be 25 feet if no direct access to Carey from individual lots is needed.
- C. Since Carey is a designated collector street, the guarantee shall include a sidewalk on both sides.
- D. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- E. The applicant shall guarantee the extension of City water to serve each lot being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-1 Name Silver Spur 6th Addition  
Date Application Rec'd. 1-7-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-5-81

DESCRIPTION

General Location North of Carey and west of Clarence

Owner C. J. Mendenhall  
Surveyor/Engineer Baughman Company,  
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

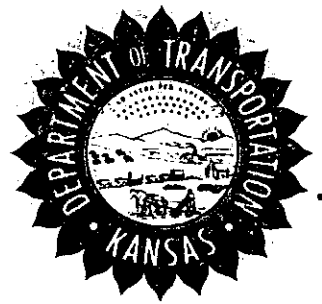
- |                                                                             |                                                                                               |
|-----------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>18 acres</u>                                    | 7. Lineal Feet of New Streets:                                                                |
| 2. Number of Lots:                                                          | a. <u>64</u> R/W <u>2225</u> ft.                                                              |
| Residential <u>66</u>                                                       | b. _____ R/W _____ ft.                                                                        |
| Commercial _____                                                            | c. _____ R/W _____ ft.                                                                        |
| Industrial _____                                                            | d. _____ R/W _____ ft.                                                                        |
| Other _____                                                                 | e. _____ R/W _____ ft.                                                                        |
| Total Number of Lots <u>66</u>                                              | TOTAL <u>2225</u> ft.                                                                         |
| 3. Minimum Lot Frontage <u>70</u> ft.                                       | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>8400 sq. ft.</u>                                     |                                                                                               |
| 5. Existing Zoning <u>AA</u>                                                |                                                                                               |
| 6. Proposed Zoning <u>AA</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) _____ (Yes-No)            |                                                                                               |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                                                                               |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to discuss the status of the applicant's drainage concept plan. No final plat shall be submitted until the final drainage plan has been approved.
- B. The west 26 feet of the right-of-way shown for Clarence Avenue is part of Lot 1, Silver Spur Addition. This strip of property was sold by the applicant several years ago. This strip of ground is zoned "G" (Mobile Home). It is staff's position that the applicant should contact the present owner of this 26-foot strip of ground and work out arrangements for including this property as part of this plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed cul-de-sac streets and Carey Lane adjacent to this plat. It is recommended that the applicant attempt to obtain a valid petition for paving Carey from Seneca to Meridian.
- E. Since Carey Lane is a designated collector street, the paving petition shall include a provision for a sidewalk on both sides.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- G. The applicant shall guarantee the extension of City water to serve each lot being platted.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. On the final plat, the proposed cul-de-sacs shall be relabeled "Circles" rather than "Courts."

- J. The applicant's surveyor has advised that the 50-foot Texas-Empire Pipeline easement which touches the west line of this plat, has been released from this property.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

# KANSAS DEPARTMENT OF TRANSPORTATION



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

Box 769  
Hutchinson, Kansas  
May 1, 1981

*Silver Spur 6th*

I-235  
Drainage

Mr. N. Brent Wooten, P.E.  
Baughman Co., P.A.  
330 Laura  
Wichita, Kansas 67211

Dear Mr. Wooten:

Please refer to your letter of April 20, 1981, in which you requested permission to drain four cul-de-sacs into the I-235 ditch at Wichita.

We do not feel that it will be detrimental to our facility to drain an additional 16.2 acres into the roadside ditch. We would, however, request that you work with our Area Engineer at our Hillside Office, Mr. Clifford L. Meredith, P.E., for any details of the installation. A permit will be needed to work on the Interstate right-of-way.

Mr. Meredith's mailing address is 3200 E. 45th St. N., Wichita, Kansas 67220. His phone number is 744-1264.

Sincerely,

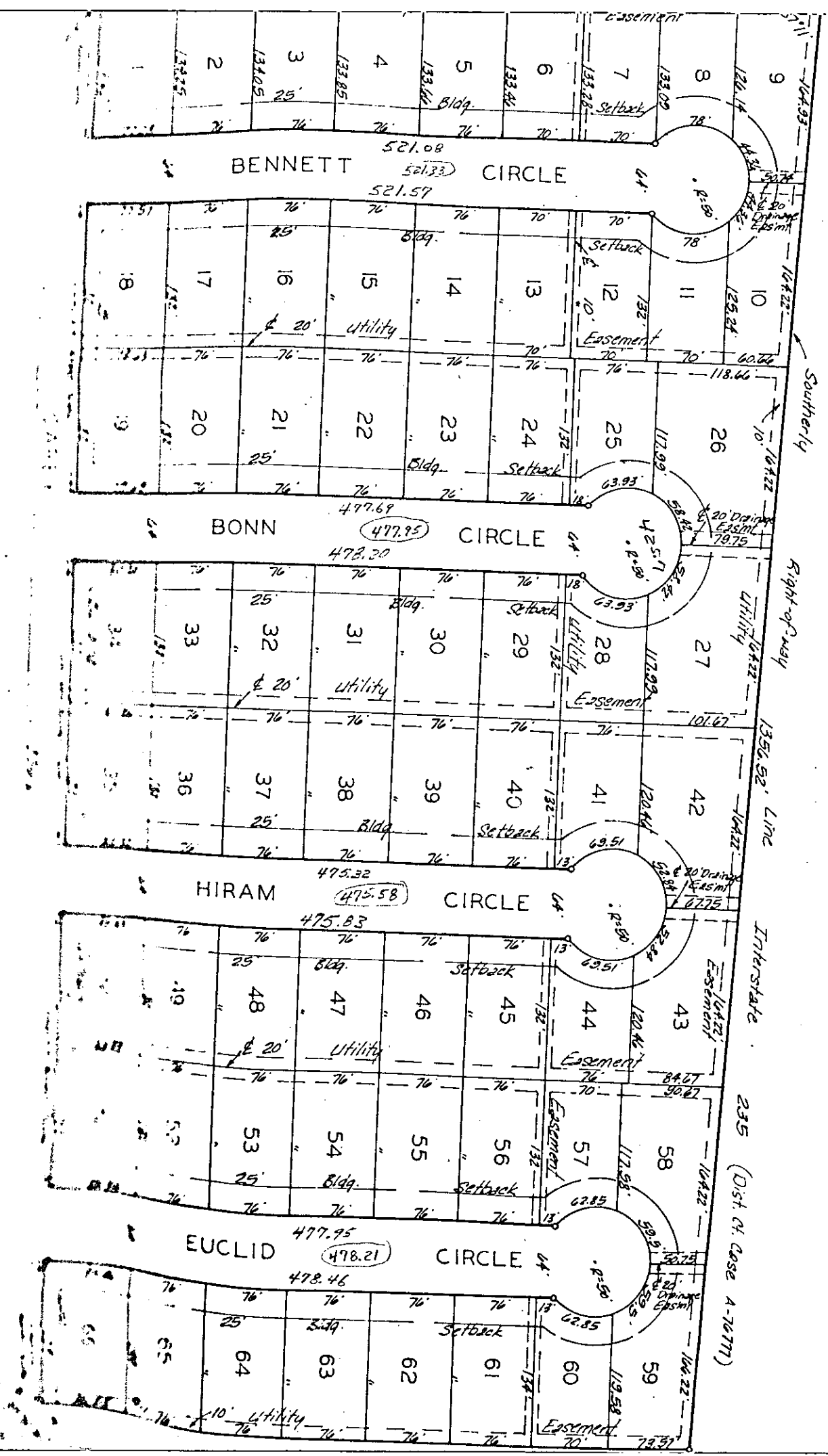
M. G. SEIBEL, P.E.  
DISTRICT ENGINEER

MGS:s1

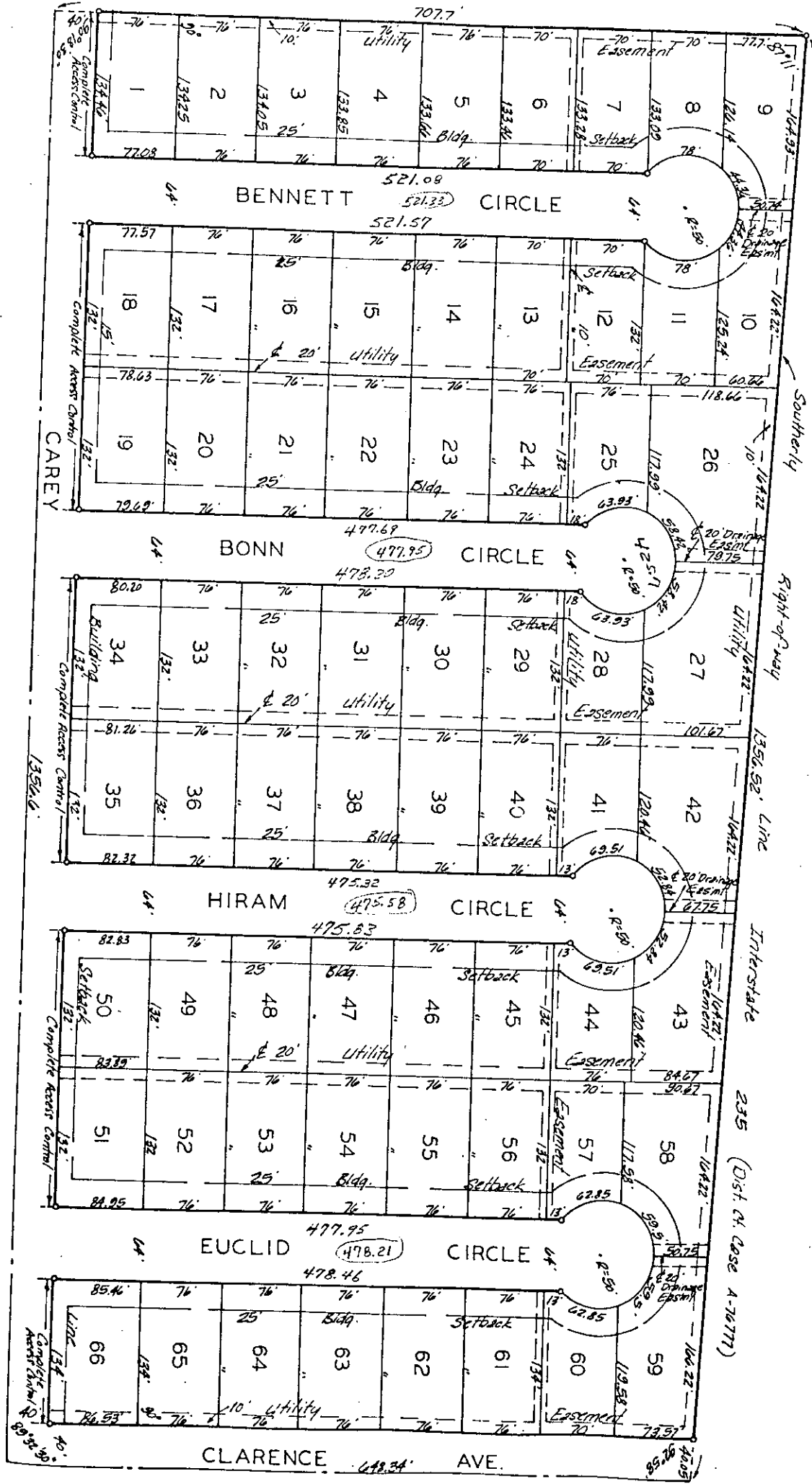
cc: C. L. Meredith, Area Engineer, Wichita-Hillside

WICHITA KANSAS

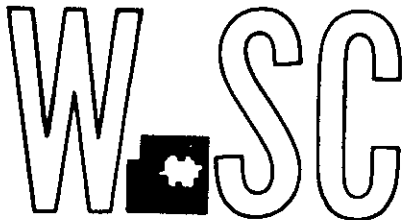
SECTION SIXTH ADDITION



CLEVELAND FOR SIXTH ADDITION  
WICHITA KANSAS



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
688-4561

February 6, 1981

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 81-1 - Preliminary plat of Silver Spur 6th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 5, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. The 26-foot strip of ground east of Lots 59 thru 66 is part of Lot 1, Silver Spur Addition and should be included in this plat as part of lots or, if necessary, as part of Clarence Avenue for street or drainage purposes.
- B. The final plat shall indicate a minimum pad or lowest floor elevation of 95.0 City Datum for lots in the east portion of this plat. The Engineering Department should be contacted about this prior to preparing the final plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The proposed cul-de-sacs shall be labeled "Circles" rather than "Courts."
- E. The applicant shall guarantee the paving of the proposed cul-de-sac streets and Carey adjacent to this plat. The applicant shall attempt to obtain a valid petition for paving Carey from Seneca to Meridian. The paving width can be 25 feet if no direct access to Carey from individual lots is needed.
- F. Since Carey is a designated collector street, the paving petition shall include a provision for a sidewalk on both sides.
- G. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- H. The applicant shall guarantee the extension of City water to serve each lot being platted.

Baughman Company  
February 6, 1981  
Page 2

- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Side lot utility easements as requested by K. G. and E. and marked on the enclosed copy of the preliminary plat shall be shown on the final plat.
- K. 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.
- L. 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.

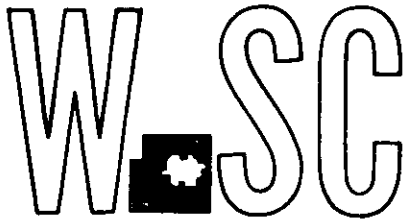
Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: C. J. Mendenhall, 1913 S. Elizabeth, 67213  
Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

RECEIVED

APR 21 1981

Dept. Of Engineering

April 17, 1981

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 81-1 - Final plat of Silver Spur 6th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 16, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. A minimum building pad elevation of 94.5 City datum for all lots shall be shown on the final plat tracing and referenced in the plat's text.
- B. The applicant shall obtain approval from the Kansas Department of Transportation for draining to the highway right-of-way. Copies of the letter of approval from KDOT shall be submitted to the Engineering and Planning Departments.
- C. The applicant shall guarantee the paving of the four cul-de-sac streets as well as Carey adjacent to this plat. The applicant shall attempt to obtain a valid petition for paving Carey from Clarence to Meridian. The paving width for Carey can be 25 feet if no direct access to Carey from individual lots is needed.
- D. Since Carey is a designated collector street, the guarantee shall include a sidewalk on both sides.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- F. The applicant shall guarantee the extension of City water to serve each lot being platted.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- H. A reference tie to a section corner or a previous platted lot corner shall be added to the final plat tracing.

Baughman Company  
Page 2  
April 17, 1981

I. 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. 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, April 23, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: C. J. Mendenhall, 1913 S. Elizabeth, 67213  
x Mike Lindebak, City Engineering