

**CONFIRMATION MEMO**

PROJECT MIDWAY So BAPTIST CHURCH  
 \_\_\_\_\_ JOB NO. \_\_\_\_\_  
 TO CHAS BREITENSTEIN  
 FROM A/B KLOOTEN  
 REFERENCE FINAL DRAINAGE PLAN

DATE 11/12/81  
 COPIES TO: \_\_\_\_\_

TOTAL DRAINAGE AREA IN THIS PLAT = 20.4 AC.

THIS AREA WILL EVENTUALLY DRAIN TO THE WEST & INTO A DITCH TO BE COMPLETED BY OTHERS IN THE FUTURE. TILL THE DITCH IS COMPLETED, THIS PLAT WILL STORE RAINFALL RUNOFF FOR THE 6-HR. STORM ON THE SITE.

THE S.C.S. METHOD OF COMPUTING THE VOLUME WILL BE UTILIZED. WHEN THE SITE IS TOTALLY DEVELOPED APPROX. 40% OF THE AREA WILL BE IMPERVIOUS.

SOIL TYPE FOR THE AREA ARE Ca & Cc (CANADIAN AND CARWILE.)

HYDROLOGIC GROUPS ARE

	<u>CN</u>	<u>GROUP</u>
Ca CANADIAN (OPEN) —	61	B
Cc CARWILE (PAVED) —	98	D



**CONFIRMATION  
MEMO**

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

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

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

TO \_\_\_\_\_

FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

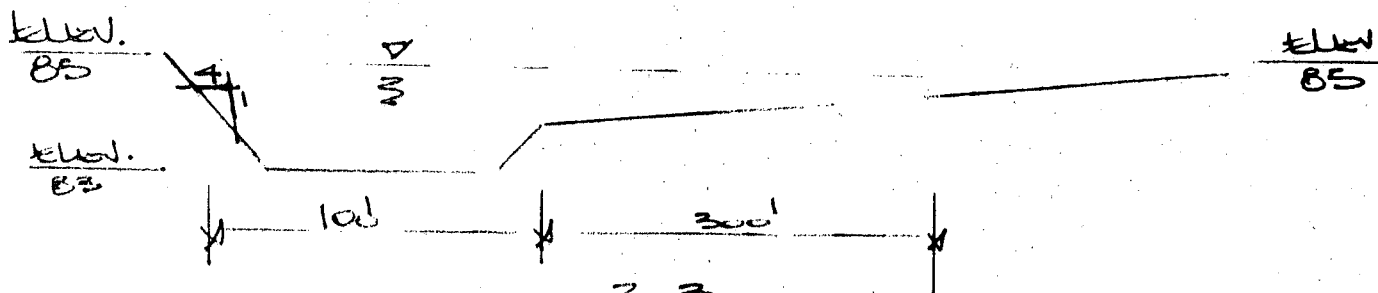
AVERAGE  $C_N =$   
 $61(.6) + 98(.4) = 75^0$  USE 75

VOLUME OF RUNOFF FROM THE 6" STORM.  
 $C_N = 75$       RUNOFF = 3.28 INCHES

VOLUME =  $3.28" (20.4 AC) / 12 = 5^5$  ACRE-Feet.

TO MEET THE STORAGE VOLUME REQUIREMENT  
 A RECTANGULAR AREA WILL BE EXCAVATED AT THE  
 EXTREME WEST END OF THE PLAT TO STORE THE  
 MAJOR STORM TILL EITHER INFILTRATION OR  
 EXFILTRATION RIDES THE REMAIND RUNOFF AMOUNTS.

STORAGE AREA DIMENSIONS -





CONFIRMATION  
MEMO

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

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

COPIES TO:

TO \_\_\_\_\_

FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

Dimensions - Length across the plot for  
the storage area will be approx 690'.

VOLUME AVAILABLE IN PROPOSED AREA.

$$100' \times 690' \times 2' = 3^2 \text{ AC FT.}$$

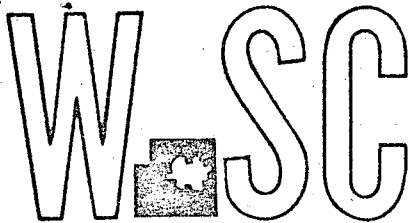
$$300' \times 690' \times 0.5' = 2.4 \text{ AC FT.}$$

$$\text{TOTAL} = 5.6 \text{ AC FT.} \quad \text{OK}$$

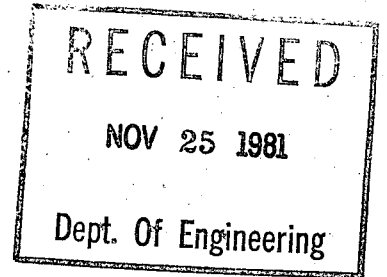
THIS SHOULD BE ADEQUATE STORAGE FOR  
THE REQUIRED SCS VOLUME OF 5.5 ACRE-FEET.

Summary - AT THE TIME DRAINAGE IMPROVEMENTS  
ARE COMPLETED ON THE CHANNEL TO THE WEST, A  
PIPE COULD BE INSTALLED INTO THE 50' DRAINAGE  
EASEMENT TO PROVIDE DRAINAGE RELIEF FOR  
THIS PARTICULAR STORAGE AREA. SINCE BROADWAY  
IS IN AN UNSURE STATE OF IMPROVEMENT FOR STORM  
SEWER & PAVT. NO CONSIDERATION WAS GIVEN AT THIS  
TIME TO DRAWING ANY OF THIS PLOT TO BROADWAY.

WICHITA - SEDGWICK COUNTY



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



November 24, 1981

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

Re: S/D 81-100 - Final plat of Midway Southern Baptist Church Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 23, 1981, 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 furnish the Planning Department with a copy of the Derby pipeline easement and the Wichita Water Department easement so that location and width can be verified. Any lowering or relocation of these lines necessitated by the platting of this property will not be at the City's expense.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Closure computations shall be submitted with the final plat tracing.
- E. 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.

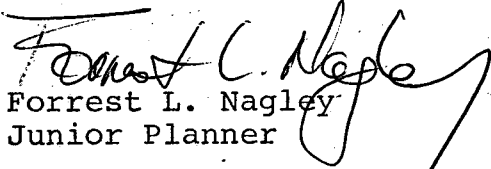
Baughman Company, P.A.

11-24-81

Page 2

This matter will be forwarded to the Planning Commission for its consideration on December 3, 1981, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,



Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Midway Southern Baptist Church Addition, c/o Ray Emery, 5800 South  
Broadway, 67216  
Loy C. Dearing, Trustee, 7337 S. Ida, 67233  
Mike Lindebak, City Engineering

S/D No. 81-100 Name Midway Southern Baptist Church Addition  
Date Application Rec'd. 9-18-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-1-81

DESCRIPTION

General Location West side of Broadway in an area south of 48th St. South

Owner Midway Southern Baptist Church, Rev. Ray Emery

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>22.35 acres</u>   | 7. Lineal Feet of New Street                             |
| 2. Number of Lots :   | a. <u>50</u> R/W <u>739.43</u> ft.                       |
| Residential <u>1</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>1</u>   | TOTAL <u>739.43</u> ft.                                  |
| 3. Minimum Lot Frontage <u>739.43 ft.</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>20.66 acres</u>  |  |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</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 _____                   |  |
| 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 final plat shall show the right-of-way for Broadway which has recently been agreed upon by the property owner, the city, and the state. This is approximately 58 1/2 feet. The applicant's surveyor shall contact the City Engineer's office to find out the exact geometrics of this right-of-way prior to preparing the final plat.
- B. The applicant shall furnish the Planning Department a copy of the pipeline easement so that the location, width and setback can be verified prior to final plat approval.
- C. The City Engineer's office shall be prepared to comment on the applicant's drainage plan and state if any guarantees, easements, or floodways are required.
- D. The applicant shall guarantee extension of sanitary sewer to serve the site.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 6 of the MAPC Subdivision Regulations).

S/D No. 81-100 Name Midway Southern Baptist Church Addition  
 Date Application Rec'd. 9-18-81 Preliminary Approval 10-1-81  
 Scheduled S/D Meeting 11-23-81

DESCRIPTION

General Location West side of Broadway in an area south of 48th St. South

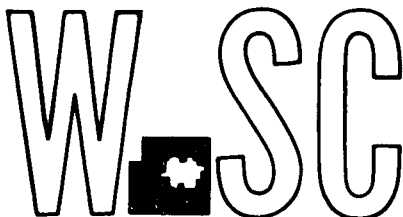
Owner Midway Southern Baptist Church, Rev. Ray Emery  
 Surveyor/Engineer Baughman Company, P.A.  
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |   |
|---|---|
| <p>1. Gross Acreage of Plat <u>22.35 acres</u></p> <p>2. Number of Lots :<br/>                 Residential <u>1</u><br/>                 Commercial _____<br/>                 Industrial _____<br/>                 Other _____<br/>                 Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>739.43 ft.</u></p> <p>4. Minimum Lot Area <u>20.66 acres</u></p> <p>5. Existing Zoning <u>AA</u></p> <p>6. Proposed Zoning <u>AA</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street<br/>                 a. <u>50</u> R/W <u>739.43</u> ft.<br/>                 b. _____ R/W _____ ft.<br/>                 c. _____ R/W _____ ft.<br/>                 d. _____ R/W _____ ft.<br/>                 e. _____ R/W _____ ft.<br/>                 TOTAL <u>739.43</u> ft.</p> <p>8. Sidewalk adjacent to all streets _____ yes <u>X</u> no</p> |
|---|---|

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the acceptability of the right-of-way shown for Broadway.
- B. The applicant shall furnish the Planning Department with a copy of the pipeline easement so that location and width can be verified. Any lowering or relocation of this pipeline necessitated by the platting of this property will not be at the City's expense.
- C. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the site.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 2, 1981

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

Re: S/D 81-100 - Preliminary plat of Midway Southern Baptist Church  
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 1, 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 final plat shall show the right-of-way for Broadway which has recently been agreed upon by the property owner, the city and the state. This is approximately 58 1/2 feet. The applicant's surveyor shall contact the City Engineer's office to find out the exact geometrics of this right-of-way prior to preparing the final plat.
- B. The applicant shall furnish the Planning Department a copy of the pipeline easement so that the location, width and setback can be verified prior to final plat approval.
- C. The applicant shall guarantee extension of sanitary sewer to serve the site.
- D. The final plat shall indicate a 20-foot utility easement adjacent to the south line of this plat.
- E. The applicant shall submit a drainage plan to City Engineering prior to or at the time of submitting a final plat. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

RECEIVED

OCT 5 1981

Dept. Of Engineering

Baughman Company

Page 2

October 1, 1981

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

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

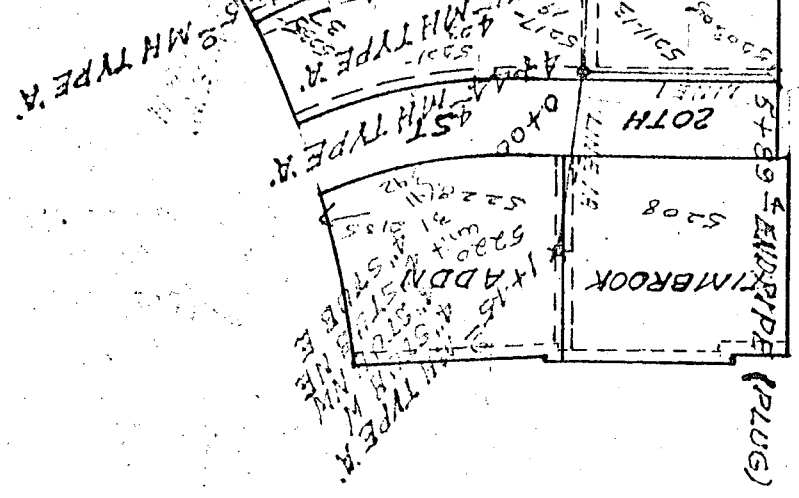
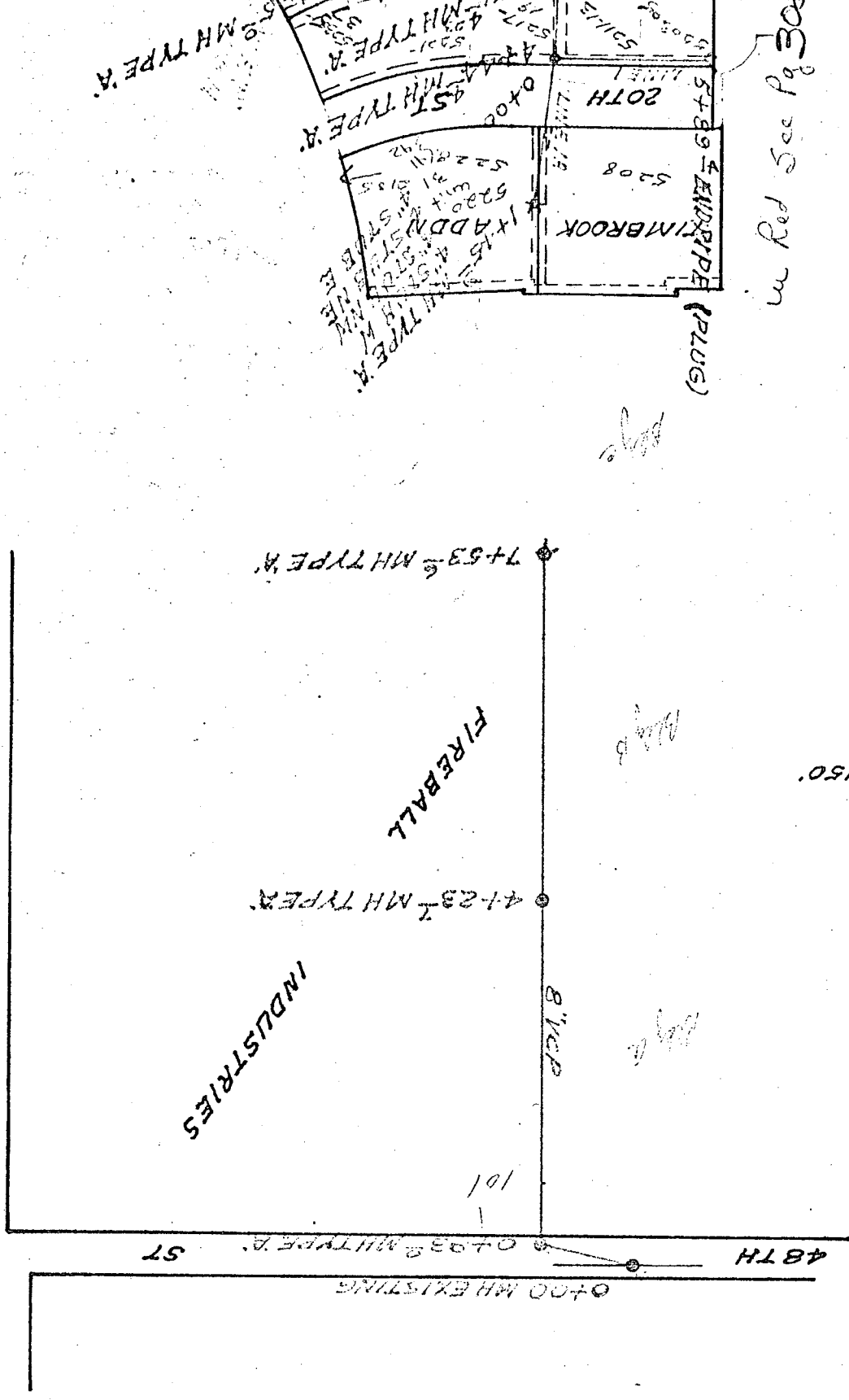
Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Midway Southern Baptist Church, Rev. Ray Emery, 5800 S. Broadway,  
67216

+ Mike Lindebak, City Engineering



in Red See Pg 30

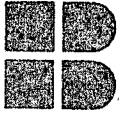
SCALE

1" = 150'



5  
2-000-008  
ER

210  
ver



**CONFIRMATION  
MEMO**

PROJECT MIDWAY S. BAPTIST CHURCH ADD  
 \_\_\_\_\_ JOB NO. \_\_\_\_\_  
 TO CHRIS BREITENSTEIN  
 FROM N. BRENT HOOTEN  
 REFERENCE DRAINAGE CONCEPT.

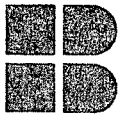
DATE 9-21-81  
 COPIES TO:  
LOUISE OLIVARIZ  
MIKE LINDERBAK

PRELIMINARY PLAT TO BE HEARD 10-1-81  
 BEFORE SUBDIVISION.

ALL OF LOT 1 WILL DRAIN TO THE WEST INTO AN  
 EXISTING DRAINAGE EASMT. RUNOFF WILL BE  
 CONVEYED INTO THE DRAINAGE WAY BY MEANS OF  
 STORM SEWER BEING EXTENDED TO THE EAST  
 FROM THE DRAINAGEWAY. LOT 1 CONTAINS APPROX.  
 20.7 ACRES.

THE SIZE OF PIPE & NUMBER OF OUTLETS INTO THE ESMIT  
 WILL BE DETERMINED AT THE TIME THE FINAL PLAT  
 IS SUBMITTED.

RECEIVED  
 SEP 24 1981  
 Dept. Of Engineering



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

**CONFIRMATION  
MEMO**

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

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

COPIES TO:

TO \_\_\_\_\_

FROM \_\_\_\_\_

REFERENCE \_\_\_\_\_

NOTE - IF BROADWAY IS IMPROVED PRIOR TO IMPROVEMENT  
BEING MADE ON THIS PLAT APPROX. THE EAST  
100' OF LOT 1 WOULD BE ALLOWED TO DRAIN TO  
BROADWAY VIA DRIVEWAY APPROACHES (2).  
PRESENTLY THERE IS NO ADEQUATE DITCHING  
IN BROADWAY TO DRAIN TO.