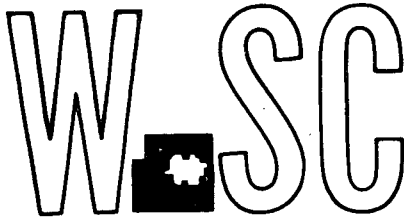


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 6, 1981
(312) 261-1561

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-104 - Final plat of Brad Boone Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 5, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Rock Road Court shall be platted with 70 feet of right-of-way. The building setbacks from this cul-de-sac may be reduced to 20 feet.
- B. The applicant shall guarantee any drainage improvements required by the replatting of this property including seeding and mulching of the existing drainage dedication adjacent to this property on the west and storm sewers necessary to drain the lots and Rock Road Court.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted, including a readjustment of the existing manholes within the floodway being vacated by this replat.
- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall guarantee the paving of Rock Road Ct., including a sidewalk adjacent to both sides of this street, (required by Section 3-C(4) of Sidewalk Ordinance - office zoning). A sidewalk is also required on Rockhill adjacent to this property. Since Rockhill is already paved, a notarized certificate shall be submitted indicating the sidewalk shall be required as a condition to the issuance of a building permit.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

Baughman Company
2-6-81
Page 2

- G. The 20-foot utility easement adjacent to Lots 1 thru 10 shall be moved south 10 feet and a 20-foot drainage easement platted adjacent to the north of it. All lots would then have direct access to both easements.
- H. The applicant shall be advised that a provision of the associated Community Unit Plan (DP-62) requires the frontage of this property on both Rock Road and Rockhill to be landscaped. The C.U.P. further requires that a landscape plan be submitted to the Planning Department for review and approval prior to the issuance of any building permits.
- 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, February 12, 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: Robert B. Boone, 12727 E. Kellogg, 67207
X Mike Lindebak, City Engineering



CONFIRMATION MEMO

PROJECT BRAD BOONE ADDN'
DRAINAGE JOB NO. _____
 TO CHRIS BREITENSTEIN
 FROM BRENT WOOTEN.
 REFERENCE _____

DATE 2-3-81
 COPIES TO:

DRAINAGE AREAS -

①. $A = 3.1$ ACRES $C = 0.90$ $I_{100} = 8.98$ W/HR
 w to c 15mm.

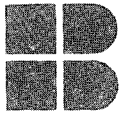
$$Q_{100} = (0.90)(8.98)(3.1) = 25 \text{ cfs.}$$

AREA IS TO BE DRAINED BY A 30" PIPE @ 0.40% SLOPE INTO THE EXISTING DRAINAGE DEDICATION ADJACENT TO THE WEST OF THIS PLAT.

DRAINAGE WILL BE COLLECTED BY A BEEHIVE INLET IN A SWALE ALONG THE REAR LOT LINES.

SWALE SIZED -

USE A V-SHAPED CHANNEL W. A 15' DEPTH AND 5:1 SIDE SLOPES. TOTAL SWALE WIDTH NEEDED IS 15'.



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION MEMO

PROJECT _____

DATE _____

JOB NO. _____

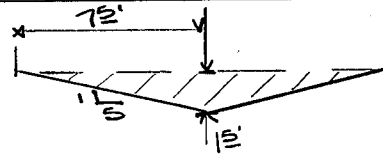
COPIES TO: _____

TO _____

FROM _____

REFERENCE _____

CHANNEL CALCULATIONS



Use $m = 0.03$, $A = 11.25 \text{ sq.}$

$R = \frac{11.25}{15.30} = 0.73$, $S = 0.50 \%$

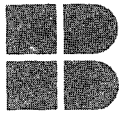
$Q = \frac{1.49}{0.03} (11.25) (0.73)^{2/3} (0.005)^{1/2}$

$Q_{100} = 28 \text{ cfs}$

Capacity of channel in 100 yr storm is 28 cfs
w. a velocity = 2.5 fps. or

THIS SWALE COULD BE ASPHALTED WHICH WOULD ONLY DECREASE THE M FACTOR WHICH WOULD INCREASE THE DITCH CAPACITY.

NOTE. - AS A PROTECTION, THE ELEVATION OF THE BEEHIVE SHALL NOT BE MORE THAN 2 FEET BELOW THE ELEVATION OF THE TOP OF THE DRAINAGE DITCH TO THE WEST. THIS WILL PROVIDE ESCAPE FOR DRAINAGE AT SUCH TIMES WHEN THE BEEHIVE IS CLOGGED.



BAUGHMAN COMPANY, P.A.

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

CONFIRMATION MEMO

PROJECT _____

DATE _____

JOB NO. _____

COPIES TO:

TO _____

FROM _____

REFERENCE _____

AREA 2.

$$\Delta = 3.2 \text{ ACRES} \quad C = 0.90 \quad I_{100} = 8.98$$

$$I_5 = 5.21$$

$$Q_{100} = (0.90)(8.98)(3.2) = 25.9 \text{ cfs}$$

$$Q_5 = (0.90)(5.21)(3.2) = 15.0 \text{ cfs}$$

AREA TO BE DRAINED BY A 30" PIPE
@ 0.400 % slope.

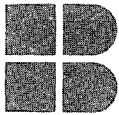
THREE INLETS SHALL BE USED TO ACCOMMODATE
THE 5 YR. FREQUENCY IN THE AREA.

AREA 3

$$\Delta = 0.6 \text{ ACRES} \quad C = 0.90 \quad I_{100} = 8.98$$

$$Q_{100} = (0.90)(8.98)(0.6) = 4.8 \text{ cfs}$$

AREA TO BE DRAINED BY A FLEXIBLE INLET
DISCHARGING TO THE LINE DRAINING AREA (2).



BAUGHMAN COMPANY, P.A.

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

CONFIRMATION
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REFERENCE _____

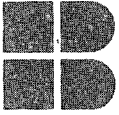
Cumulative flow from Area 2 & 3 is
25.9 cfs & 4.8 cfs resulting in 30.7 cfs.

From the bleehive inlet to the drainage ditch
to the west a 36" pipe at 0.20 % slope will
be used.

NOTE: NECESSARY OFFFALL STRUCTURES &
REQUIRED RIP-RAP WILL BE INSTALLED AT THE
2 LOCATIONS OF DISCHARGE INTO THE DITCH.

AREA 4

THIS AREA WHICH RESULTS IN A $Q_{100} = 8$ cfs
WILL DRAIN INTO THE SAN FRANCISCO RR DITCH, WITH
THEIR APPROVAL OF THE PROPOSED DRAINAGE.



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION
MEMO

PROJECT _____

DATE _____

_____ JOB NO. _____

COPIES TO:

TO _____

FROM _____

REFERENCE _____

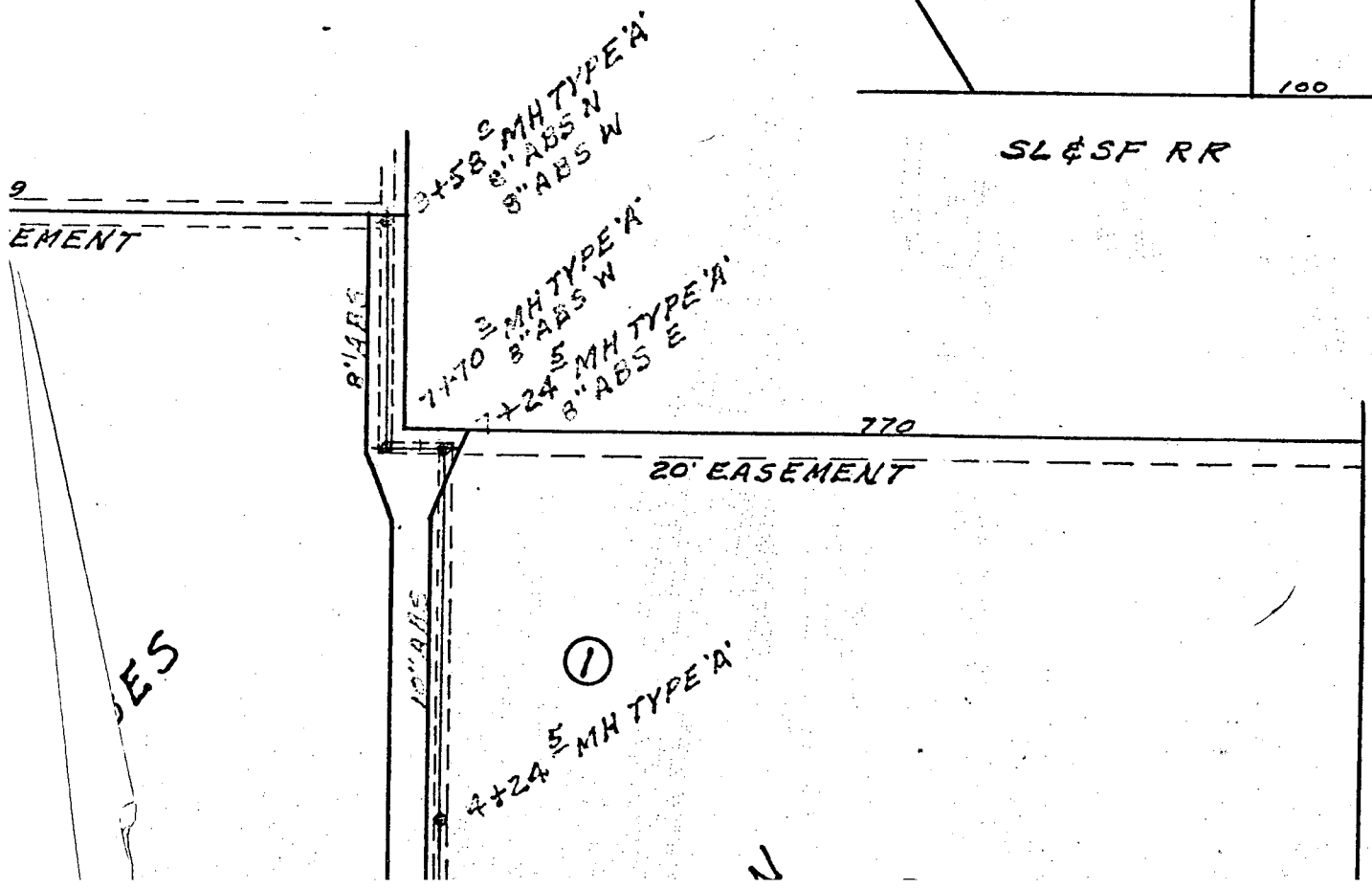
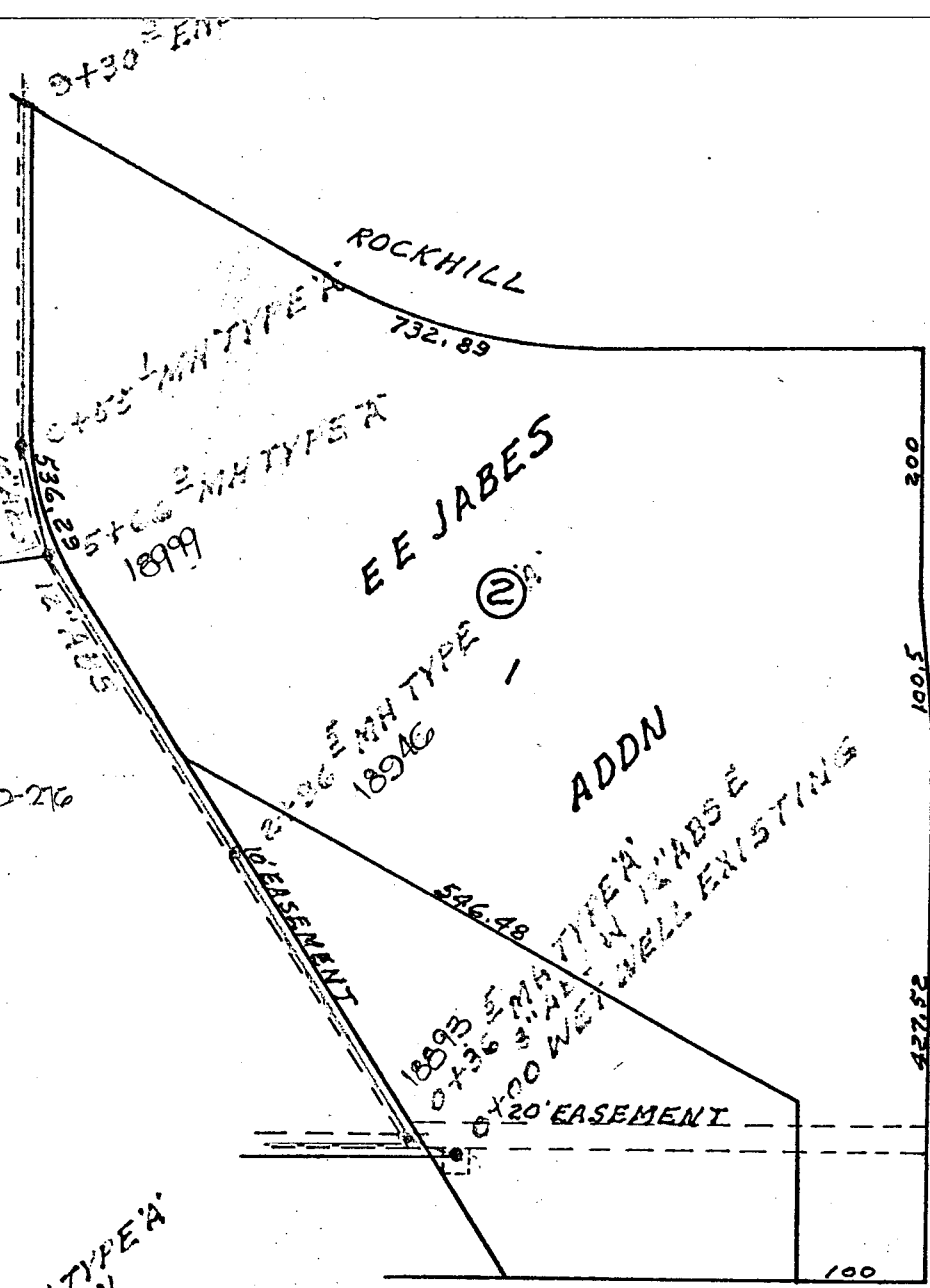
AREA 5

THIS AREA WILL DRAW INTO THE STREET
RIGHT-OF-WAY VIA APPROVED DRIVEWAYS AND FLUMES
TO BE CONSTRUCTED RELATIVE TO EACH LOT'S DEVELOPMENT

INDUSTRIES SEWER
NTR. INC.
75-000-000-001
JM MRT 24



SCALE 1"=150'



AD

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 261-4561

January 23, 1981

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

Re: S/D 80-104 - Preliminary plat of Brad Boone Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 22, 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 applicant shall guarantee any drainage improvements required by the replatting of this property including the seeding and mulching of the existing drainage dedication adjacent to this property on the west.
 - B. The applicant shall guarantee the extension of sanitary sewer and City water to serve each lot being platted including a readjustment of the existing manholes within the floodway to be vacated by this replat.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitting to the Planning Department for recording.
 - D. The proposed cul-de-sac shall be labeled either Westport Circle or Rock Road Court on the final plat.
 - E. The final plat shall indicate the following access control to Rock Road:
 1. "Complete access control" across the east line of Lot B.
 2. "Access control except for one joint opening" to Rock Road across the east lines of Lots 6 and 7.
- The applicant shall guarantee an accel/decel lane on Rock Road to serve the joint opening to this major street from Lots 6 and 7.
- Since the proposed cul-de-sac is being platted to serve an office district, the final plat shall indicate 70 feet of right-of-way for this local office street.

RECEIVED

JAN 26 1981

Dept. Of Engineering

Baughman Company, P.A.

1-23-81

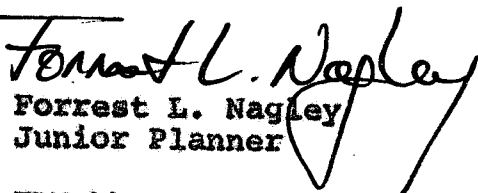
Page 2

- 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).

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,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Robert B. Boone, 12727 E. Kellogg, 67207
x Mike Lindebak, City Engineering

SUBDIVISION REPORT

S/D NO. 80-104 Name Brad Boone Addition
Date Application Rec'd. 12-29-80 Preliminary Approval 1-22-81
Scheduled S/D Meeting 2-5-81

DESCRIPTION

General Location West of Rock Road in an area south of Rockhill

Owner Robert E. Boone
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- 1. Gross Acreage of Plat 9.759
- 2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 13
 - Total Number of Lots 13
- 3. Minimum Lot Frontage 57.87 ft.
- 4. Minimum Lot Area 20,010.769 sq. ft.
- 5. Existing Zoning BB (DP-62)
- 6. Proposed Zoning BB (DP-62)
- 7. Lineal Feet of New Streets:
 - a. 70 R/W 330 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 330 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to discuss the status of the applicant's final drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the replatting of this property including seeding and mulching of the existing drainage dedication adjacent to this property on the west.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted, including a readjustment of the existing manholes within the floodway being vacated by this replat.
- D. The applicant shall guarantee the extension of City water to serve all lots.
- E. The applicant shall guarantee the paving of Rock Road Ct., including a sidewalk adjacent to both sides of this street, (required by Section 3-C(4) of Sidewalk Ordinance - office zoning). A sidewalk is also required on Rockhill adjacent to this property. Since Rockhill is already paved, a notarized certificate shall be submitted indicating the sidewalk shall be required as a condition to the issuance of a building permit.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since Rock Road Court is being platted to serve an office district, the final plat tracing shall indicate 70 feet of right-of-way for this local office street.
- H. The applicant shall be advised that a provision of the associated Community Unit Plan (DP-62) requires the frontage of this property on both Rock Road and Rockhill to be landscaped. The C.U.P. further requires that a landscape plan be submitted to the Planning Department for review and approval prior to the issuance of any building permits.

I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 80-104 Name Brad Boone Addition
Date Application Rec'd. 12-29-80 Preliminary Approval
Scheduled S/D Meeting 1-22-81

DESCRIPTION

General Location West of Rock Road, in an area south of Rockhill

Owner Robert B. Boone

Surveyor/Engineer Baughman Company

Address 330 Laura, 67211 Phone 262-7271

- | | | |
|---|---|--|
| 1. Gross Acreage of Plat | <u>9.759 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. |
| Residential | <u> </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>13</u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots | <u>13</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage | <u>100</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area | <u>20,010.769</u> sq.ft. | streets? <u> </u> yes <u> X </u> no |
| 5. Existing Zoning | <u>BB</u> | |
| 6. Proposed Zoning | <u>BB (DP-62)</u> | |
| 9. Public Water Supply | <u>Yes (Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers | <u>Yes (Yes-No)</u> , 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:

NOTE: This plat represents a replat of Lot 1, Block 2, E. E. Jabes Addition. This property is subject to the conditions of the Chelsea Station Community Unit Plan (D.P.-62).

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept plan and the acceptability of the proposed vacation of the floodway on this property.
- B. The applicant shall guarantee any drainage improvements required by the replatting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve each lot being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The proposed cul-de-sac shall be labeled either Westport Circle or Rock Road Court on the final plat.
- F. "Complete access control" to Rock Road across the east lines of the proposed lots which abut this major street shall be indicated on the final plat.
- 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).

