

Donald E. Schneider

PROJECT MEMO

D.E.S.

TO: <u>STEVE LACKEY</u> _____ _____ _____	FROM: <u>D. DAGG</u> _____ _____ _____
----------------------------------------------------	-------------------------------------------------

PROJECT TITLE:
 COMFORT WEST ADDN.

PROJECT NUMBER:
 472-76-245-81192-000-000-001

DATE:
 5-3-84

COMMENTS:

We found this to be silty sand graded SM it should respond well to treatment with 9%, 44 #/yd² Portland Cement.

ADDITIONAL COPIES TO:

1. <u>BRENT WOOTEN</u>	4. _____	7. _____
2. _____	5. _____	8. _____
3. _____	6. _____	9. _____

CITY OF WICHITA
DEPARTMENT OF ENGINEERING
CONSTRUCTION AND SURVEY DIVISION
MATERIALS LABORATORY

DATE: 5-3-84

RECOMMENDATION FOR STABILIZATION SOILS TREATMENT

PROJECT: Comfort West Addn (Curtis & Edminster)

PROJECT NUMBER: 81192-1

CONTRACTOR: Na

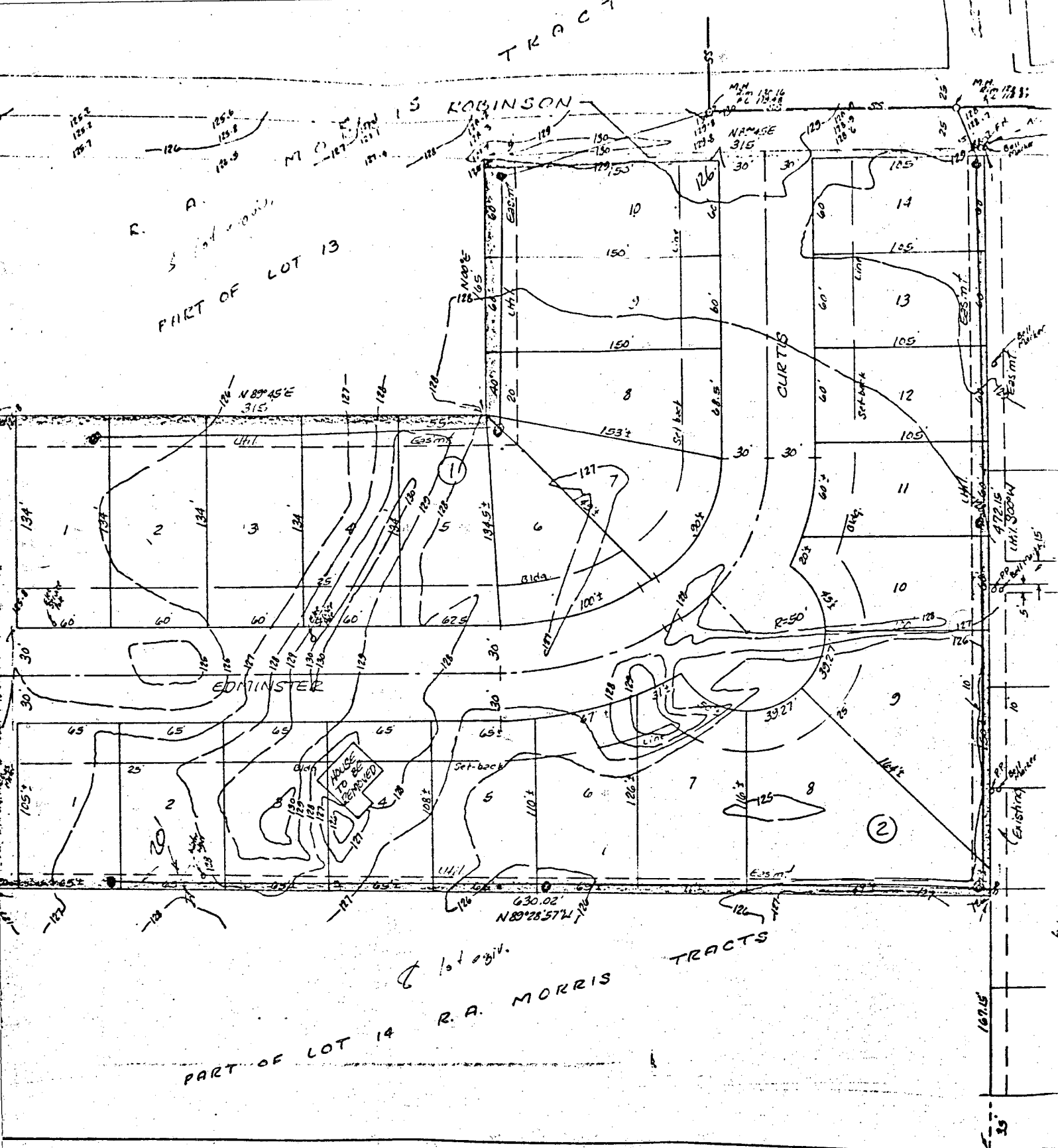
	SOIL NO:	SOIL NO:	SOIL NO:
SOIL TYPE: (MUNSELL COLOR)	Brown		
SOIL TYPE: (CLASSIFICATION)	SM		
LIQUID LIMIT:	15.9		
PLASTIC LIMIT:	15.4		
PLASTICITY INDEX: (P.I.)	0.5		
LINEAR SHRINKAGE:	-		
Ph: (UNTREATED)	-		
Ph: (TREATED) & RATE:	-		
Ph: (TREATED) ALTERNATE:	-		
PROCTOR NUMBER:			
MAXIMUM DENSITY:	112		
OPTIMUM MOISTURE:			
TREATMENT RECOMMENDED:	Cement		
TREATMENT RATE: (% & LB/YD ²)	9% 44 #/yd ²		
ALTERNATE TREATMENT:	-		
TREATMENT RATE: (% & LB/YD ²)	-		
PARTICLE SIZE: % RET. (#10)	0		
#40 SIEVE: (% RETAINED)	0		
#200 SIEVE: (% PASS)	X3		

TREATMENT APPROVED AND RATE:
APPROVED BY: [Signature]
TESTED BY: DB

[Signature]
SIGNED

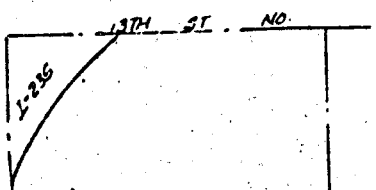
TRACT

R. A. MORRIS
PART OF LOT 13



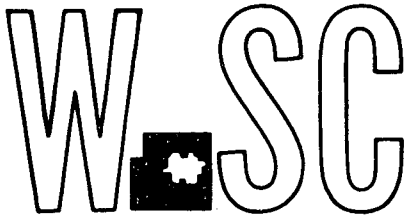
lot 13iv.
R. A. MORRIS TRACTS

PART OF LOT 14



PRELIMINARY PLAN
COMFORT WES
PART OF LOTS 13 AND 14.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 24, 1981

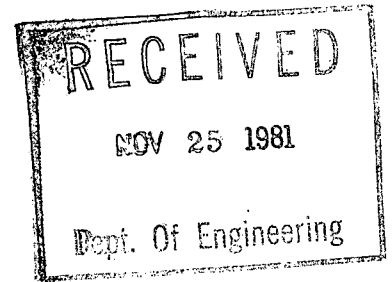
Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 81-91 - Final plat of Comfort West 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's approved drainage plan requires construction of a drainage ditch from Hoover west to I-235. The applicant shall obtain a letter from the Kansas Department of Transportation agreeing to accept drainage waters from this ditch. The applicant shall guarantee construction of this drainage ditch.
- B. The applicant shall attempt to obtain a valid petition for paving Hoover and Robinson adjacent to this plat and shall guarantee the paving of the interior streets being platted.
- C. Since Hoover is a collector street, a sidewalk is required on both sides. The applicant shall guarantee a sidewalk adjacent to his property.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- E. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate Curtis as the name for the north/south street.
- H. The Subdivision Committee recommends that overhead electrical service be allowed for this site.



Baughman Company
11-24-81
Page 2

- I. The applicant shall submit an avigational easement and restrictive noise covenant assuring that adequate construction methods will be utilized to reduce noise within habitable structures being built in this subdivision.
- J. A 10-foot utility easement between Lots 6 and 7, Block 2 shall be added to the final plat tracing as requested by K.G.&E.
- K. 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.

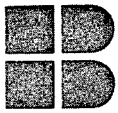
This matter will be forwarded to the Planning Commission for its consideration on December 10, 1981, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Richard A. Niedens, President, Comfort Homes, Inc., 839 N. Mt. Carmel
67203
Mike Lindebak, City Engineering



CONFIRMATION MEMO

PROJECT COMFORT WEST ADDN.
 _____ JOB NO. _____
 TO CHRIS BREITENSTEIN
 FROM BRENT KLOOTEN
 REFERENCE DRAINAGE PLAN

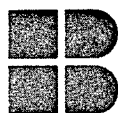
DATE 10-15-81
 COPIES TO:
 ✓ MIKE LINDEBAR
 PAUL JOHNSTON

COMFORT WEST ADDITION (5.3 AC.)
 IS PROPOSED FOR RESIDENTIAL DEVELOPMENT
 A RUNOFF COEFFICIENT OF 0.35 WILL BE USED FOR
 CALCULATIONS. USING AN INTENSITY OF 4.06 IN/HR
 & 8.98 IN/HR FOR THE 2 AND 100 YR. STORM FREQUENCY
 PRODUCES THE FOLLOWING QUANTITIES.

$$Q_2 = 0.35 (4.06) (5.3) = 7.5 \text{ cfs}$$

$$Q_{100} = 0.35 (8.98) (5.3) = 16.7 \text{ -}$$

RUNOFF FOR THIS ADDITION WILL DRAIN
 SOUTH AND WEST TO HOOVER. INLETS WILL BE CONSTRUCTED
 AT THE INDICATED LOCATIONS WITH THE 100 YEAR FLO
 CARRIED IN THE PIPE. THE INLETS WILL DISCHARGE
 INTO A PROPOSED DITCH ON THE EAST SIDE OF HOOVER
 AS INDICATED, DRAINING TO THE NORTH.



**CONFIRMATION
MEMO**

PROJECT _____

DATE _____

_____ JOB NO. _____

COPIES TO:

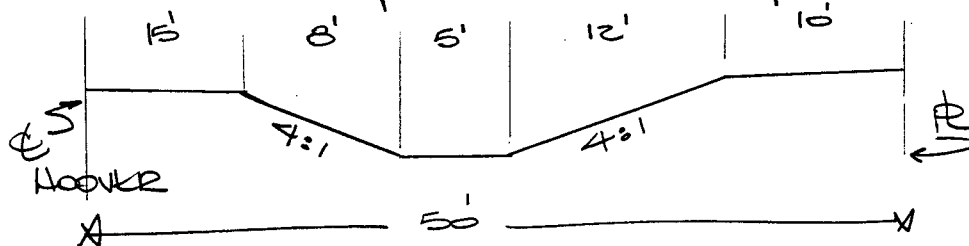
TO _____

FROM _____

REFERENCE _____

ONE OR TWO PIPES WOULD BE INSTALLED ACROSS HOOVER TO CONVEY RUNOFF INTO THE 30' RECORDED DRAINAGE EASEMENT AND EVENTUALLY INTO THE I-235 R/W DRAINAGE DITCH.

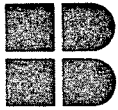
HOOVER R/W DITCH CROSS-SECTION —



DITCH FLO CAPACITY —

$$Q = \frac{1.49}{0.022} (19.5) \left(\frac{19.5}{21.5}\right)^{2/3} (0.0022)^{1/2}$$

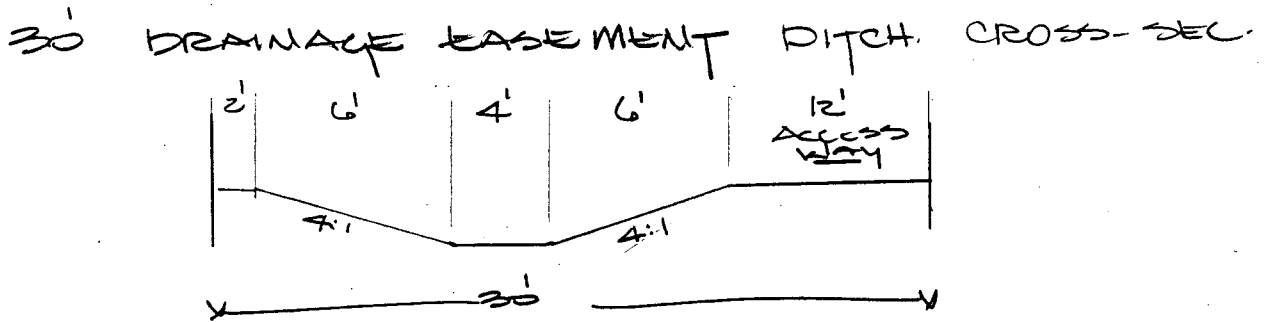
$$Q = 58 \text{ cfs.}$$



CONFIRMATION MEMO

PROJECT COMFORT WEST ADDN.
 _____ JOB NO. _____
 TO CHRIS BREITENSTEIN
 FROM BRENT HOOPER
 REFERENCE DRAINAGE PLAN

DATE 10-15-81
 COPIES TO:
 MIKE LINDEBAK
 PAUL JOHNSTON



DITCH FLOW CAPACITY - A

$$Q = \frac{1.49}{0.002} (15) \left(\frac{15}{11.6} \right)^{2/3} (0.002)^{1/2}$$

$$Q = 34 \text{ cfs} \quad \frac{1.49}{n} (A) (R^{2/3}) (S^{1/2})$$

THE 30' DRAINAGE EASEMENT WILL ACCOMMODATE A 12' MAINTENANCE ROAD WHICH WILL NEED TO BE BUILT UP SOMEWHAT FROM THE EXISTING GROUND

AT THE TIME HOOPER IS UPGRADED TO FACILITATE CB & GTR PAVING AND STORM SEWER, THIS 30' DITCH WILL BE EITHER UTILIZED FOR THE CONSTRUCTION OF A DRAINAGE FLUME OR VACATED.

IN REGARDS TO DISCHARGING INTO THE STATE R/W - A PERMIT AT THE TIME OF CONSTRUCTION IS ALL THAT IS REQUIRED.

DRAINAGE EASEMENT

JUN 26 1973

THIS EASEMENT made this 14th day of May, 1973,
by and between Raymond J. Allen & Neva M. Allen of the first part
and the City of Wichita on the second part.

WITNESSETH: That the said first part, in consideration of the sum
of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is
hereby acknowledged, do hereby grant and convey unto the said second party a perpetual
right-of-way and easement for the purpose of constructing, maintaining, and repairing
drainage system according to the plans and specifications now on file in the office
of the City Engineer of the City of Wichita, Kansas, over, along and under the following
described real estate situated in Sedgwick County, Kansas; to wit:

The north 30 feet of the south 430 feet of that part
of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Sec. 15, Twp. 27-S, R-1-W,
lying east of Interstate Highway 235 as condemned in
case A-77196.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
JUL 5 1973
1 53714
JUL 5 1973
1 53714

And said second party is hereby granted the right to enter upon said premises
at any time for the purpose of constructing, operating, maintaining, and repairing
such drainage system.

IN WITNESS WHEREOF: The said first part ha signed these presents
the day and year first written.

Raymond J. Allen
Neva M. Allen

STATE OF KANSAS }
SEDGWICK COUNTY } SS

Personally appeared before me, a notary public, in and for the County and
State aforesaid Raymond J. Allen and Neva M. Allen
to me personally known to be the same persons who executed the foregoing
instrument of writing and said persons duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 15th day of May, 1973.

Fred J. Daane
Notary Public
FRED J. DAANE

My Commission Expires 3-11-77

12-29-81

ASPHALTIC CONCRETE
PAVING PETITION

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 described as follows:

Lots 1 through 10, inclusive Block 1
and Lots 1 through 14, inclusive Block 2
Comfort West Addition

VOID

do hereby petition, pursuant to the provisions of K.S.A. 1974 Supp. 12-6a01 et seq.,
as follows:

streets in

Petition Estimate for paving (Combert West Addition)
 Edminster from the E.L. Hoover to the the south line
 of Robinson
 and Edminster Court

north side
 698.06
 south side
 792.02
 1490.08/2

$$\frac{745.04 \times 26}{9} \times 1.03 = 2216.91 \text{ sq. ft. @ } \$33$$

$$= \underline{\underline{\$73,157.96}}$$

Edminster Court

157.14 outside
 62.86 inside
 $\frac{220.00}{2} = 110 + 19.67 + 19.67 = 149.38$

$$\frac{149.38 \times 26}{9} \times 1.03 = 444.49 \text{ sq. ft. @ } \$33$$

$$= \underline{\underline{\$14,668.12}}$$

\$0 city

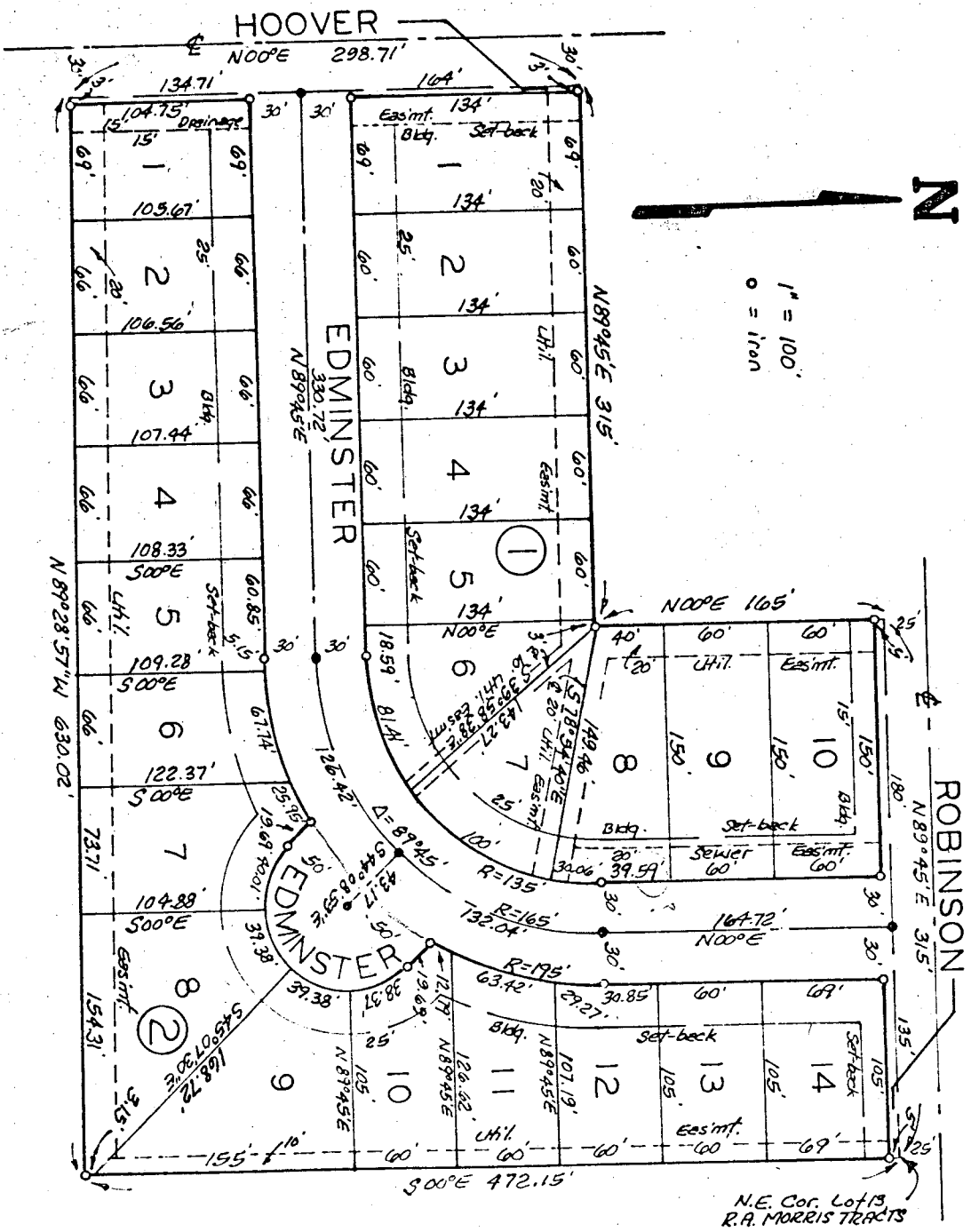
drives 24 @ \$875 = \$21,000

Total Project without drives = 87,826.08

use \$90,000

Total Project with drives = \$111,000

WICHITA, KANSAS.



This plat of "COMFORT WEST ADDITION,"
 Wichita, Kansas has been submitted to and approved by the
 Wichita Sedgewick County Metropolitan Area Planning Commission,

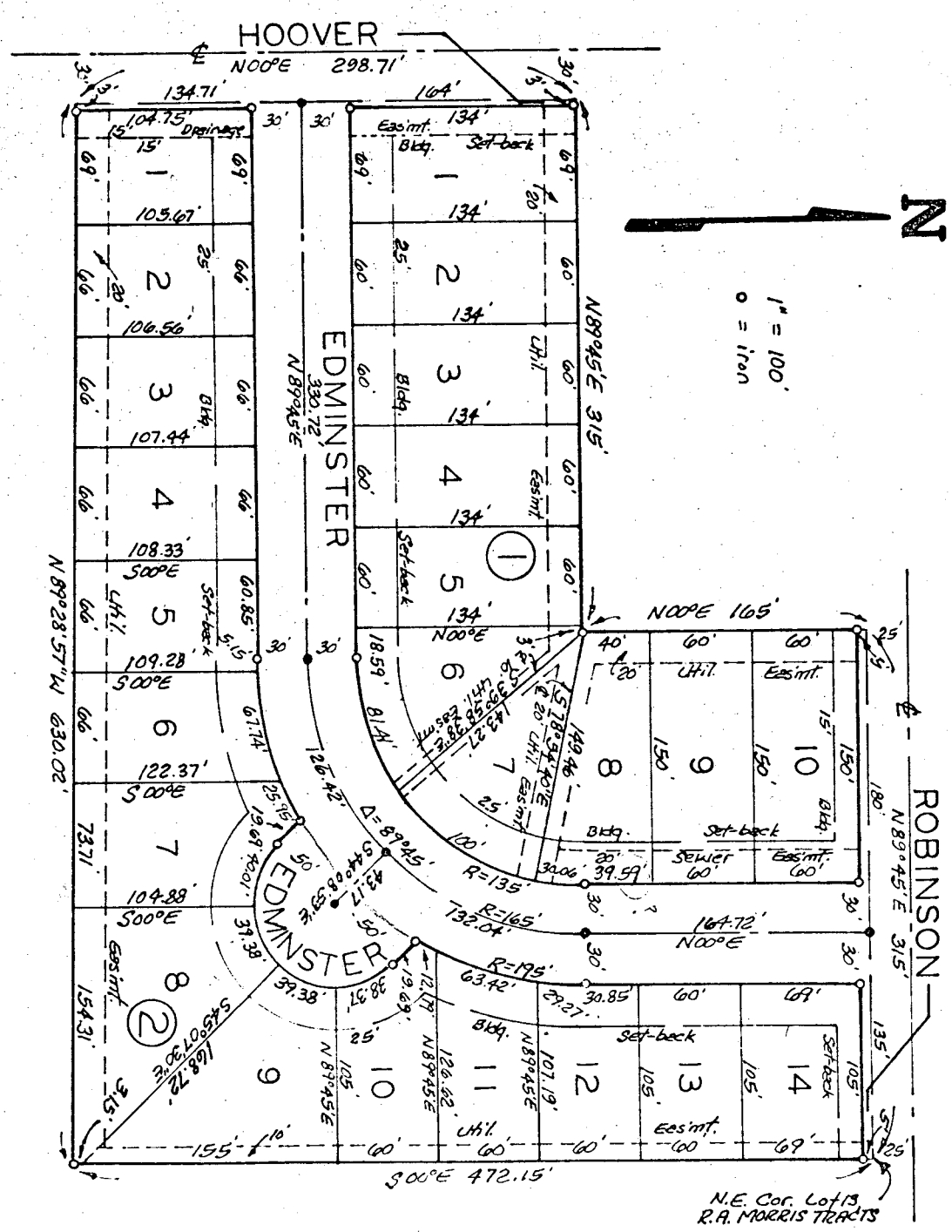
State of Kansas }
 Sedgewick County }
 in abovesaid coun- }
 surveyed and }
 Wichita, Kansas }
 true and correc- }
 rided as and }
 of Lot 14, R.A. }
 All being situate

DATE

we, the undersig- }
 the surveyors }
 and streets to }
 Wichita, Kansas }
 and for the u- }
 granted for the }
 utilities. The c }
 drainage purpo

WICHITA, KANSAS.

State of Kansas
Sedwick County,
in abovesaid county,
surveyed and
Wichita, Kansas
true and corre-
cted 25 and
north 165 feet
of Lot 14, R. A.
All being situate

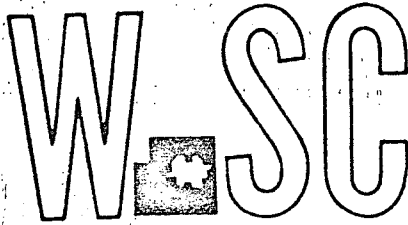


This plat of "COMFORT WEST ADDITION,"
Wichita, Kansas has been submitted to and approved by the
Wichita-Sedwick County Metropolitan Area Planning Commission,

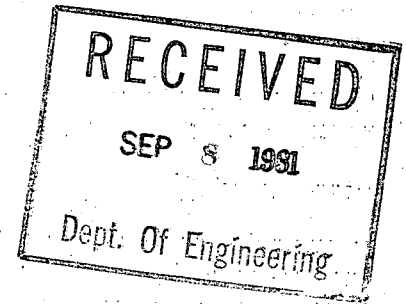
we, the undersig-
ned surveyors,
and streets to
Wichita, Kansas
and for the
granted for the
utilities. The
drainage purp-

Date

WICHITA - SEDGWICK COUNTY



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



September 4, 1981

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

Re: **G/D 81-91 - Preliminary
plat of Comfort West
Addition**

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission September 3, 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 submit a drainage plan to City Engineering prior to or at the time of submitting a final plat. If the final drainage plan utilizes Hoover and Robinson for drainage purposes, these streets will have to be paved.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve all lots being platted.
- E. The applicant shall guarantee the paving of the interior streets being platted. The applicant shall attempt to obtain a valid petition for paving Hoover and Robinson adjacent to this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since Hoover Road is classified as a collector street, there only needs to be an additional 3 feet of right-of-way dedicated for Hoover off of this plat rather than the 20 feet that is shown on the preliminary plat.
- H. The final plat shall indicate a 15-foot building setback from Hoover Road on Lot 1, Block 1, and Lot 1, Block 2, and a 15-foot building setback from Robinson on Lot 10, Block 1, and Lot 14, Block 2.

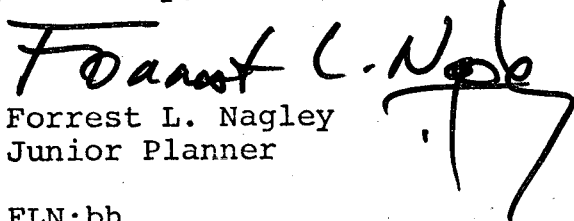
Baughman Company
September 4, 1981
Page 2

- I. The street adjacent to Lots 7, 8, 9 and 10 in Block 2 shall be labeled as Edminster on the final plat. Lots north of Lot 10, Block 2, and north of Lot 6, Block 1 shall be addressed on Curtis.
- J. As requested by K.G. and E., the final plat shall indicate a 10-foot utility easement between Lots 6 and 7, Block 1.
- K. The final plat shall indicate a 20-foot utility easement adjacent to the south line of this plat.
- L. The Subdivision Committee recommends that the developer be allowed to have overhead electrical services for this property since overhead lines exist in surrounding areas.
- M. The applicant shall submit an avigational easement and restrictive noise covenant assuring that adequate construction methods will be utilized to reduce noise within habitable structures being built in this subdivision.
- N. It is recommended that Block 1 be redesigned to eliminate the narrow pie-shaped lots.
- O. 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.
- P. 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: Richard A. Niedens, President of Comfort Homes, Inc., 839 N. Mt. Carme
67203

X Mike Lindebak, City Engineering

November 3, 1981

Mr. Brent Wooten, P.E.
Baughman Company
330. Laura Street
Wichita, KS 67211

Dear Brent:

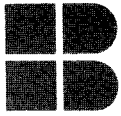
The drainage plan for Comfort West Addition is approved
subject to comments being addressed and handled at the
time of construction.

Sincerely,



Chris J. Breitenstein, P.E.
Drainage & Flood Control Engineer

CJB: gf



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

CONFIRMATION MEMO

PROJECT COMFORT WEST ADDITION

DATE 10-28-01

JOB NO. _____

COPIES TO: _____

TO CHRIS BREITENSTEIN

FROM BRENT KLOOTEN

REFERENCE DRAINAGE

PLEASE SUBMIT A MEMO OR COPY
OF APPROVAL OF THE DRAINAGE PLAN TO
ME SO WE MAY PROCEED WITH FINAL
PLAN & OWNERSHIP TRANSFER OF PROPERTY.
THANK YOU.

BRENT

WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTE, P.E.



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

April 27, 1982

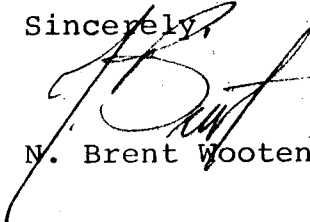
Mike Lindebak
Department of Engineering
City Hall - 7th Floor
455 N. Main
Wichita, KS. 67202

RE: Comfort West

Mike,

Enclosed is a letter from the State accepting the drainage from the referenced area as discussed. Thank you.

Sincerely,


N. Brent Wooten

NBW/mef

cc: Louise Olivarez
Planning

WZ

KANSAS DEPARTMENT OF TRANSPORTATION



JOHN B. KEMP, Secretary of Transportation

JOHN CARLIN, Governor

Box 769
Hutchinson, Kansas
April 26, 1982

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

Dear Mr. Wooten:

In response to your letter dated April 19, 1982, regarding the drainage from Comfort West Addition to our I-235 right-of-way ditch, we can see no problems with utilizing the drainage easement in order to drain this particular additon.

You can therefore use this letter as written permission to utilize the existing drainage easement. You will, however, need a permit to remove and replace fence and cut the open ditch. The permit for this work may be obtained by contacting Mr. Robert L. Grant at our west Wichita KDOT office.

Very truly yours,


MILTON S. FRY, P.E.
DISTRICT ENGINEER

MSF:s1

cc: Robert L. Grant, F.E.A., Wichita-Kellogg Office

S/D No. 81-91 Name Comfort West Addition
Date Application Rec'd. 8-18-81 Preliminary Approval 9-3-81
Scheduled S/D Meeting 11-23-81

DESCRIPTION

General Location S.E. corner of Robinson and Hoover

Owner Richard A. Niedens, President of Comfort Homex, Inc.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

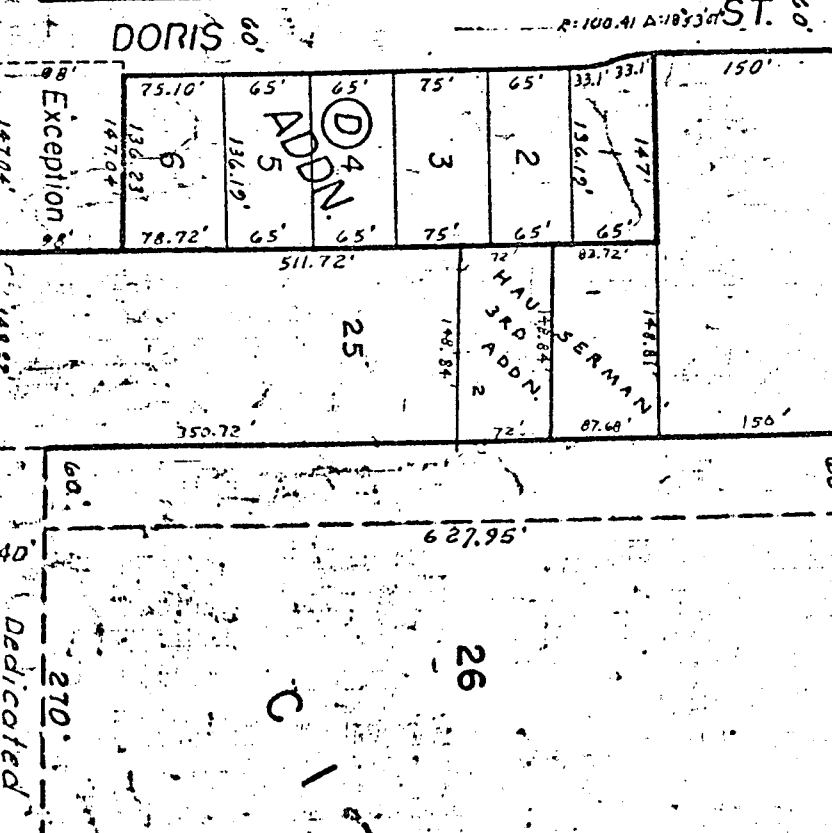
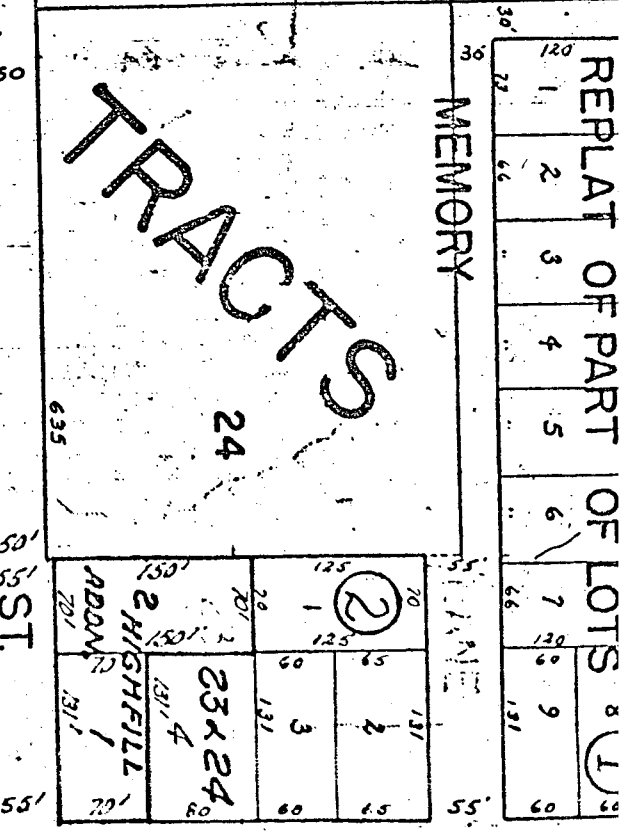
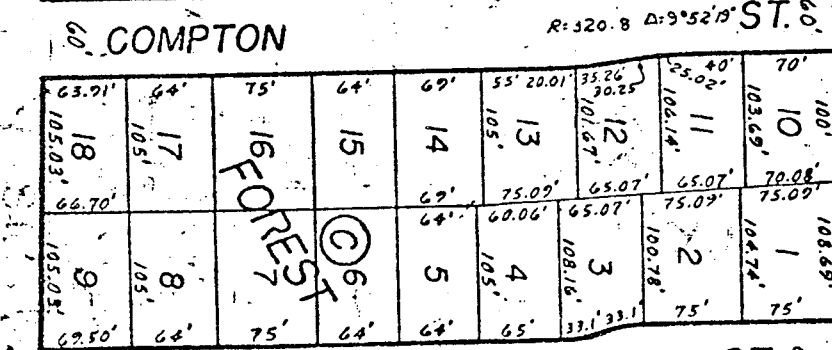
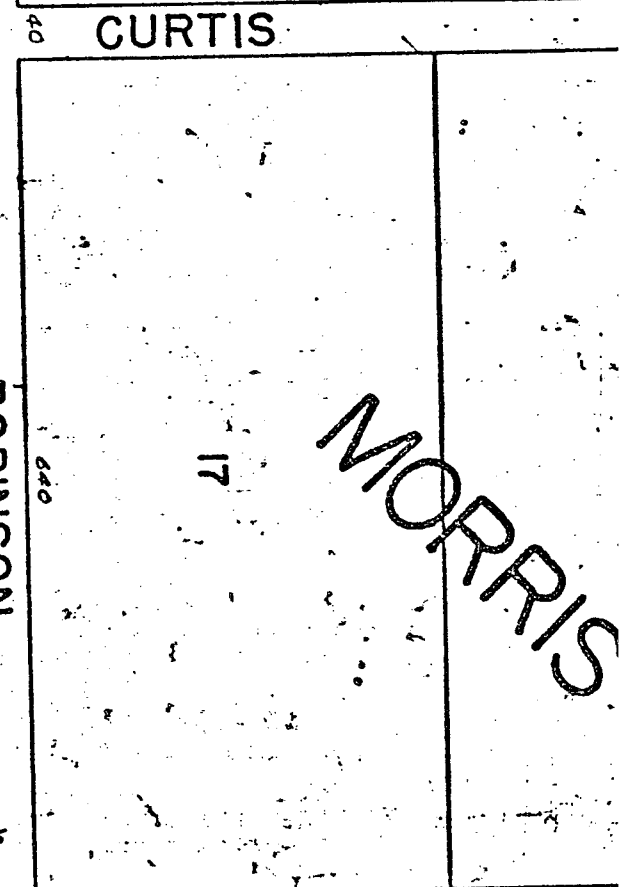
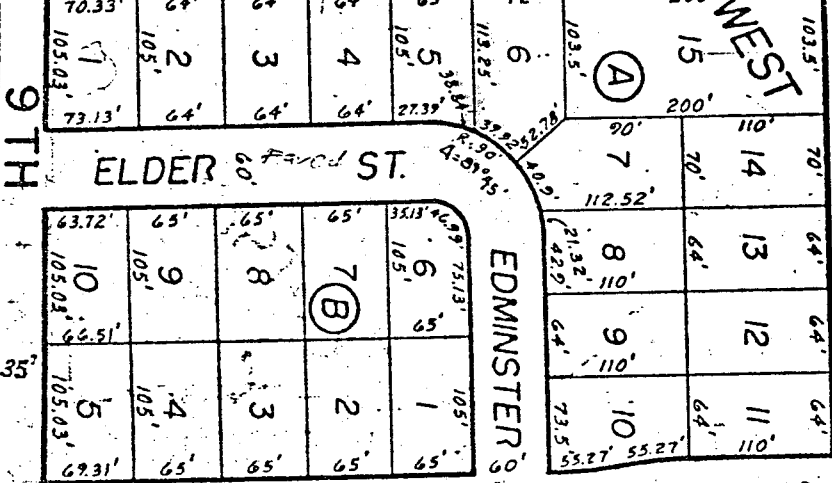
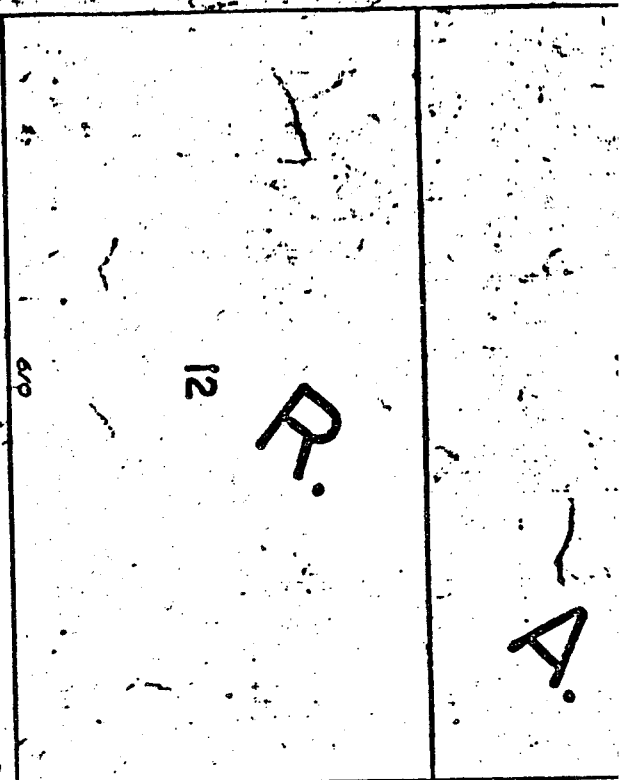
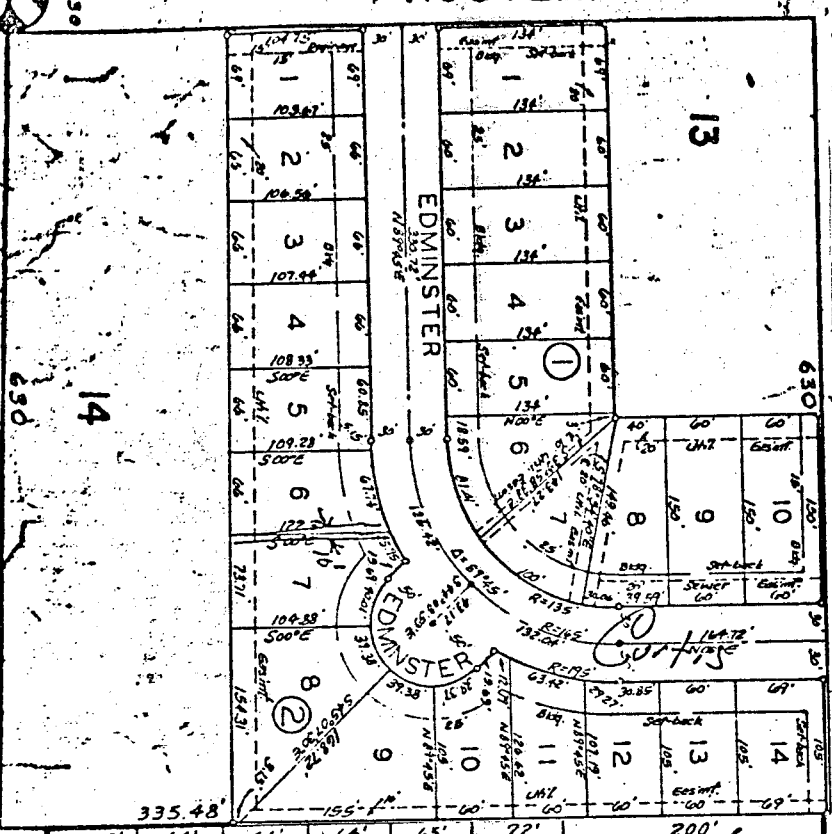
- | | |
|-------------------------------------------------------------------------------------|---------------------------------|
| 1. Gross Acreage of Plat <u>5.57 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>5</u> R/W <u>315</u> ft. |
| Residential <u>24</u> | b. <u>20</u> R/W <u>299</u> ft. |
| Commercial _____ | c. <u>60</u> R/W <u>730</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>24</u> | TOTAL <u>1344</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6300 sq. ft.</u> | streets <u>yes</u> <u>x</u> no |
| 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 <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 applicant's drainage plan and state what drainage improvements are required to be guaranteed with this plat. At the time of preliminary plat approval, the applicant was advised that Hoover and Robinson Streets would need to be paved if they are to be utilized for drainage purposes.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- E. The applicant shall guarantee the paving of the interior streets being platted. The applicant shall attempt to obtain a valid petition for paving Hoover and Robinson adjacent to this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate Curtis as the name for the north/south street.
- H. At the time of preliminary plat approval, the Subdivision Committee acted to recommend that overhead electrical service be provided for this site.
- I. The applicant shall submit an avigational easement and restrictive noise covenant assuring that adequate construction methods will be utilized to reduce noise within habitable structures being built in this subdivision.
- J. It is noted that Lots 6 and 7 in Block 1 are still pie-shaped lots which will limit the size and placement of improvements.

T9K303 Recording of the plat within 30 days after approval by the Board of City Commissioners.

HOOVER



R.A.

CURTIS

ROBINSON

MORRIS

TRACTS

REPLAT OF PART OF LOTS 8 & 11

1	2	3	4	5	6	7	8	9	10
120	66	66	66	66	66	66	66	66	66

MEMORY

24

2 HIGHFILL RD

23 & 24

26

C I

270' Dedicated

Preliminary
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-91 Name Comfort West Addition
Date Application Rec'd. 8-18-81 Preliminary Approval _____
Scheduled S/D Meeting 9-3-81

DESCRIPTION

General Location S.E. Corner of Robinson and Hoover

Owner Richard A. Niedens, President of Comfort Homes, Inc.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

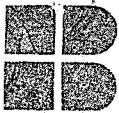
- | | |
|-----------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>5.57 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>5</u> R/W <u>315</u> ft. |
| Residential <u>24</u> | b. <u>20</u> R/W <u>299</u> ft. |
| Commercial _____ | c. <u>60</u> R/W <u>730</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>24</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>6300 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name _____ | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name _____ | |
| 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 City Engineering should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- E. The applicant shall petition for the paving of the proposed interior streets along with Hoover Road and Robinson Street adjacent to this plat. Since Hoover Road is classified as a collector street, the petition shall include a provision for a sidewalk adjacent to both sides of the street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since Hoover Road is classified as a collector street, there only needs to be an additional 3 feet of right-of-way dedicated for Hoover off of this plat rather than the 20 feet that is shown on the preliminary plat.
- H. The final plat shall indicate a 15-foot building setback from Hoover Road on Lot 1, Block 1 and Lot 1, Block 2, and a 15-foot building setback from Robinson on Lot 10, Block 1, and Lot 14, Block 2.
- I. The street adjacent to Lots 7, 8, 9 and 10 in Block 2 shall be labeled as Edminster on the final plat. Lots north of Lot 10, Block 2, and north of Lot 6, Block 1 shall be addressed on Curtis.
- J. The City Engineer's office shall be prepared to comment on the acceptability of a 60-foot right-of-way for Edminster/Curtis.

(Over)

- K. The applicant shall submit an avigational easement and restrictive noise covenant assuring that adequate construction methods will be utilized to reduce noise within habitable structures being built in this subdivison.
- L. It is recommended that Block 1 be redesigned to eliminate the narrow pie-shaped lots.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION MEMO

PROJECT Comfort West Addition

DATE August 31, 1981

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

Mike Lindebak

FROM N. Brent Wooten

REFERENCE Drainage Plan

Preliminary Plat is scheduled to be heard Thursday, September 3, 1981.

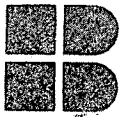
Area A (4.6 Ac.) referenced on the plan will drain to Hoover as indicated. Proposed street grades call for Hoover to drain south from Robinson. An adequate ditch exists on the west side of Hoover at this location, but not on the east side.

Area B (0.9 Ac.) will drain north to Robinson as indicated. Proposed street grades call for Robinson to drain west to Hoover. Presently no ditch exists on the south side of Robinson.

RECEIVED

SEP 1 1981

Dept. Of Engineering



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION
MEMO

PROJECT Confort West Addition

_____ JOB NO. _____

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Mike Lindebak

Runoff Calculations -

Area A - DA = 4.6 Ac.

C = 0.35 Development Runoff Factor

I = 4.06 IN/HR @ 15 Min. Time of conc.

$$Q = (0.35)(4.06)(4.6) = \underline{6.5 \text{ C.F.S.}}$$

Area B - DA = 0.9 Ac.

$$Q = (0.35)(4.06)(0.9) = \underline{1.3 \text{ C.F.S.}}$$

Note - Hoover and the adjacent areas will remain as a poorly draining area until such time as paving occurs and a sufficient storm sewer is constructed.