


THE CITY OF WICHITA

OFFICE OF PUBLIC WORKS - ENGINEERING

DATE August 26, 1987

TO Forrest Nagley, Senior Planner

FROM Chris Breitenstein, Civil Engineer III. 

SUBJECT Chelsea Brooke Addition
(S/D 84-116)

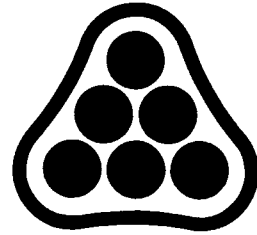
Beech Aircraft has satisfactorily completed the drainage improvements on their property in connection with the above-referenced plat.

Please release the temporary drainage easement that was taken as a platting requirement.

CB:gr

DIRECTORS

C. O. KNOP, P.E.
R. B. PEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR., P.E.
D. E. MALTBIE, P.E.
M. D. SCHOMAKER, P.E.
G. D. SCHOCK, P.E.
J. H. BAILEY, P.E., PH.D.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION

August 20, 1987

Mr. Michael E. Lindebak, P.E., City Engineer
7th Floor - City Hall
455 North Main
Wichita, Kansas 67202

Attn: Mr. Chris Breitenstein

Re: Beech Stormwater Det. Facility

Gentlemen:

Enclosed is a copy of our field survey notes for profiling the referenced dam.

As stated by you on our field inspection of the facility with Mr. Freeman, the survey now reflects the required freeboard from plans approved by the City of Wichita on July 31, 1985.

As you may recall that Mr. Freeman has requested a letter from the City of Wichita accepting the Detention Basin.

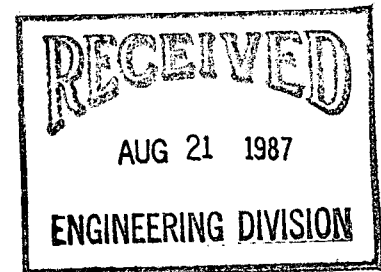
Yours very truly,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Charles J. Freund, P.E.
Executive Vice President

cc: Mr. Joe Freeman

CJF/kss



August 16, 1987

Mr. James Beckett, P.E., Manager
Plant Engineering Department
Beech Aircraft Company
9709 East Central
Wichita, Kansas 67206

Attention: Joe Freeman, P.E.

Subject: Beech Stormwater Detention Facility
(Chelsea Brooke Addition S/D 84-116)

Dear Mr. Beckett:

This letter is to confirm that Beech Aircraft has completed in a satisfactory manner all drainage improvements as agreed to in connection with the platting of Chelsea Brooke Addition.

Your cooperation in this matter has been appreciated.

Yours truly,



Chris J. Breitenstein, P.E.
Civil Engineer III

CJB:gr

cc: Charles Freund, Professional Engineering
Consultants

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

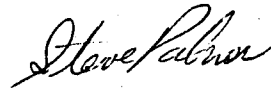
DATE September 30, 1985

TO Forrest Nagley, Senior Planner

FROM Steve Palmer, Civil Engineer III

SUBJECT Midtown 3rd Addition
Chelsea Brooke Addition

Please be advised that the required petitions for the above-referenced additions have been received.



Steve Palmer
Civil Engineer III

SP:mgr

September 30, 1985

Mr. R. W. Linn, P.E.
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Subject: Chelsea Brooke Addition Drainage Plan

Dear Dick:

Please reference Mike Berry's letter of July 31, 1985 to James Beckett, P.E., with Beech's Engineering Department, pertaining to the above subject. Upon completion of items 2 and 3 in Mike's letter, please provide this office with an executed Certificate of Completion form (copy enclosed) completed either by your firm or Beech's Engineering Department.

Upon receipt of the executed Certificate of Completion form, we will be able to release the Temporary Drainage Easement on Chelsea Brooke Addition which was a platting requirement.

If you have any questions, please feel free to contact me at 268-4235.

Yours truly,



Chris Breitenstein, P.E.
Civil Engineer III

CB:gr

Enclosure

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE September 16, 1985

TO Forrest Nagley


FROM Larry D. Henry, Program Development Engineer

SUBJECT Chelsea Brooke Addition -
Temporary Drainage Easement

The Temporary Drainage Easement submitted by P.E.C. (copy attached) is sufficient to satisfy the requirements of the drainage plan for this plat.

Since the Beech offsite improvements to retain runoff are currently under construction, we felt the need to encumber the plat with a contingent easement was unnecessary, and a temporary easement would be sufficient.

The City will file a release of this temporary easement upon completion of the required drainage improvements.

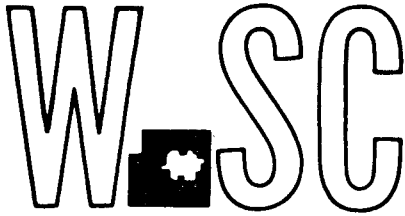

Larry D. Henry
Program Development Engineer

LDH:gf

cc: Mike Lindebak, City Engineer/Acting Director of Planning
Chris Breitenstein, Civil Engineer III

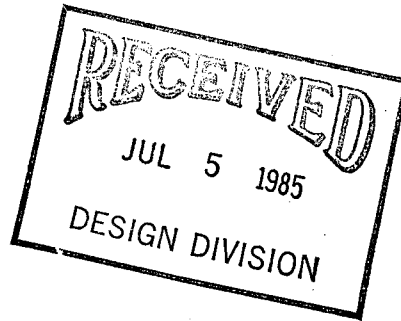
0086Gpg37

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 3, 1985

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 84-116 - Final Plat of Chelsea Brook Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 3, 1985, 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 any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. A copy of the 30-foot ingress and egress easement agreement, which provides this property with access to Kellogg, shall be submitted for the plat file.
- D. The final plat tracing shall indicate the following:
 1. The 15-foot wide storm water sewer easement required by the applicant's drainage plan.
 2. The contingent granting of the perimeter drainage easements which were indicated on the preliminary plat.

The location of the above-described easements shall be approved by City Engineering prior to submitting this plat for scheduling before the City Commission.

- E. The final plat shall reference the platting of a minimum building pad of 1349.5 Mean Sea Level. This pad elevation shall be referenced on the face of the plat as well as in the plat's text.

C
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P
Y

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
Re: S/D 84-116 - Final Plat of Chelsea Brook Addition
July 3, 1985
Page 2

- 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.

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, July 11, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

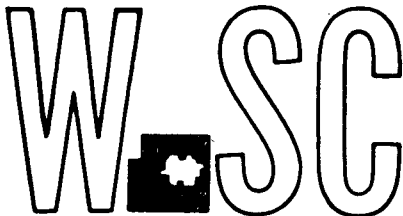

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Jeffrey S. Greenburg, Carl Chuzy Company, 555 North Woodlawn,
Building 1, Suite 200, Wichita, KS 67208
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

July 11, 1985

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 84-116 - Final Plat of Chelsea Brook Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 11, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 3, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

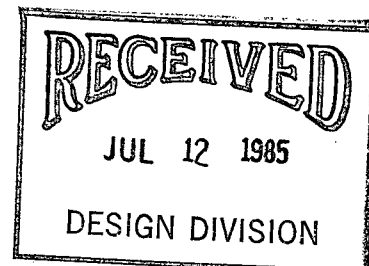
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Jeffrey S. Greenberg, Carl Chuzy Company, 555 North Woodlawn,
Building 1, Suite 200, Wichita, KS 67208
Mike Lindebak, City Engineer



C
O
P
Y

Ac. Sub July 3, 1985

1. Broadway Christian Church. Vacation of alley. Water as shown. No water problem.
2. John M. West. Vacation of Utility Easement. No Water mains in esmt. No water problems.
3. Malcolm Atkinson. Vacation of St. N/W. No water lines in area to be vacated. No water problems.
4. Roger D. Farrow. Vacation of alley. No water lines in alley. No water problems.
5. Stephen L. Clark. Vacation of access control. No Fire Hydrants in area to be moved. No water problems.
6. Lindy & Stanley G. Andeel. Easement vacation. Should be no water lines in easement. Verify: 1) Address is not 360 N. Rock Road or 320 N Rock Road. 2) Location is not 528' N of N Lin Pagent. No water problems.
7. Casco Addition. Existing 12" AC Water in West St. No water problem.
8. Central & Maize 2nd Addition. Existing 16" AC Water mains in Central and Maize. No water lines shown on Preliminary Plat. No water problem.
9. Chelsea Brook Addition. Existing 12" AC in Kellogg (US54) and 8" Water around Davids. No water problems.
10. Lloyd A. Maddox. Grant utility easement. No water in area of easement. No water problems.
11. Other matters.



MEMO

TO: Michael E. Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 North Main
Wichita, Kansas 67202

PROJECT NO. 36-84019-2-177
PROJECT: Chelsea Brooke Additi
Drainage Plan

COPIES TO:

ATTN:

DATE: June 11, 1985

Jeff Greenberg w/Atch

FROM: Michael W. Berry, P.E. *MWB*

File through RWL w/Atch

REFERENCE: Temporary Easement Sizing

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

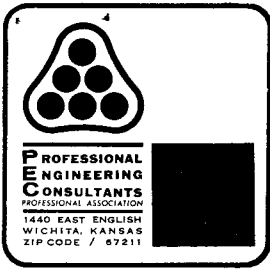
Transmitted herewith are computations for sizing of a temporary ditch to convey the major storm overflow prior to construction of detention facilities on Beech property. The 50' temporary easement to be dedicated is more than adequate for construction of a temporary ditch if required.

MWB:kas



SR

MWB



Date 6-11-85 MWB Page 2 of 3

Project CHELSEA BROOKE ADD.

Item TEMP. EASEMENT SIZING

$Q_{100} = 227 \text{ cfs}$

$36" \phi \text{ RCP capacity} = 36 \text{ cfs}$

$227 - 36 = 191 \text{ cfs}$

$L = 2900 \text{ ft} \pm$

$\text{grade} = \frac{1351 - 1344}{2900} = 0.24\%$

Use $n = 0.035$

Use 3:1 side slopes

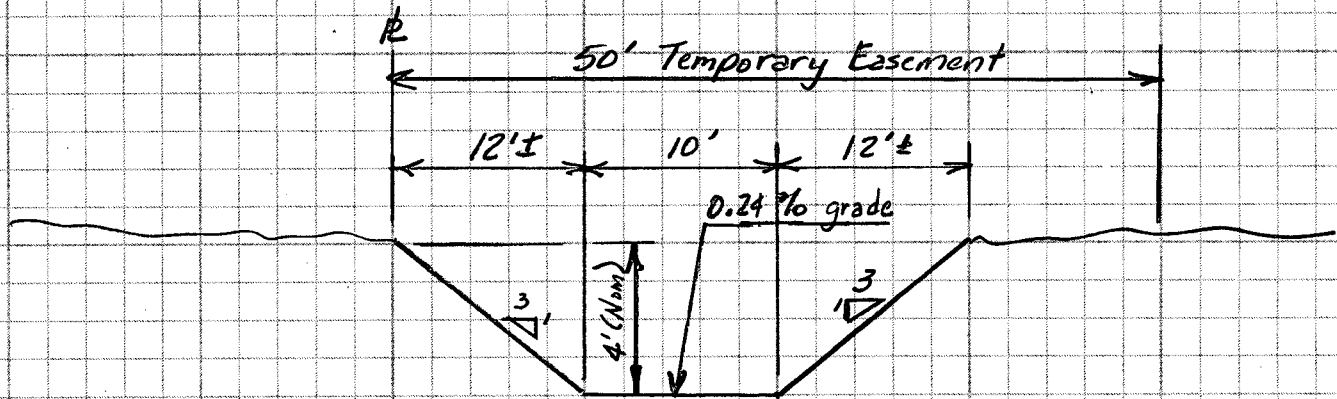
REFERENCE: "DESIGN CHARTS FOR OPEN CHANNEL FLOW" HDS #3, FHWA.

From attached computer printout, based on Manning's Equation

$B = 10'$

$d = 3.0' \text{ ft.}$

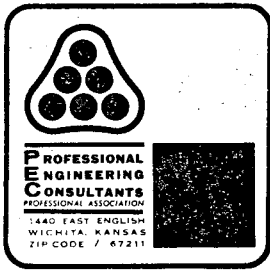
$V = 3.3 \text{ ft/sec} \pm$ ← should be non erosive



TYPICAL TEMPORARY DITCH SECTION

Mannings "n" = 0.035
 Slope = 0.24%
 Bottom Width = 10.00 Ft.
 Left Sideslope = 3.00 to 1
 Right Sideslope = 3.00 to 1

DEPTH (FT)	AREA (SQFT)	R 2/3	DISCHARGE CFS	VELOCITY (FT/SEC)
0.20	2.12	0.32840	1.45	0.68
0.40	4.48	0.50376	4.69	1.05
0.60	7.08	0.64103	9.44	1.33
0.80	9.92	0.75706	15.62	1.57
1.00	13.00	0.85915	23.23	1.79
1.20	16.32	0.95129	32.29	1.98
1.40	19.88	1.03594	42.84	2.15
1.60	23.68	1.11475	54.91	2.32
1.80	27.72	1.18887	68.55	2.47
2.00	32.00	1.25912	83.81	2.62
2.20	36.52	1.32613	100.73	2.76
2.40	41.28	1.39038	119.38	2.89
2.60	46.28	1.45226	139.80	3.02
2.80	51.52	1.51207	162.03	3.15
3.00	57.00	1.57005	186.14	3.27
3.20	62.72	1.62641	212.17	3.38
3.40	68.68	1.68131	240.18	3.50
3.60	74.88	1.73490	270.21	3.61
3.80	81.32	1.78729	302.31	3.72
4.00	88.00	1.83860	336.53	3.82



MEMO

TO: Michael E. Lindebak, P.E.
City Engineer
7th Floor - City Hall
455 North Main
Wichita, Kansas 67202

PROJECT NO. 36-84019-2-042

PROJECT: Chelsea Brooke Additic
Drainage Plan

DATE: June 10, 1985

COPIES TO:

ATTN: Vicki Huang

Jeff Greenberg

FROM: Michael W. Berry, P.E. *MWB*

File through RWL

REFERENCE: Sanitary Sewer and Storm Sewer Potential
Conflict

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

In response to your telephone call of June 7, 1985, the existing 8" Sanitary Sewer and 8" Waterline lying in an existing 20' utility easement were not shown on the Drainage Plan. To avoid a conflict, a 15' Drainage Easement abutting the 20' Utility Easement on the west will be granted so that the storm sewer may be constructed westerly of the existing lines. Where the storm sewer and sanitary sewer cross near the plat's south-east corner, there appears to be in excess of one foot of vertical clearance.

We hope that this solution will prove satisfactory. If any questions arise, please do not hesitate to call.

MWB:kas

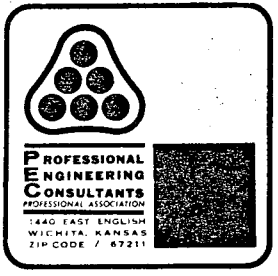
*✓ Temporary Easement
Ditch X-Section
50' sufficient?*



mf

file

MEMO



TO: Michael E. Lindebak, P.E.
 City Engineer
 7th Floor - City Hall
 455 North Main
 Wichita, Kansas 67202

PROJECT NO. 36-84019-2-042
PROJECT: Chelsea Brooke Additi
 Drainage Plan

COPIES TO:

ATTN: Vicki Huang

DATE: June 10, 1985

Jeff Greenberg

FROM: Michael W. Berry, P.E.

File through RWL

REFERENCE: Sanitary Sewer and Storm Sewer Potentia
 Conflict

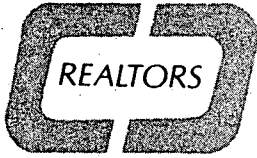
PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

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We hope that this solution will prove satisfactory. If any questions arise, please do not hesitate to call.

MWB:kas





CARL CHUZY COMPANY BLDG. 1, SUITE 200, 555 N. WOODLAWN, WICHITA, KS. 67208 PHONE: 316-686-7274

April 9, 1985

Beech Aircraft Corporation
9709 E. Central
Wichita, KS 67206

Attention: Mr. Jim Beckett, P.E.
Manager, Plant Engineering

Reference: Chelsea Brooke Addition Drainage

Dear Mr. Beckett:

We are the owners and developers of Chelsea Brooke Addition. Approximately 138 acres of Beech property drains across Chelsea Brooke Addition. This drainage has significant impact on the development of our property and compounds a serious drainage problem at the U.S.-54 box culvert and the downstream channel. The drainage problems at the U.S.-54 box culvert and the downstream channel are a concern of the City of Wichita, as well as the downstream property owners.

The previously mentioned drainage problem can be alleviated by the construction of a detention basin at the south edge of the Beech property, immediately adjacent to the north line of the Chelsea Brooke Addition. We request that Beech permit us to construct a 3.5 acre (surface area) detention basin on the south edge of your property to alleviate the drainage problem. We will pay all costs of grading and seeding the detention basin as well as the outfall system.

We will appreciate your favorable consideration of this request.

If Beech is not willing to provide the area for construction of the detention basin, we request that Beech provide one-half of the necessary easement for an open channel drainage system along the north and west sides of Chelsea Brooke Addition.

We will appreciate your expeditious handling of this request so we can proceed with the platting and development of our property.

If additional information is desired, please advise.

Trusting a reply will be forthcoming soon.

Sincerely,

Jeffrey S. Greenberg
Jeffrey S. Greenberg

cc: Bob Lakin, MAPD
Mike Lindebak, City Engineer

"BUSINESS PROPERTY SPECIALISTS"

COMMERCIAL AND INDUSTRIAL DEVELOPERS - RESIDENTIAL - SALES - LEASES - MANAGEMENT - APPRAISALS - FINANCING AND INVESTMENTS

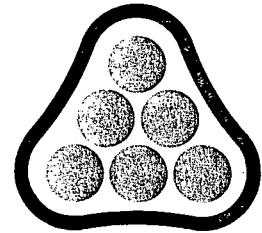


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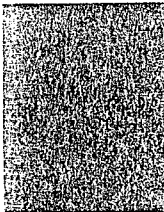
Handwritten initials

DIRECTORS

- C. O. KNOP, P.E.
- R. B. PEUGH, P.E.
- C. J. FREUND, P.E.
- W. H. KELTNER, P.E.
- R. D. PLETCHER, P.E.
- F. D. MIDDLETON, JR., P.E.
- D. E. MALTBIE, P.E.
- M. D. SCHOMAKER, P.E.
- G. D. SCHOCK, P.E.
- J. H. BAILEY, P.E., PH.D.



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



April 11, 1985

Beech Aircraft Corporation
 9709 E. Central
 Wichita, Kansas 67206

Attention: Mr. James Beckett, P.E.
 Manager, Plant Engineering

Reference: Chelsea Brooke Addition
 Detention Basin
 PEC File No: 36-84019-2-177

Dear Mr. Beckett:

Attached is an easement form for your consideration, providing for an easement to construct the drainage detention basin at the south edge of the Beech property. Please review the easement as to form and return a copy marked with any suggested corrections or modifications.

We will proceed with submittal of the drainage plan and proposed final plat to the city for review and approval by the Subdivision Committee and the Metropolitan Area Planning Commission. It will be necessary to submit an executed easement to the city prior to approval of the plat by the City Commission. The owners of Chelsea Brooke Addition will be required to guarantee the cost of construction of the detention basin and outfall system as a condition of plat approval.

If additional information is desired, please advise.

Very truly yours,

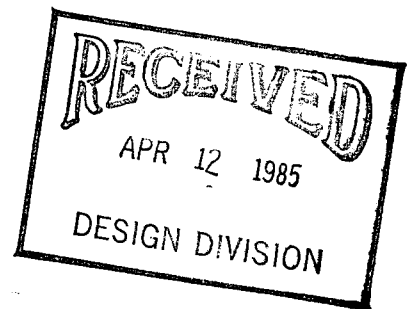
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Richard W. Linn
 Richard W. Linn, P.E.
 Project Manager
 Land Development

enclosure

xc: Jeff Greenberg
 Mike Lindebak

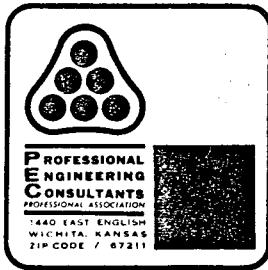
RWL/mkm



1440 EAST ENGLISH
 WICHITA, KANSAS 67211
 (316) 262-2691

Handwritten signature or initials at the bottom center of the page.

Handwritten initials or mark at the bottom right corner of the page.



MEMO

TO: Mr. Mike Lindebak, P.E. ✓
City Engineer
7th. Floor, City Hall

PROJECT NO. 36-84019-2-177
PROJECT: Chelsea Brooke
Addition

COPIES TO:

ATTN: _____

DATE: April 5, 1985

Mr. Jeff Greenberg

FROM: Dick Linn

Mr. Jim Beckett ✓

REFERENCE: Chelsea Brooke Addition

Drainage Concept

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Beech Aircraft Corporation is constructing a new facility immediately north of the Chelsea Brooke Addition. The project includes an access road and site grading which will provide on-site detention and reduce the peak flow downstream. The previous peak flow from this 138 acre drainage basin was 286 cfs (refer to my transmittal dated 12/21/84). The Beech project will reduce the peak by 59 cfs, resulting in a peak flow of 227 cfs at the north line of the Chelsea Brooke Addition.

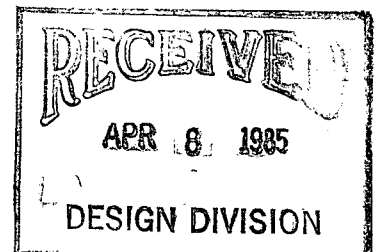
Additional detention of 16 acre/feet volume would be required to reduce the peak outflow to 40 cfs, which would permit drainage through the Chelsea Brooke Addition through a pipe outfall system. An area of 3.5 acres would be required to provide for the detention volume.

If Beech Aircraft Corporation is not willing to provide space for the detention pond, an open channel system will be required across Chelsea

Brooke Addition. The channel typical section provides for an 8'-wide bottom, 4/1 slopes, 4'-deep for a width of 40'. Fifteen-foot-wide maintenance access easements on each side result in a total easement 70' in width.

The developers of Chelsea Brooke Addition will contact Beech Aircraft Corporation relative to providing the additional detention area. We will proceed with the plat as soon as the developers receive a response from Beech.

RWL/mkm



217

214

THE CITY OF WICHITA
OFFICE OF MAPD/DESIGN

DATE January 23, 1985

TO MEMO TO THE FILE
FROM Mike Lindebak, City Engineer

SUBJECT Chelsea Brooke Addition

I met this date with Dick Linn and Gary Wiley, of Professional Engineering Consultants (PEC), and Jim Beckett, Joe Freeman along with two attorneys from Beech Aircraft Corporation, to discuss drainage alternatives for the Chelsea Brooke Addition Plat.

Beech was advised that the Subdivision Committee had requested that I meet with them and PEC to discuss the drainage plan for the proposed plat at the old David's site.

Dick Linn reviewed the drainage concept that would limit runoff from the Beech site to 40 cfs. However, this concept would require a detention storage area of approximately 5 acres on Beech property. Beech was advised this proposal is being presented to minimize the existing drainage problems at Kellogg and problems affecting private residences between Kellogg and the Turnpike.

The meeting was for information only and Beech will be advising PEC of their willingness to set aside an area for detention storage.

We discussed methods, such as floodway reserves which could be utilized to assure that the storage would be provided. However, we agreed it was premature to specify where and how Beech would provide the detention storage prior to Mr. Beckett reviewing the proposal with Beech management.

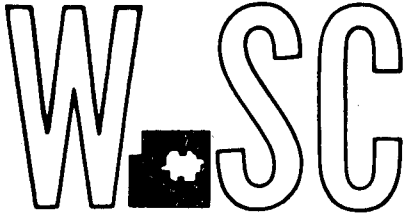


Mike Lindebak
City Engineer

ML:gr



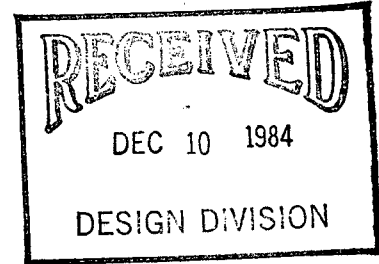
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 7, 1984



Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 84-116 - Preliminary Plat of Chelsea Brooke Addition

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat shall indicate the existing 65 feet of half-street right-of-way for Kellogg, along with appropriate condemnation case numbers.
- B. Access to Kellogg from this property is apparently provided by way of the 30-foot ingress and egress easement platted as part of Davids East 1st Addition and further established by Film 635, Page 1382. A copy of this access easement agreement shall be submitted for the plat file.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. On the final plat, appropriate reference shall be made in the plat's text to the "complete access control" to Kellogg. If this access control was obtained by separate instrument or was condemned, the appropriate recording or condemnation case numbers shall be indicated.

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Y

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
Re: S/D 84-116 - Preliminary Plat of Chelsea Brooke Addition
December 7, 1984
Page 2

- F. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.
- 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).

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

If you should have any questions, please call.

Sincerely,

Forrest L. Nagley **FB**

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Jeffrey S. Greenburg, Carl Chuzy Company, 555 North Woodlawn,
Building I, Suite 200, Wichita, KS 67208
x Mike Lindebak, City Engineer

S/D No.: 84-116 Name: CHELSEA BROOKE ADDITION

Preliminary Approved: 12/6/84
Scheduled S/D Meeting: 7/3/85

DESCRIPTION

General Location: On the north side of Kellogg in an area west of Greenwich Road.
Owner: Jeffrey S. Greenburg, (Carl Chuzy Company), 555 North Woodlawn,
Building 1, Suite 200, Wichita, KS 67208
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 19.2 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 19.2 Acres
 4. Existing Zoning: C & E
 5. Proposed Zoning: E
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2626) requesting "E" and "C" to "E" has been approved subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. A copy of the 30-foot ingress and egress easement agreement, which provides this property with access to Kellogg, shall be submitted for the plat file.
- 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.
- F. When this plat was considered as a preliminary in December of 1984, a perimeter drainage system was indicated. This final plat now indicates only a 60-foot wide drainage easement adjacent to the north line of the lot. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Preliminary Plat
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- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).