

WICHITA-SEDGWICK COUNTY

DATE

February 24, 1982

METROPOLITAN AREA PLANNING DEPARTMENT

TO Donald C. Gisick, City Clerk
FROM Forrest L. Nagley, Junior Planner
SUBJECT Release of letter of credit associated with Jana Addition

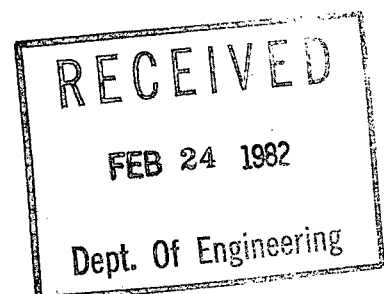
On August 12, 1980, the Board of City Commissioners "received and filed" a letter of credit from First National Bank for the account of Luis Casado in the amount of \$2,400.00. The letter of credit was submitted as guarantee that a vacated street return would be reconstructed to a private driveway standard.

Operations and Maintenance has advised that this work has been completed. The guarantee may now be released. The original letter of credit is being returned to Mr. Casado with his copy of this memorandum.

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Luis A. Casado, 236 S. Topeka, 67202
First National Bank, Attention: C. A. Whitney, Jr., P.O. Box One,
67201
Mike Lindebak, City Engineering



MLF

THE CITY OF WICHITA

OFFICE OF

PUBLIC WORKS ENGINEERING

DATE

July 18, 1980

TO

Jack Galbraith, Chief Planner

FROM

Steve Lackey, Design Chief Engineer

SUBJECT

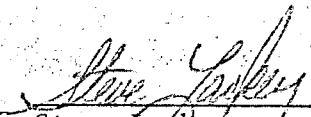
Jana Addition

Baughman Company, P.A., has submitted a drainage plan for the Jana Addition. The following are conditions which will need to be met when said plat develops:

1. Permission to drain into R.R. right-of-way
2. All of Lot 2 will drain South to detention system sized so as not to release any more runoff than what is currently being released in the undeveloped state.

If these conditions are agreed upon, then we have an approved drainage plan.

If you have any questions, please advise.



Steve Lackey
Design Chief Engineer

SL:md

cc: John Lundblade, Baughman Co. P.A.

JANA ADDITION DRAINAGE

Undeveloped Conditions

Area #1; $A = 0.85 \text{ Ac}$; $C = 0.3$; $T_c = 15 \text{ min}$

$I_{100} = 8.98 \text{ in/hr}$

$Q_{100} = 0.3 \times 8.98 \times 0.85 = 2.3 \text{ cfs}$

$(0.85)(8.98)/12 = 0.6 \text{ Ac-Ft}$

Area #2; $A = 4.7 \text{ Ac}$; $C = 0.3$; $T_c = 15 \text{ min}$

$I_{100} = 8.98 \text{ in/hr}$

$Q_{100} = 0.3 \times 8.98 \times 4.7 = 12.7 \text{ cfs}$

$(4.7)(8.98)/12 = 3.5 \text{ Ac-Ft}$

TOTAL VOL.
4.1 Ac-Ft.

Area #3; $A = 1.5 \text{ Ac}$; $C = 0.3$; $T_c = 15 \text{ min}$

$I_{100} = 8.98 \text{ in/hr}$

AFTER $(4.1)(0.3) = 3.7$

$Q_{100} = 0.3 \times 8.98 \times 1.5 = 4.0 \text{ cfs}$

BEFORE $(4.1)(0.3) = 1.2$

Total undeveloped runoff = 19.0 cfs

STORAGE NEEDED = 2.5 Ac-Ft.

Exist. 24" Pipe will handle with
HW = 2.6'

Developed Conditions

Area #1; $C = 0.9$; Area #2, $C = 0.9$; Area #3 =
 $C = 0.3$

Composite "C" = $\left(\frac{0.9 \times 0.85 + 4.7 \times 0.9 + 1.5 \times 0.3}{7.05} \right)$
 $= 0.77$

$Q_{100} = 0.77 \times 8.98 \times 7.05 = 48.7 \text{ cfs}$

(1) (5.77)

Retention Pond

$$\begin{aligned} \text{Total to be retained on site} &= 48.7 - 19.0 \\ &= 29.7 \text{ cfs} \end{aligned}$$

At the time the development of the lot takes place, a drainage design will be performed, based on the actual site development, to determine the quantity of water to be retained on site and the sizing of the outfall pipe. The amount to be retained shall be the difference between the undeveloped and the developed conditions. The figures indicated above for the developed condition are for estimating purposes only and the final figures may vary depending on the layout at the time construction takes place.



The Atchison, Topeka and Santa Fe Railway Company

A Santa Fe Industries Company

900 Polk Street, Amarillo, Texas 79171 • Telephone 806/376-5131

June 6, 1980
15-18134

Mr. Luis A. Casado, President
Casado, Inc.
236 South Topeka
Wichita, Kansas 67202

Dear Mr. Casado:

Reference your letter of April 23 concerning drainage plans for your proposed Jana Addition.

We have no objections to your proposed drainage plans as submitted other than we would recommend that area number 2 be combined with area number 3 and drained to Merton Avenue.

If you should need access to our right of way to clean the vegetation in the existing ditches, you should contact our Superintendent R. E. Dixon at Amarillo, Texas, two weeks prior to such time as you would desire such entry.

If you have any questions or desire additional information, please contact my office.

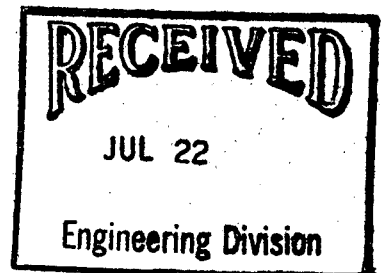
Yours truly,

E. C. Honath
AGM-Engineering

cc: Messrs. R. E. Dixon - Amarillo
G. R. Straugh - Wichita

Bill, Give me a ring!

Luis



MISSOURI PACIFIC RAILROAD CO.

6400 MARTIN AVENUE

KANSAS CITY, MISSOURI 64120

TEL. AREA CODE 816 245-2500

W. F. HILLEBRANDT
GENERAL MANAGER

H. E. HANDLEY, JR.
ASSISTANT GENERAL MANAGER

J. B. MCCORMACK
GENERAL SUPERINTENDENT

T. L. GIBSON
DISTRICT ENGINEER

J. H. SHERIDAN
MECHANICAL SUPERINTENDENT

W. F. SOMERVELL
ASSISTANT TO GENERAL MANAGER
LAND, LEASES AND CONTRACTS

July 7, 1980

File: 104-W-18

Mr. Luis A. Casado, President
Casado, Inc.
236 South Topeka Avenue
Wichita, Kansas 67202

Dear Mr. Casado:

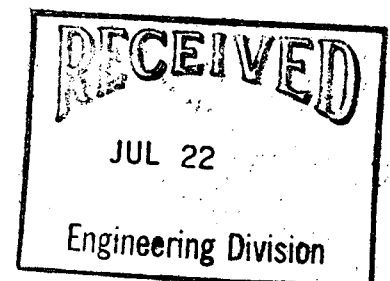
Reference to your letter of April 24, 1980, concerning proposed drainage in the Jana Addition near our crossing with the A.T.S.F. Railroad (MP 487.98) at Wichita, Kansas.

We have reviewed the plans and looked at the site and have no objections to the drainage plan as proposed, provided no large quantities of water will be concentrated at a single location.

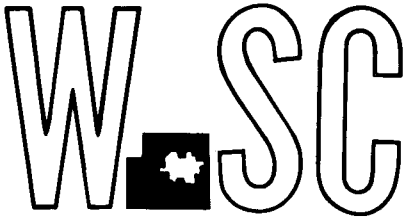
Yours truly,



cc: Messrs: L. J. Wagner
D. D. Clum



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 29, 1980

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 80-11 - Final plat of Jana Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 29, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The north ten feet of vacated Merton shall be retained as a utility easement to cover an existing telephone line.
- B. The applicant shall guarantee the reconstruction of the west side of the intersection of vacated Merton and St. Paul to an industrial driveway approach.
- C. Since the vacated street right-of-way will be zoned "AA" (the same as adjacent properties), it is recommended that the 35-foot building setback on Lot 2 be measured from the west end of the vacated street (as shown on the original final plat) rather than from St. Paul.
- D. The applicant shall obtain written approval from the Mo-Pac and from the A.T. and S.F. railroads to drain onto their rights-of-way. Copies of the letters of approval shall be submitted to the Planning Department and to the City Engineer's office.
- E. Since Harry Street adjacent to Lot 1 is classified as a collector street, the applicant shall submit a notarized certificate for recording with the plat stating that a sidewalk shall be required as a condition of the issuance of a building permit.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company
May 29, 1980
Page 2

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. 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.

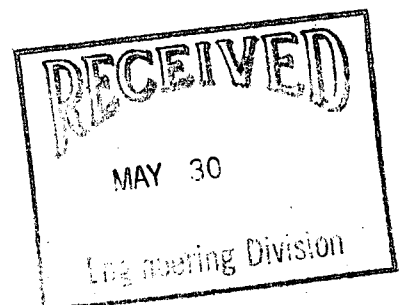
This matter will be forwarded to the Planning Commission for its consideration on June 5, 1980, at 1:30 p.m. If you have any questions about this matter, please call.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

cc: L. A. Casado, 236 S. Topeka, 67202
✓ Dean Sellers, Acting City Engineer



THE CITY OF WICHITA

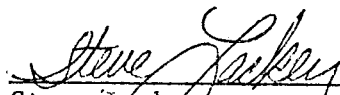
OFFICE OF PUBLIC WORKS ENGINEERING DATE May 20, 1980

TO Jack Galbraith, Chief Planner
FROM Steve Lackey, Design Chief Engineer

SUBJECT Jana Addition

Baughman Company has submitted an acceptable revised drainage plan for Jana Addition. However, due to the drainage characteristics of the area at A. T. & S. F. and Kay Street, the east bank of the ditch should be extended to meet Kay Street's fill so as to act as a dam so that any high flow could be contained within Jana Addition or Railroad right-of-way.

If you have any questions, please advise.


Steve Lackey
Design Chief Engineer

SL:md

cc: John Lundblade, Baughman Company, P.A.

5/19/80

Revised Drainage Plan: Jane Addition

Development of the lot can only be permitted if on site detention is provided on both lots 1 and 2.

1. Drainage conditions are not serious at the present time because lot ~~no~~ 2 is not developed and major portion of water from lot 1 ponds at south end of lot 2.

2. After development total peak runoff is expected to be approximately 35 cfs for 5-year frequency.

Since undeveloped peak runoff is ~~only~~ approximately 10 cfs, ~~a lot of~~ storage should be provided on site. ~~By~~ Rough calculations show this storage to be approximately 1.0 ac ft.

3. Available storm water sewers are at the intersection of Gordon and Harry and Gordon at int with A.T.&S.F. R.R. to the south. ^{None of} ~~these~~ these storm sewers are not designed to handle 5-year runoff from this development. The rail road is only large enough to handle undeveloped runoff and runoff from the railroad. Permission to drain into this ditch is essential before final plat can be approved. The letter should mention whether developed runoff will be acceptable. If so ditch should be enlarged and additional pipe constructed ^{under Kay St.}

4. Paving of Merton St. should be guaranteed.

5. Revised drainage plan showing detention should be submitted if railroad will not accept developed runoff.

Jana Addition

Drainage Areas

$$\text{Area \# 1} = 1.5 \text{ Ac. ; } C = 0.3$$

$$\text{Area \# 2} = 0.85 \text{ Ac. ; } C = 0.9$$

$$\text{Area \# 3} = 4.7 \text{ Ac. ; } C = 0.9$$

$$\text{Total} = 7.05 \text{ Ac}$$

$$\begin{aligned} \text{Composite } C &= \frac{1.5 \times 0.3 + 0.85 \times 0.9 + 4.7 \times 0.9}{7.05} \\ &= 0.77 \end{aligned}$$

$$T_c = 15 \text{ Min. ; } T_{100} = 8.98 \text{ In/hr}$$

$$Q_{100} = 0.77 \times 8.98 \times 7.05 = 48.7 \text{ cfs}$$

$$\text{Exist } 24" \text{ ; } HW = 8.4'$$

Undeveloped Condition

$$Q_{100} = 0.3 \times 8.98 \times 7.05 = 19.0 \text{ cfs}$$

$$\text{Exist } 24" \text{ ; } HW = 2.6'$$

THE CITY OF WICHITA

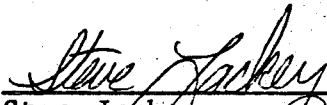
OFFICE OF PUBLIC WORKS ENGINEERING **DATE** April 24, 1980

TO Jack Galbraith, Chief Planner

FROM Steve Lackey, Design Chief Engineer

SUBJECT Jana Addition

Baughman Company, P.A., has submitted an acceptable drainage plan for this plat. However, permission from Missouri Pacific and Atchison, Topeka and Santa Fe railroads to drain onto their rights-of-way must be obtained. Also, the applicant needs to guarantee the construction of Merton Avenue.



Steve Lackey
Design Chief Engineer

SL:md

cc: John Lundblade

Jana Addition

Area #1 drain to Harry thru drive.

Area #2 & #3 drain south w/ detention system and outlet pipe to A.T & S.F R.R ditch discharging flow = undeveloped flow

$$\text{Area} = 3.5 + 2.1 = 5.6 \text{ Ac}$$

Undeveloped $C = .3$, $t_c = 20 \text{ min}$ $I_{25} = 8.03$

$$Q_{\text{peak}} = .3 \times 5.6 \times 8.03 = 13.5 \text{ cfs}$$

Outlet pipe sized to discharge 13.5 cfs

Developed lot $C = .7$ $t_c = 15 \text{ min}$ $I_{100} = 8.98$

$$Q_{\text{peak}} = .7 \times 5.6 \times 8.98 = 35.2 \text{ cfs}$$

$$Q_{\text{peak}} / Q_{\text{peak}} = .38$$

$$\begin{aligned} V_{\text{storage}} &= .37 \times .6 \times .7 / 12 \times 5.6 = .73 \text{ Ac-ft} \\ &= 31,600 \text{ cu ft of storage} \end{aligned}$$

~~Continental 2-6-3 9-10-4~~
~~7-1-10-10 6-10-10~~

Jana Addition 7-63

B-16/3

Harry

No. Pac. R.R.

1

Don't know

St Paul

Merton Ave

2

A.T. & S.F. R.R.

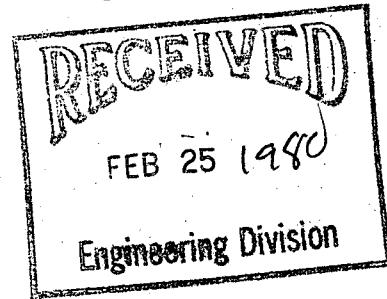
St.

Key

Total Area = 7.5 Ac.

Industrial District?

Santa Fe Orient Industrial Dist.



February 22, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-11 - Preliminary plat of Jana Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 21, 1980, 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 Subdivision Committee recommends that Lot 2 be allowed to have access to Merton. An appropriate turnaround to terminate Merton shall be provided.
- B. The drainage plan submitted with the preliminary plat has NOT been approved. Prior to submission of a final plat, the applicant shall obtain approval of a site drainage plan from the City Engineer's office.
- C. The applicant shall guarantee the paving of Merton west of St. Paul, including the turnaround.
- D. The applicant shall guarantee the extension of City water to serve Lot 2.
- E. Complete access control to K-42 across the west lines of Lots 1 and 2 shall be granted.
- 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).

Baughman Co.
2-22-80
Page 2

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: L.A.Casado, 302 N. Main, 67202
✓ Dean Sellers, Acting City Engineer
✓ Sarah Gilbert, Citizens Participation Organization

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-11 Name Jana Addition
Date Application Rec'd. 2-8-80 Preliminary Approval 2-21-80
Scheduled S/D Meeting 5-29-80

DESCRIPTION

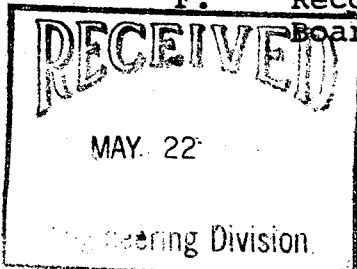
General Location South side of Harry in an area between K-42 and St. Paul.

Owner L. A. Casado
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 7.6 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 2
 - Other _____
- 3. Minimum Lot Frontage 116,950 square ft.
- 4. Minimum Lot Area "E" and "AA"
- 5. Existing Zoning "E" and "AA"
- 6. Proposed Zoning _____
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ 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 platlor has submitted a vacation application signed by the owners of the two lots adjoining Merton west of St. Paul, requesting the vacation of this portion of Merton. The platlor has acquired the reversionary rights to this street right-of-way and is vacating it by his replat. The vacated street right-of-way will become part of Lot 2.
- B. The applicant shall guarantee the reconstruction of the west side of the intersection of vacated Merton and St. Paul to an industrial driveway approach.
- C. Since the vacated street right-of-way will be zoned "AA" (the same as adjacent properties), it is recommended that the 35-foot building setback on Lot 2 be measured from the west end of the vacated street (as shown on the original final plat) rather than from St. Paul.
- D. The applicant shall obtain written approval from the Mo-Pac and from the A.T. and S.F. railroads to drain onto their rights-of-way. Copies of the letters of approval shall be submitted to the Planning Department and to the City Engineer's office.
- E. Since Harry Street adjacent to Lot 1 is classified as a collector street, the applicant shall submit a notarized certificate for recording with the plat stating that a sidewalk shall be required as a condition of the issuance of a building permit.
- F. 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. 80-11 Name Jana Addition
Date Application Rec'd. 2-8-80 Preliminary Approval 2-21-80
Scheduled S/D Meeting 5-1-80

DESCRIPTION

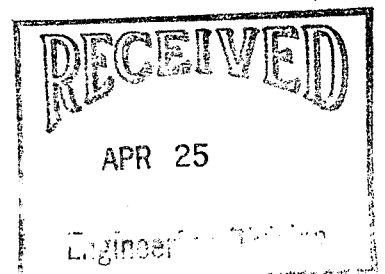
General Location South side of Harry in an area between K-42 and St. Paul

Owner L. A. Casado
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 7.6 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 2
 - Other _____
- 3. Minimum Lot Frontage 60 ft.
- 4. Minimum Lot Area 116,950 sq. ft.
- 5. Existing Zoning "E"
- 6. Proposed Zoning "E"
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ 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 : Three-Mile Area _____

STAFF COMMENTS:

- A. At the time of preliminary plat approval the Subdivision Committee recommended that Lot 2 be allowed to have access to Merton. This recommendation was subject to the applicant providing an appropriate turnaround for the termination of this street. The applicant and Committee members should be prepared to discuss the desirability of terminating Merton on Lot 2 rather than in existing street right-of-way to the east of this lot.
- B. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan.
- C. The applicant shall guarantee the paving of Merton west of St. Paul, including the turnaround.
- D. The applicant shall guarantee the extension of City water to serve Lot 2.
- E. Since Harry Street adjacent to Lot 1 is classified as a collector street, the applicant shall submit a notarized certificate for recording with the plat stating that a sidewalk shall be required as a condition to the issuance of a building permit.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.



Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-11 Name Jana Addition
Date Application Rec'd. 2-8-80 Preliminary Approval _____
Scheduled S/D Meeting 2-21-80

DESCRIPTION

General Location South side of Harry in an area between K-42 and St. Paul

Owner L. A. Casado
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

1. Gross Acreage of Plat 7.6 acres
2. Number of Lots:
Residential _____
Commercial _____
Industrial 2
Other _____
Total Number of Lots 2
3. Minimum Lot Frontage 60 ft.
4. Minimum Lot Area 116,950 sq. ft.
5. Existing Zoning "E"
6. Proposed Zoning "E"
7. Lineal Feet of New Streets:
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ 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. Zoning on the property being platted is light industrial whereas the property between the east line of the plat and St. Paul Avenue is zoned and developed with single family residences. If Lot 2 is permitted access to Merton Avenue, industrial traffic will be routed through a residential neighborhood before reaching either Harry or Meridian. In discussing the platting of this property with the owner prior to the plat being submitted, planning staff recommended three alternatives: 1) plat the property all into one lot; 2) plat two lots with the south lot having at least 30 feet of frontage on Harry; 3) plat two lots with the south lot having access to Harry by means of a perpetual access easement over the east 30 feet of the north lot. No access to Merton would be permitted with any of these alternatives. Merton between St. Paul and the east line of subject property could be vacated. A fourth possibility, although not recommended by the planning staff, is to provide an appropriate turn-around on Lot 2 to terminate Merton. A guarantee for paving Merton west of St. Paul, including the turn-around, would need to be submitted by the plattor.
- B. If two lots are platted, the applicant shall guarantee the extension of City water to serve Lot 2.
- C. Access to Harry shall be limited to two openings within the east 145 feet of the property. Complete access control shall be granted within 100 feet of the centerline of the railroad tracks. This will necessitate the closing of the westernmost driveway.
- D. 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.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).