

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
September 19, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-44 - NORTH AMIDON MEDICAL CENTER ADDITION

OWNER/APPLICANT: Leota Zickefoose Frazier, 3400 N. Charles Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Co., 315 Ellis Wichita, KS 67211

LOCATION: Between Amidon and Womer north of 33rd St. North.

SITE SIZE: 1.2 Acres

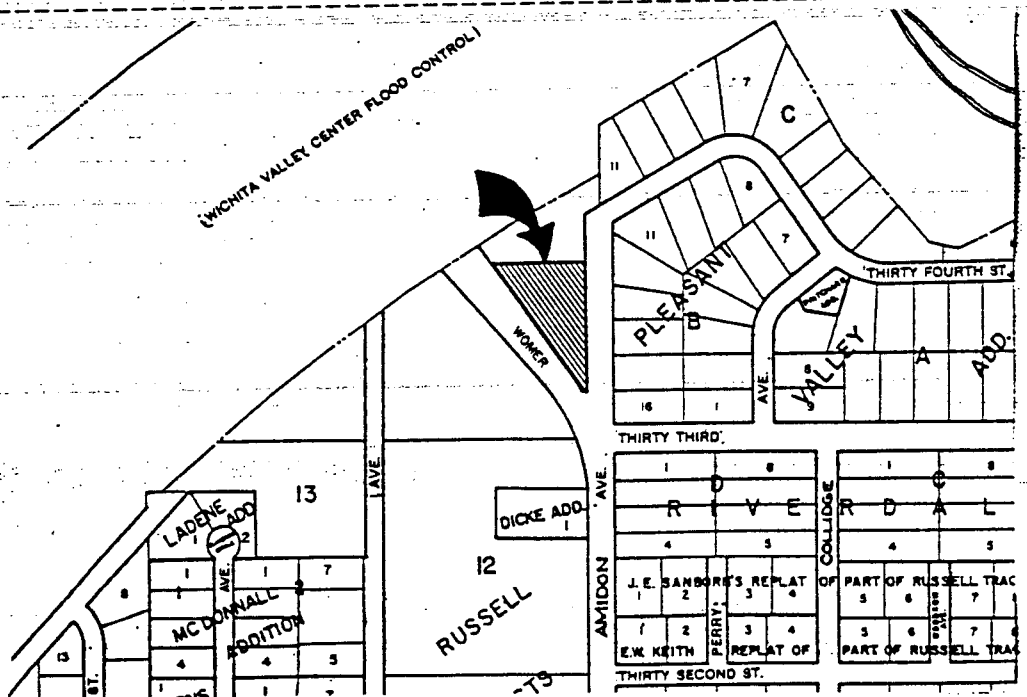
NUMBER OF LOTS
Residential: 1
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 51,494.05 sq. ft.

CURRENT ZONING: "AA" Single-family

PROPOSED ZONING: "BB" Office district

VICINITY MAP:



STAFF COMMENTS:

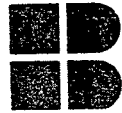
NOTE: The applicant's associated zone change case (Z-3031) requesting a "BB" office district was approved by City Council September 10, 1991, subject to platting. This plat is being submitted in final form only.

- A. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- B. The applicant shall attempt to obtain a valid paving petition for Amidon Avenue from 33rd Street to 34th Street. If a valid petition cannot be obtained, the applicant shall guarantee the paving of Amidon Avenue from 33rd Street to the point where this plat proposes an access point to that street. In the latter case, "access control" shall be dedicated to Amidon across the east line of the proposed lot where that street is not being guaranteed for pavement.
- 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. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- K. The representatives from the various utility companies should be prepared to comment on the need for a utility easement adjacent to the north line of this property.

- L. The representative from the City Traffic Engineer's office should be prepared to comment on the acceptability of the proposed vacation of access control to Womer Avenue due to the reduced visibility and speed of traffic concerns.

COPY

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



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

December 3, 1991

Gene Rath
Assist. City Engineer
Department of Engineering
City hall - 7th Floor

RE: NORTH AMIDON MEDICAL PARK ADDITION

Gene,

I am providing to you the check for \$4,453.89 for reimbursement for Access Control as requested by the City for the referenced plat along Amidon.

Please process this and advise Don Losew 262-4421 that this is satisfactory with your Department.

Thank you.

Sincerely,

N. Brent Wooten, P.E.

File

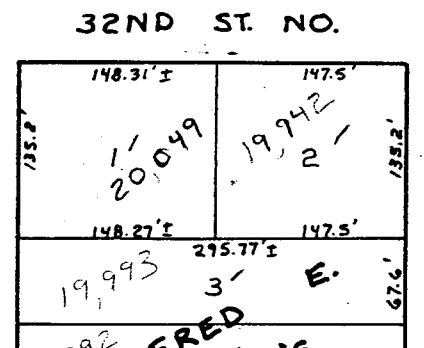
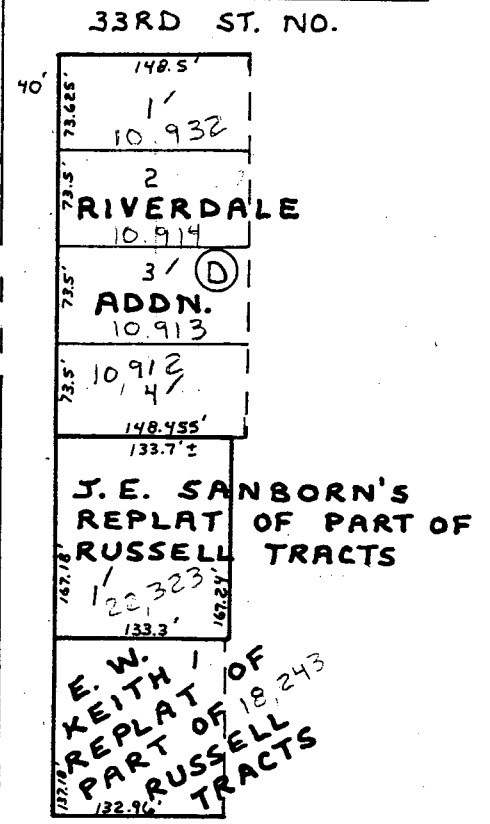
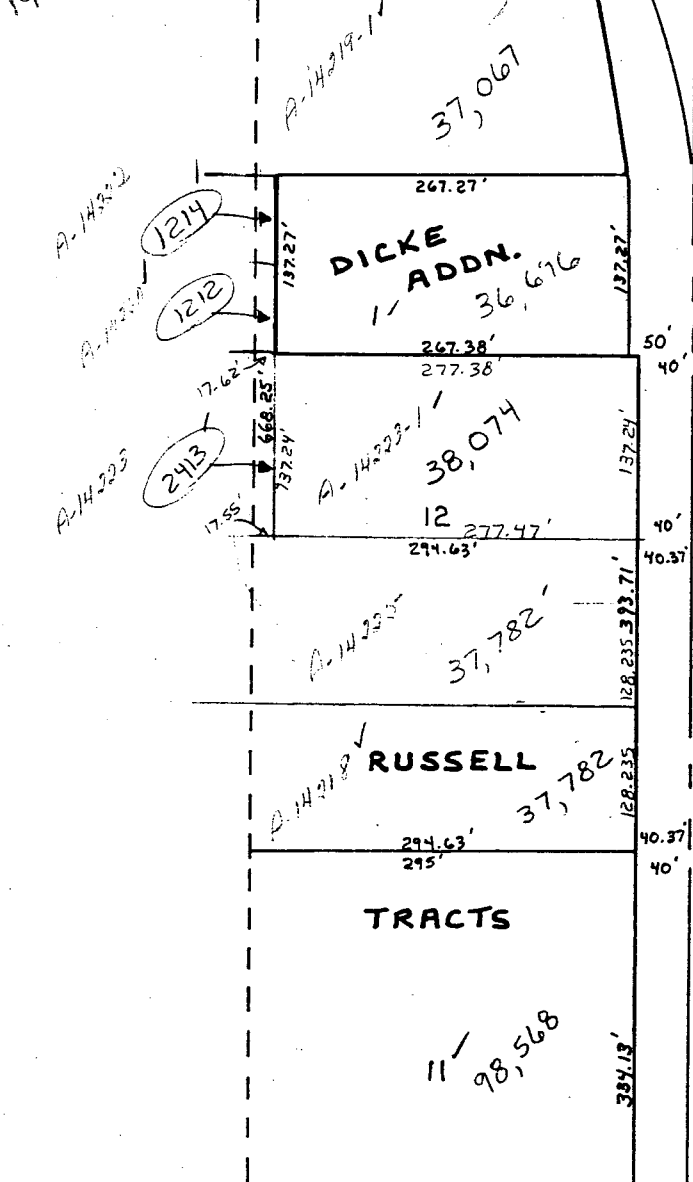
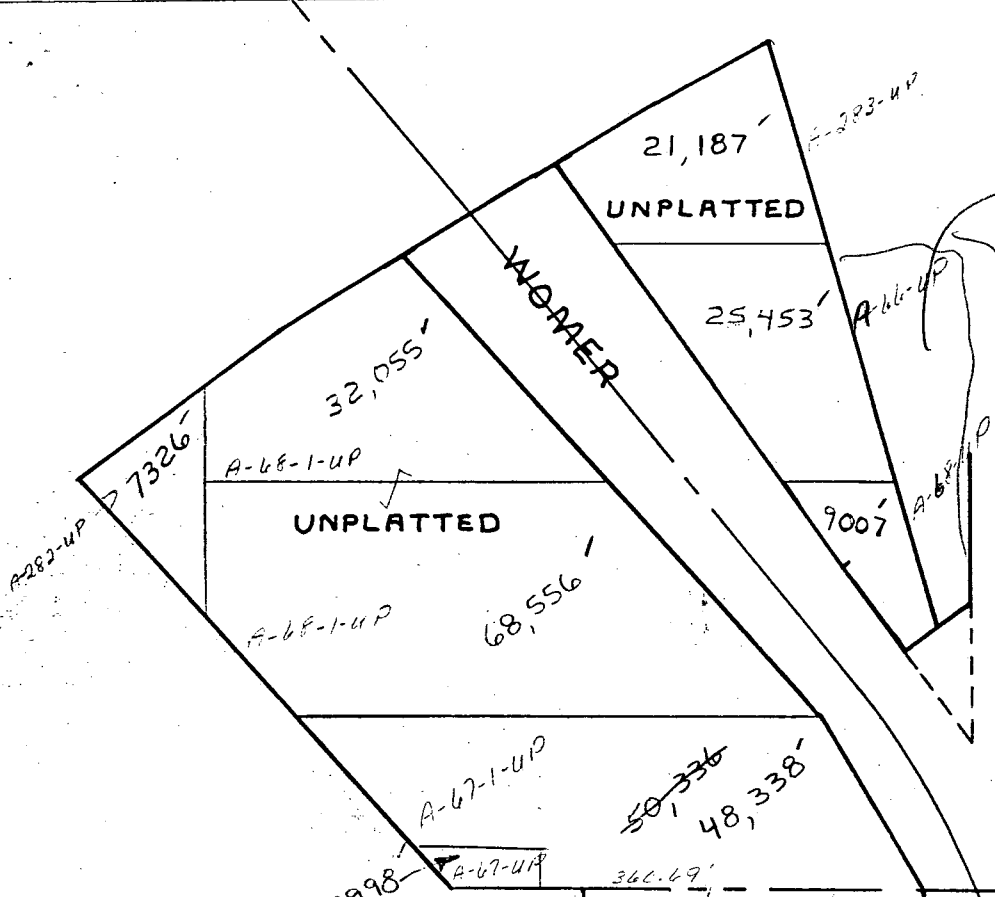
MAUREEN ROOS		5217	
DAVID M. WALL			
6506 RICO ROAD PH. 755-1139			
WICHITA, KS 67204			
		12-1 1991 40-4/101E	
Pay to the Order of	City of Wichita	\$	4453.89
Four Thousand Four Hundred Fifty-Three and ^{eighty} / ₁₀₀ Dollars			
BANK IV WICHITA, NA Wichita, Kansas			
Memo	Platting Fees	D. M. Wall	
+1011000451 002 75 737 01 5217			

Total Area 51,494.05 ft²

N. Amidon
Medical Center
Add.

1189.94
3263.95

\$ 4453.89



<p>S 132' E 630' NW$\frac{1}{4}$ exc S 25' W 260' SEC 31-26-1E</p>	<p>8,406.66</p>	<p>A-67-1-UP 111 James H. Grady 1229 Nantucket (X) 35</p>	<p>48,338 +2,206.35</p>	<p>31,420.</p>
<p>That Pt N 181.5' S 313.5' E 630' NW$\frac{1}{4}$ ly NELY of K-96 Hwy exc beg 40' W of SE cor thereof being WL Amidon, W 15' to Ely Li Hwy, NW 62.22', NE 66.01' to WL Amidon, S 87.05' to beg & exc beg 199.2' W of NE cor to Ely Li Hwy, SE 87.5', NW 82.83' to NL, W 7.88' to beg SEC 31-26-1E</p>	<p>1,189.94</p>	<p>A-68-UP Cicero Contract</p>	<p>9,007</p>	<p>6030</p>
<p>That pt N 181.5' S 313.5' E 630' NW$\frac{1}{4}$ ly SWly of K-96 Hwy SEC 31-26-1E</p>	<p>10,920.60</p>	<p>A-68-1-up H James H. Grady (X)</p>	<p>100,611</p>	<p>55,340</p>
<p>N 25A SE$\frac{1}{4}$ NW$\frac{1}{4}$ exc S 10A & exc FLDY CCA-39338 & exc Pt to City for Rd SEC 31-26-1E</p>	<p>4,183.54</p>	<p>A-278-UP Wayne K. Bittel, Sr. 3510 N. Athenian 04</p>	<p>33,658</p>	<p>21,200</p>
<p>Beg 132' N SW cor SE$\frac{1}{4}$ NW$\frac{1}{4}$ SEC 31 E 630', N 181.5', W 630', S to beg exc FLDY CCA 39338 SEC 31-26-1E</p>	<p>968.92</p>	<p>A-282-UP Melvin E. Snapp, Estate 3443 N. Charles 04</p>	<p>7,326</p>	<p>4,910.</p>
<p>Beg SE cor N 25A SE$\frac{1}{4}$ NW$\frac{1}{4}$ SEC 31 W 660' N 330' E 660' S to beg & 14.7' Adj on S 5.18A CCA 39338 SEC 31-26-1E EXC 4.12A FLDY</p>	<p>2,717.32</p>	<p>A-283-UP Nancy L. Rucite 3455 N. Amidon 04</p>	<p>21,187</p>	<p>13,770.</p>
<p>Flood Control Right-of-way</p>	<p>2,634.32</p>	<p>City of Wichita 175,000.00 47,012.53 Property 218,012.53 Valuation 886,810 Rate .1473765</p>	<p>+2,634.32</p>	<p></p>

88
3,7
4,36
3,247
3,724
2,565.3
2,942.1
2,648.96
2,793.26
2,654.21

6 W 220'	"	2,469.51	11	13,427	8860
6 E 75.31'	"	607.80	William H. Borker (X)	+ 721.11 4,596	3080
1 (part only)	ST. JUDE ADDITION Amidon Rec # 4734 Pd 4-9-84 pb	22,543.70 Pd 4-9-84 pb	A-15647 Catholic Diocese of Wichita 424 W. Broadway 02	222,217 + 3,688.19	95,550.
2 E½ exc W 10'	Sechrist SECHRIST ADDITION Block 2 30th Street	434.14	A-15714 Roger A. Misak, Etal Access 1801 W. 30th N. 04	3,282	2200
2 W 10' E½ (3.5' only)	" Rec # 4829 Pd 4-2-84 pb	51.31 Pd 4-2-84 pb	Richard F. Urnich Etal 1820 W. 30th St. N. 04	383	260.
3	"	1,345.83	Roger A. Misak, Etal Access (X)	10,177	6820.
1	DICKE ADDITION Amidon	6,203.26	A-16407 Vernon H. Dicke, Etal 3345 Amidon 04	36,696 + 1,140.84	23,120
	METES AND BOUNDS That pt N 181.5', S 495', E 630' NW¼ ly Nely of K-96 Hwy exc beg 199.2' W of SE cor thereof to EL Hwy, NWly 222.69' to pt on NL, E 13.73', SE 219.35' to SL, W 7.88' to beg SEC 31-26-1E	3,263.95	A-66-UP Leota Zicke foose Frazier Access Control	25,453	16,540
S 25' W 260' S 132' E 630' SE½ NW¼ SEC 31-26-1E	" Paid # 4842 4-6-84 JB	264.43 Paid 4-6-84 JB	A-67-UP Leota Zicke foose Frazier, Etal 3400 N. Charles 04	1,998	1340.

9

Private SWS - Drainage Calculations

N. Amidon Med. Center Add.

By

Date

Page

Of

TCK

6-16-92

11

BAUGHMAN COMPANY, P.A.

Drainage Area

$$D.A. = 1.23 \text{ Acres}$$

$$C = 0.80$$

$$T_c = 15 \text{ min.}$$

(use Rational Method)

$$Q_5 = 4.6 \text{ cfs} \quad Q_{100} = 7.3 \text{ cfs}$$

Inlet

$$2' \times 2' \text{ Drop Inlet grate area} = 1.28 \text{ sf.}$$

$$\text{using orifice equation, } Q = 0.6 A T \sqrt{2gh} \quad (T.C. = 131.50)$$

$$h_{\text{max.}} = 0.5' \quad Q = 0.6 (1.28) T \sqrt{32.2} = 4.4 \text{ cfs} \approx Q_5 \quad \text{OK}$$

Pipe

$$\text{US HG elev.} = 131.0 - 0.50 = 130.50$$

(131.0 = Top of inlet)

$$\text{DS HG elev.} = 127.5 + 1.25 = \underline{128.75}$$

(pipe fl. + pipe I.D.)

$$\text{Hydraulic Gradient} = \frac{1.75}{144.5 \text{ LF}} = 0.012 \text{ ft/ft.}$$

Using ACPA design tables, $K = 64.7$, where $\frac{Q}{S^{3/2}} = K$
for 15" pipe (RCP, $n = 0.013$) @ $S = 0.012$

$$Q = 7.1 \text{ cfs} > \text{Inlet capacity} \quad \text{OK}$$

from plat
Drainage Plan

**DEDICATION
OF
ABUTTER'S ACCESS RIGHTS**

Approved by Board of Commissioners
this JAN 25 1983

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

the undersigned Leota Zickefoose Frazier

being the owner _____ of the following described real estate in Sedgwick County, Kansas, to wit:

The North 181.5 feet of the South 313.5 feet of the East 630.0 feet of the Southeast Quarter of the Northwest Quarter of Section 31, Township 26 South, Range 1 East of the 6th P.M.; except that portion lying South and West of the easterly right-of-way line of Womer Street and except for the East 40.0 feet for road right-of-way.

do hereby transfer and convey to the City of Wichita, Kansas, all abutter's rights of access, ingress and egress to said property from, to, or upon Womer, to have and to hold the same forever. It being understood that this conveyance is a covenant running with the land and prohibits all subsequent owners thereof and all members of the public from entering upon Womer from the property above described or from entering said property from Womer.

Executed this 4th day of JANUARY, 1983.

STATE OF KANSAS
SEDGWICK COUNTY
FILED FOR RECORD AT
8:00 AM

FEB 4 1983
6 15978
NO. BETTE F. MCCART
REGISTER OF DEEDS

Leota Zickefoose Frazier
Leota Zickefoose Frazier

STATE OF KANSAS)
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 4th day of JAN, 1983, before me a Notary Public in and for the said County and State came

Leota Zickefoose Frazier

to me personally known to be the same person _____ who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

STEVEN L. POTUCEK
NOTARY PUBLIC
STATE OF KANSAS
My Appt. Exp. 1-12-85
My Commission Expires: _____

Steven L. Potucek
Notary Public

5.00 City Clerk