

CONFIRMATION
MEMO

PROJECT FAR MAR CO ADDN.
JOB NO. _____
TO CHRIS BREITENSTEIN
FROM N. BRENT WOOTEN
REFERENCE DRAINAGE CONCEPT

DATE 11-19-81

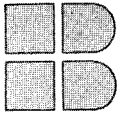
COPIES TO:
MIKE LINDBERAK

PRELIM PLAN IS SCHEDULED 11-23-81

APPROX AREA TO BE CONVEYED THRU
THE EXISTING BOX ON OLD 25TH ST. IS 27 ACRES
OF RAILROAD YARD AREAS. APPROX. FLO
WOULD BE 45 CFS.

A 50' DR. ESWY PARALLEL WITH MO PAC
RR WILL CONVEY THE 27 ACRES FLO. IN A
~~CHANNEL~~ CHANNEL & A 15' ACCESS WAY
ALONG ONE SIDE.

A 20' DR. ESWY FROM THE WOODEN BOX
STR. WILL SERVE THE 27 AC. FLO TO BE PIPED
AT TIME OF NE DIVERSION CONSTR. PIPING COST
WILL BE THIS OWNERS EXPENSE. ALSO 2-15'
TEMP. ESWY. WILL BE GRANTED ON EACH SIDE OF
THE 20' PERM. ESWY TO ACCOMODATE THE FLO
TEMPORARILY TILL NE DIV. TAKES PLACE.



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

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MEMO

PROJECT _____

DATE _____

_____ JOB NO. _____

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FROM _____

REFERENCE _____

THE AREA IN THE ADDITION (5.0 AC.) WILL
DRAIN SE TO COLLECTION POINTS AND POSSIBLY
BE CONVEYED ACROSS THE BERM VIA PIPE.

FLO & CALCULATIONS TO BE PRESENTED
AT TIME OF FINAL PLAN STAGE.

S/D No. 81-102 Name Far-Mar-Co. Addition
Date Application Rec'd. 9-24-81 Preliminary Approval _____
Scheduled S/D Meeting 11-23-81

DESCRIPTION

General Location Lying in an area south of 25th St. North in an area east of Washington Avenue

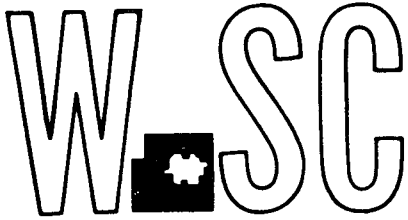
Owner Far-Mar-Co. Inc. c/o Reuben D. Walker
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita, Ks. Zip Code 67211 Phone 264-0341

- | | | | |
|--|---|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>7.0</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>1</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | <u>0</u> ft. |
| 3. Minimum Lot Frontage | <u>386</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>305,710</u> | | |
| 5. Existing Zoning | <u>F</u> | | |
| 6. Proposed Zoning | <u>F</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>NA</u> Yes _____ No _____ | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. Wabash, Ohio, 24th and 25th Streets, as well as several north-south alleys and numerous 25-foot lots as platted in the old McAfee's Addition are being vacated by this replat. Because the property lies between two railroads, there is no good direct access to it from existing public streets. Traffic Engineering discourages the extension of a public street across the railroad tracks. The applicant proposes to continue to utilize the private roads now serving the site. These roads are shown on the preliminary plat. Planning staff recommends that the applicant obtain an access easement from C.R.I. and P. prior to submission of the final plat.
- B. City Engineering shall be prepared to comment on the need to permanently terminate Washington Avenue. It is recommended that a cul-de-sac be provided, the approximate benefit district shall be stated.
- C. City Engineering has advised that a sanitary sewer lateral will need to be constructed in order for this plat to have access to the 54-inch sanitary sewer main running through this property in the old Ohio Street right-of-way.
- D. The applicant shall provide proof, by letter from the pipeline companies (Kanab and Derby) or by copy of the pipeline easement agreements, that the easements as shown on the plat are adequate and that no building setback restrictions from the easements are required.
- E. City Engineering shall be prepared to comment on the applicant's drainage plan. The applicant has stated he intends to guarantee construction of a storm sewer within the 20-foot drainage easement.
- 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).

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

(316) 268-4561

November 24, 1981

Lowell D. High
1542 S. St. Francis
Wichita, Ks. 67211

Re: S/D 81-102 - Preliminary plat of Far-Mar-Co. Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 23, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat subject to the following conditions:

- A. Prior to filing a final plat, the applicant shall obtain from the C.R.I. and P. Railroad the required access easement necessary for the plat to have access to Washington Street.
- B. The applicant shall guarantee the construction of a permanent turn-around for Washington.
- C. City Engineering has advised that a sanitary sewer lateral will need to be constructed in order to have access to the 54-inch sanitary sewer main running through this property in the old Ohio Street right-of-way.
- D. The applicant shall provide proof, by letter, from the pipeline companies (Kanab and Derby) or by copy of the pipeline easement agreements, that the easements as shown on the plat are adequate and that no building setback restrictions from the easements are required.
- E. The applicant shall submit a final drainage plan to City Engineering prior to or at the time of submitting a final plat.
- F. The applicant shall either guarantee the extension of City water to serve this site or make satisfactory arrangements with the Water Department for serving this site from Far-Mar-Co.'s property to the north.
- 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.

RECEIVED

NOV 25 1981

Dept. Of Engineering

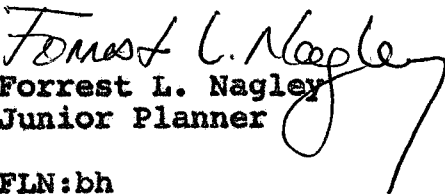
Lowell D. High
11-24-81
Page 2

H. 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 have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Far-Mar-Co., Inc., c/o Reuben D. Walker, 1600 N. Lorraine, Hutchinson,
Kansas 67501
XMike Lindebak, City Engineering