

BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION
MEMO

PROJECT Garrison - Euwer Add.

DATE 3-26-79

JOB NO. _____

COPIES TO:

TO Yash Desai

Curtis Newby
Mike Lindebak

FROM John E. Lundblade

REFERENCE _____

Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning 3-26-79

To be heard by Subdivision Committee 4-5-79

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE April 2, 1979

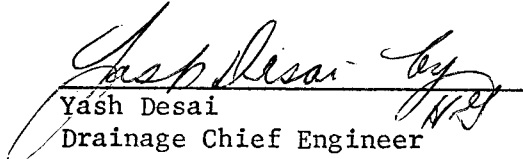
TO Jack Galbraith - Chief Planner

FROM Yash Desai - Drainage Chief Engineer

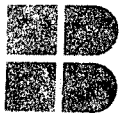
SUBJECT GARRISON - EUWER ADDITION

Submitted to me for approval is a lot grading plan of the subject plat in the Southwest Industrial District B area. The lot is approximately 146.3 feet away from the nearest paved street and the north-south street to the west, Anna is only a half street. Therefore, runoff from this lot cannot be discharged through any approved drainageway, to an approved drainage facility. A proposed storm sewer in Harry Street could relieve the drainage problem in the future. Therefore, it is the recommendation of the Public Works Department that this area not be considered for platting and developing at the present time, until an approvable drainage plan is submitted.

I trust this is sufficient information to disapprove this subject plat. Please call me at Centrex 4235 if you need additional information.


Yash Desai
Drainage Chief Engineer

YD/hg



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

CONFIRMATION MEMO

PROJECT Garrison-Euwer Addition

DATE December 29, 1982

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

Sketch and Final Plat is scheduled for Subdivision for January 6, 1983.

Drainage Area = 0.74 Ac. per Lot.

Lot 1 is to be residential development
Runoff C = 0.40

Lot 2 is to be industrial development
Runoff C = 0.75

Lot 1 will drain west to Anna Street and north to Monroe Street.

Lot 2 will drain south to Harry Street and west to a proposed S.W.S.
at Beebe.

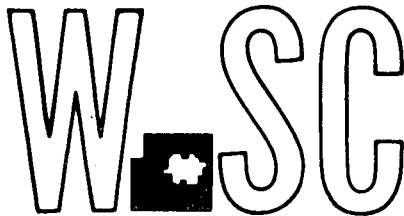
Both Lots will discharge any runoff thru driveways or flumes as
necessary at the time of development.

Lot 1 Drainage Runoff -
 $Q_2 = 0.4(4.06)(0.74) = 1.2 \text{ C.F.S.}$
 $Q_{100} = 2.7 \text{ C.F.S.}$

Lot 2 Drainage Runoff -
 $Q_5 = 0.75(5.21)(0.74) = 2.9 \text{ C.F.S.}$
 $Q_{100} = 5.0 \text{ C.F.S.}$

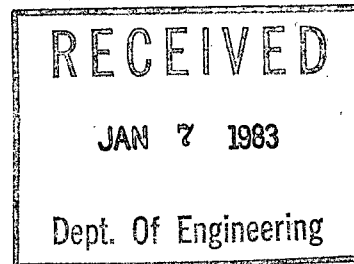
Proposed City Improvements - Storm sewer is to be constructed soon
which extends to Harry Street and Beebe, west of Anna. This S.W.S.
Will serve the entire area. Anna & Harry are both presently unpaved.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



January 7, 1983

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

Re: S/D 79-42 - Final plat of Garrison-Euwer Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 6, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The right-of-way being dedicated for Harry may be reduced to 40 feet. The right-of-way being dedicated for Anna shall be increased to 35 feet.
- B. The applicant shall attempt to obtain from adjacent property owners the right-of-way for the west half of Anna Street from Harry to the south line of Lonie Acres 2nd Addition and shall attempt to obtain a valid petition for paving Anna. If this cannot be done, then a covenant shall be submitted for recording which prohibits further development on Lot 1 until the full street right-of-way has been obtained.
- C. The applicant shall guarantee extension of sanitary sewer to serve both lots.
- D. Twenty feet of general utility easement is needed along the east side of this property and shall either be granted entirely on this plat or ten feet on this plat and ten feet obtained from the adjacent property owner.
- E. The contingent street dedication shall be referenced in the plat's text and the contingency shall be the removal or destruction of that portion of the building which encroaches into the street.
- F. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.

Baughman Company
1-7-83
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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, January 13, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Dewey B. Garrison, 2335 S. Spruce, 67211
X Mike Lindebak, City Engineering