

BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

**CONFIRMATION  
MEMO**

PROJECT LYGRISSE ADDITION

DATE 9 APR 79

JOB NO. \_\_\_\_\_

COPIES TO:

TO Yash Desai

Curtis Newby  
Mike Lindebak

FROM WILLIAM L. KORBBER

**BRENT RENSBERG**

REFERENCE \_\_\_\_\_

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

Plat submitted to planning 9 APR 79

To be heard by Subdivision Committee 19 APR 79

*There is no existing S.W.S. in Area.*

*This plat of approx 11.3 acres, definitely needs a S.W.S. to serve the Addition. There may be a problem in the S.E. corner of Plat, where natural ground drops off to the S.E.*

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 79-45 Name Lygrisse Addition  
Date Application Rec'd 4-9-79 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 4-19-79

DESCRIPTION

General Location East side of K-15, in an area north of 47th St. South

Owner Gene Lygrisse  
Surveyor/Engineer Baughman Company  
Address 330 Laura, Wichita, Kansas, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 11.2 acres
- 2. Number of Lots:
  - Residential \_\_\_\_\_
  - Commercial \_\_\_\_\_
  - Industrial 2
  - Other \_\_\_\_\_
  - Total Number of Lots 2
- 3. Minimum Lot Frontage 359.15 ft.
- 4. Minimum Lot Area 217,841.8 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 None ft.
- 8. Sidewalk adjacent to all streets? yes  no
- 9. Public Water Supply No (Yes-No), Name \_\_\_\_\_
- 10. Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_
- 11. Health Department Approval (where applicable) \_\_\_\_\_ (Yes-No)
- 12. City of Wichita \_\_\_\_\_: Three-Mile Area XX

STAFF COMMENTS:

- A. Subject property is located west of McConnell Air Force Base and has a Day-Night Average Sound Level (Ldn) of 65 to 70 decibels. Industrial type uses are compatible. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- B. According to the Subdivision Regulations, industrial plats are urban subdivisions and require municipal-type sewer and water facilities. The applicant or his agent shall be prepared to comment on how they propose to obtain these facilities.
- C. It is noted that the lot grading plan indicates that the lots will be graded to drain to K-15. It may not be possible to drain the east portions of these lots to K-15. The Department of Public Works' representatives shall be prepared to comment on the drainage of this property and the possible need for drainage easements.
- D. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 79-45 Name Lygrisse Addition  
Date Application Rec'd. 9-17-82 Preliminary Approval 4-19-79  
Scheduled S/D Meeting 9-30-82

DESCRIPTION

General Location East side of K-15 in an area north of 47th St. South

Owner Gene Lygrisse  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks Zip Code 67211 Phone 262-7271

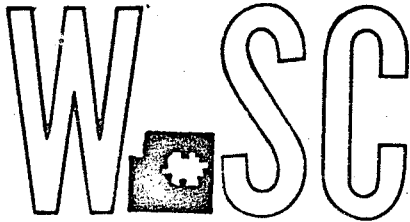
- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>11.2 acres</u>  | 7. Lineal Feet of New Street  |
| 2. Number of Lots :   | a. <u>        </u> R/W <u>        </u> ft.                          |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft.                          |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.                          |
| Industrial <u>        3        </u>   | d. <u>        </u> R/W <u>        </u> ft.                          |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.                          |
| Total Number of Lots <u>3</u>   | TOTAL <u>None</u> ft.   |
| 3. Minimum Lot Frontage <u>255+</u>   | 8. Sidewalk adjacent to all streets <u>        </u> yes <u>X</u> no |
| 4. Minimum Lot Area <u>130,410 sq. ft.</u>  |   |
| 5. Existing Zoning <u>E</u>   |   |
| 6. Proposed Zoning <u>E</u>   |   |
| 9. Is public water available <u>X</u> Yes <u>        </u> No, Name <u>City of Wichita</u>             |   |
| 10. Is sanitary sewer available <u>        </u> Yes <u>X</u> No, Name <u>        </u>                 |   |
| 11. Has Health Dept. approval been obtained (where applicable) <u>        </u> Yes <u>        </u> No |   |
| 12. City of Wichita <u>        </u> 3-Mile Area <u>X</u> Outside of 3-Mile Area <u>        </u>       |   |

STAFF COMMENTS:

NOTE: A two-lot preliminary plat of Lygrisse Addition was recommended for approval by the Subdivision Committee on April 19, 1979, subject to providing municipal-type sewer and water facilities. Wichita water has now been extended past this property in K-15 and an outside-the-city water service application was accepted by the Board of City Commissioners on August 26, 1980. Municipal-type sewer service is still not readily available.

- A. The applicants shall request annexation into the Oaklawn Improvement District and shall petition for sewer service from Oaklawn, to be provided when it becomes available to this area.
- B. The applicants shall obtain approval from the Health Department for the temporary use of on-site sewage treatment facilities. If lagoons are required, each lot shall be a minimum of 5 acres in size.
- C. The County Engineer's representative shall be prepared to comment on the acceptability of the proposed drainage plan and shall state whether any drainage improvements need to be guaranteed at the time of platting.
- d. The applicants shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any habitable structures to be built on the site.
- E. The applicant's surveyor shall check the lot dimensions before preparing the final plat tracing as there appear to be some discrepancies.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the final plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

April 20, 1979

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 79-45 - Preliminary plat of Lygrisse Addition

Gentlemen:


At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 19, 1979, 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 applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- B. The applicant shall provide municipal-type sewer and water facilities to serve these industrial lots.
- C. The applicant shall provide a more complete drainage plan to the City and County Public Works Departments for review and approval prior to submitting the final plat.
- D. Requirements of 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.

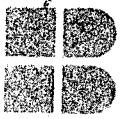
If you should have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Junior Planner

LO:bh

cc: Gene Lygrisse, 2101 Hyacinth-67203  
✓ Dean Sellers, Assistant City Engineer



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

CONFIRMATION  
MEMO

PROJECT Lygrisse Addition

DATE September 20, 1982

JOB NO. \_\_\_\_\_

TO Phil Dietrich

COPIES TO:

Chris Breitenstein

FROM N. Brent Wooten

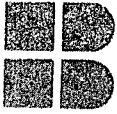
REFERENCE Drainage Plan

FINAL PLAN IS SCHEDULED FOR  
SUBDIVISION FOR SEPT. 30, 1982.

LOTS ARE PLANNED TO BE DEVELOPED  
FOR WAREHOUSE OR STORAGE UNITS.  
RUNOFF FACTOR OF 0.8 IS USED.

LOT 1 (4.99 AC.) WILL DRAIN WEST TO THE  
FRONTAGE ROAD DITCH. THE DITCH DRAINS  
SOUTH AND DISCHARGES INTO AN EXISTING 36"  
RCP SPIGOT END SECTION. THE 36" RCP DISCHARGES  
WEST ACROSS K-15 HIGHWAY.

LOTS 2 & 3 (6.24 AC.) WILL DRAIN WEST  
TO THE FRONTAGE ROAD DITCH. THE DITCH DRAINS  
SOUTH AND DISCHARGES INTO AN EXISTING 4'x9' RCBC  
LOCATED APPROXIMATELY 200' SOUTH OF THESE TWO  
LOTS. THE RCBC DRAINS WEST ACROSS  
K-15 HIGHWAY.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

CONFIRMATION  
MEMO

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

JOB NO. \_\_\_\_\_

COPIES TO: \_\_\_\_\_

TO \_\_\_\_\_

FROM \_\_\_\_\_

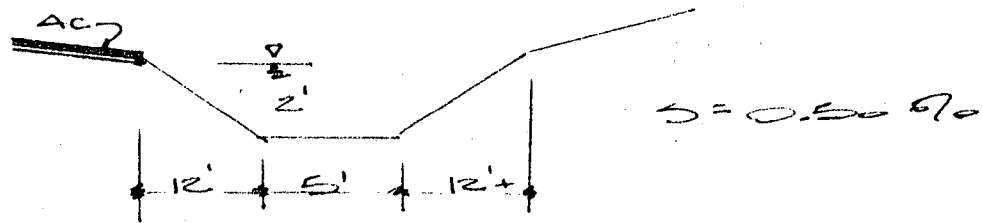
REFERENCE \_\_\_\_\_

LOTS 1, 2, & 3 WILL DISCHARGE TO THE FRONTAGE ROAD DITCH BY EITHER DRIVEWAYS, FLUMES, OR STORM SEWER, DEPENDING ON THE SITE DEVELOPMENT NEEDS.

CHECKS -

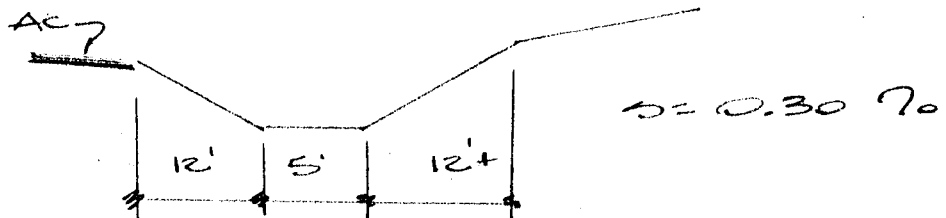
1. FRONTAGE ROAD DITCH SECTION CAPACITY

A. LOT 1 - EXISTING DITCH SECTION

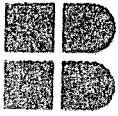


CAPACITY  $\approx$  100 CFS  $\leftarrow$  OK

B. LOT 2-3 - EXISTING SECTION



CAPACITY  $\approx$  43 CFS  $\leftarrow$  OK



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CONFIRMATION  
MEMO

PROJECT \_\_\_\_\_

DATE \_\_\_\_\_

JOB NO. \_\_\_\_\_

COPIES TO:

TO \_\_\_\_\_

FROM \_\_\_\_\_

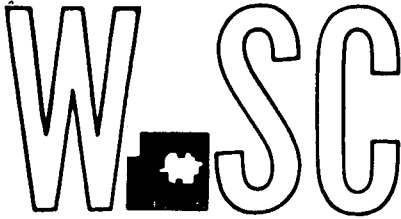
REFERENCE \_\_\_\_\_

BOTH EXISTING FRONTAGE ROAD DITCHES  
ARE ADEQUATE TO CONVEY THE 100 YEAR  
DISCHARGE FROM THESE LOTS.

2. THE 24" CMP JUST SOUTH OF THESE LOTS  
FOR CONVEYANCE CAPACITY.

WITH THE EXISTING 1<sup>5</sup> FILL OVER THE 24"  
CMP AT THE PRIVATE RESIDENTIAL DRIVE  
ENTRANCE, THE EXISTING PIPE WILL CONVEY  
UP TO 25 CFS OR IN THIS CASE THE EQUIVALENT  
OF THE 5-YEAR STORM.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 1, 1982

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

Re: S/D 79-45 - Final plat of Lygrisse Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 30, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicants shall request annexation into the Oaklawn Improvement District and shall petition for sewer service from Oaklawn, to be provided when it becomes available to this area.
- B. The applicant shall obtain approval from the Health Department for temporary use of on-site sewage treatment facilities. The Health Department has advised that the soils in this area are unsuitable for septic tanks and the use of lagoons will be necessary. The minimum lot area for use of a lagoon is 5 acres. With this in mind, Lots 2 and 3 will need to be tied together with a restrictive covenant which states that they are not to be sold or developed independently of each other until such time as municipal sewer is extended to serve this property. By tying the lots together with the covenant, the 5 acre minimum required for use of a sewage lagoon can be met. A draft of the covenant shall be submitted to both the Planning Department and the Environmental Health Division of the Health Department for review and approval. After approval, the fully executed document shall be submitted to the planning department for recording with the plat.
- C. The applicants shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any habitable structures to be built on the site.



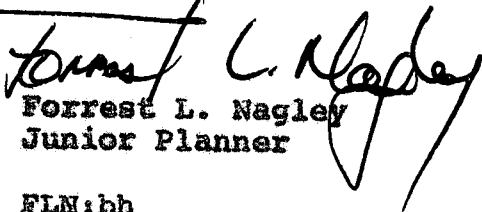
Baughman Company, P.A.  
10-1-82  
Page 2

- D. The applicant's surveyor shall check the lot dimensions before preparing the final plat tracing as there appear to be some discrepancies.
- E. Closure computations shall be submitted with the final plat tracing.
- F. County Public Works has advised that the applicant's lot grading plan has been approved subject to obtaining a letter from KDOT stating they are willing to accept drainage water from this site onto K-15 right-of-way.
- G. Recording of the final plat within 30 days after approval by the Board of City Commissioners.

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 October 7, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Gene Lygrisse, 2101 Hyacinth, 67203  
Mike Lindebak, City Engineering  
Andy Harkness, County Department of Public Works