

**THE CITY OF WICHITA**

**OFFICE OF OPERATIONS & MAINTENANCE  
Engineering Division**

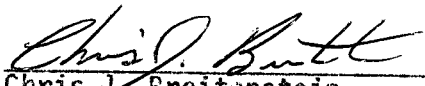
**DATE** October 11, 1983

**TO** Forrest Nagley, Junior Planner

**FROM** Chris J. Breitenstein, Civil Engineer III

**SUBJECT** Drainage Guarantee -  
Powell's 8th Addition

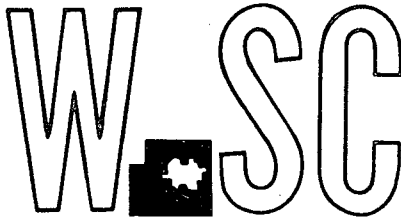
The letter of credit for drainage improvements may be released. The City of Wichita will be paving 27th Street North in the near future. The Engineer has submitted a revised drainage plan and the flume is no longer required. Any on site improvements required to match 27th Street will be at the cost of the developer.

  
Chris J. Breitenstein  
Civil Engineer III

GF/02/06

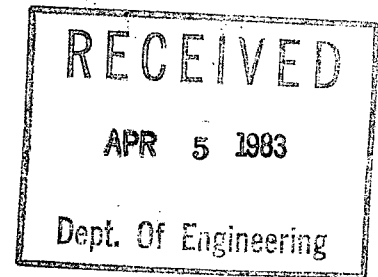
cc: A. D. Powell, 872 N. Young, Wichita, KS 67212

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



April 1, 1983

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

Re: S/D 83-17 - Final plat of Powell's 8th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 31, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee construction of the drainage flume as indicated on his proposed drainage plan unless the plan is revised to provide for draining to the storm sewer at the northwest corner of the property.
- B. The applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to 27th Street at the time of site development (office zoning and park access).
- C. Prior to release of this plat for recording, the existing billboard sign within the street right-of-way for Arkansas Avenue shall be removed.
- D. The applicant shall petition for the paving of 27th Street North adjacent to this site.
- E. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2497).
- G. Closure computations shall be submitted with the final plat tracing.

WICHITA — SEDGWICK COUNTY

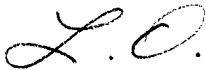
Baughman Company, P.A.  
April 1, 1983  
Page 2

H. Recording of the 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 Thursday, April 7, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc Julie Janine Branson, c/o J. Jerald Branson, 221 Hillside, 67230  
A.D. Powell, 872 N. Young, 67212  
X Mike Lindebak, City Engineering

SUBDIVISION REPORT

S/D No. 83-17 Name Powell's 3th Addition  
Date Application Rec'd. 3-18-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 3-31-83

DESCRIPTION

General Location S.E. corner of Arkansas and 27th St. North

Owner Julie Janine Branson and J. Jerald Branson  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

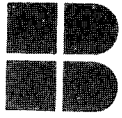
- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>0.52</u>      | 7. Lineal Feet of New Street                             |
| 2. Number of Lots :                       | a. <u>20</u> R/W <u>150</u> ft.                          |
| Residential _____                         | b. _____ R/W _____ ft.                                   |
| Commercial _____                          | c. _____ R/W _____ ft.                                   |
| Industrial _____                          | d. _____ R/W _____ ft.                                   |
| Other <u>Office</u> <u>1</u>              | e. _____ R/W _____ ft.                                   |
| Total Number of Lots <u>1</u>             | TOTAL <u>150</u> ft.                                     |
| 3. Minimum Lot Frontage <u>150 ft.</u>    | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>19,500 sq. ft.</u> |  |
| 5. Existing Zoning <u>A</u>               |  |
| 6. Proposed Zoning <u>BB (Z-2497)</u>     |  |
9. Is public water available X Yes \_\_\_\_\_ No, Name City of Wichita
10. Is sanitary sewer available X Yes \_\_\_\_\_ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) \_\_\_\_\_ Yes \_\_\_\_\_ No
12. City of Wichita X 3-Mile Area \_\_\_\_\_ Outside of 3-Mile Area \_\_\_\_\_

STAFF COMMENTS:

NOTE: The applicant's associated zone case Z-2497 requesting "A" to "BB" will be considered by the Planning Commission on March 24, 1983.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage improvements need to be guaranteed with this plat
- B. The applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be constructed adjacent to 27th Street at the time of site development (office zoning and park access).
- C. Prior to release of this plat for recording, the existing billboard sign within the street right-of-way for Arkansas Avenue shall be removed.
- D. The applicant shall guarantee the paving of 27th Street North adjacent to this site.
- E. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this plat is subject to approval of the applicant's associated zone case (Z-2497).
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.



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

**CONFIRMATION  
MEMO**

PROJECT POWELL'S 8TH ADDITION

DATE 3-25-83

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

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

Final plat is scheduled for subdivision fo March 31, 1983.

Lot 1 (0.45 Ac.) will drain to Arkansas as indicated via a proposed driveway and a flume. Arkansas drains north to an inlet and Storm Sewer at 27th St.

Runoff Factor = 0.85

$Q_5 = 2.0$  CFS

$Q_{100} = 3.4$  CFS