

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-34 Name Mires Addition
 Date Application Rec'd. 4-3-81 Preliminary Approval _____
 Scheduled S/D Meeting 4-16-81

DESCRIPTION

General Location Southeast corner of Central and Boyd

Owner Ben Mires
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>2.8 ac.</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>2</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>1</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </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> </u> ft. |
| 3. Minimum Lot Frontage <u>76.5</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>10,325 sq.</u> ft. | streets? <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"AA" and "LC" (Z-2315)</u> | |
| 9. Public Water Supply <u>Yes(Yes-No)</u> , Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes(Yes-No)</u> , Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

Note: Associated zone case Z-2315 "AA" to "LC" for proposed Lot 1 has been approved subject to replatting.

- A. The applicant shall guarantee extension of sanitary sewer to serve Lots 2 and 3.
- B. The applicant shall guarantee extension of City water to serve Lots 2 and 3.
- C. It is recommended that complete access control to Linden from Lot 1 be granted to assure no direct vehicular access into the residential neighborhood from the commercial lot.
- D. The City Engineer's representative shall be prepared to comment on the applicant's grading plan for Lot 1 and state whether any drainage improvements are required.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is 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.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

(913) 268-4561

April 17, 1981

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

Re: S/D 81-34 - Final plat of Mires Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 16, 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 extension of City water to serve Lots 2 and 3.
- B. Complete access control to Linden from Lot 1 shall be granted to assure no direct vehicular access into the residential neighborhood from the commercial lot.
- C. The lot grading plan for Lot 1 has been approved subject to construction of some off-site private storm sewers when the lot is developed.
- D. 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, April 23, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner
LO:bh

cc: Ben Mires 600 N. Boyd, 67212
Tom Malone, 619 W. Douglas, 67203
*Mike Lindebak, City Engineering

RECEIVED

APR 21 1981

Dept. Of Engineering

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING

DATE April 17, 1981

TO Jack Galbraith, Chief Planner

FROM Chris Breitenstein, Drainage & Flood Control Engineer

SUBJECT Drainage Plans for April 16
Subdivision Committee


The following items are approved, or approved subject to stated conditions:

Mires Addition - Lot 1 should be drained by private storm water sewer to existing inlet in Central.

R. M. Jackson Addition - Lot grading plan.

Hess Addition - Lot grading plan. A private drainage easement across Lot 1 to drain Lot 2.

North Point Industrial Park - Drainage plan. Drainage easement to north of plat will be required. The temporary drainage swale should be sized to carry the 100 year.


Chris Breitenstein
Drainage & Flood Control
Engineer

CB:md

cc: Louise Olivarez

BAUGHMAN CO.
S U R V E Y O R S

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

**CONFIRMATION
MEMO**

PROJECT Mires Addition
JOB NO. _____
TO Chris Breitenstein
FROM John Lundblade
REFERENCE Drainage Plan

DATE Apr. 3, 1981

COPIES TO:
Louise Olivarez
Mike Lindebak

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

Plat submitted to planning Apr. 3, 1981

To be heard by Subdivision Committee Apr. 16, 81

Lot 1 by Private SWS.

Mires Add. Drainage

Commercial Lot

$$D.A. = 1.9 \text{ Ac} ; T_c = 15 \text{ min} ; C = 0.9$$

$$I_5 = 5.21 \text{ in/hr} ; I_{100} = 8.98 \text{ in/hr}$$

$$Q_5 = 0.9 \times 5.21 \times 1.9 = 8.9 \text{ cfs}$$

4.95 Ea. Drive

$$Q_{100} = 0.9 \times 8.98 \times 1.9 = 15.4 \text{ cfs}$$

7.7 Ea. Drive