

BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION
MEMO

PROJECT GERALD SEIBEL ADDN.

DATE 6-12-81

JOB NO. _____

COPIES TO:

TO CHRIS BREITENSTEIN, P.E.

FROM N. B. KOOTEN

REFERENCE DRAINAGE PLAN

PRELIMINARY PLAN HEARING IS SCHEDULED
TO BE HEARD ON 6-25-81.

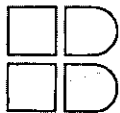
AREA 1 WILL DRAIN TO THE WEST VIA THE
PROPOSED PAVED STREET AND INTO THE 30'
DRAINAGE EASEMENT. $\Delta = 0.55$ ACRES.

$$Q_1 = 0.4 (5.21) (0.55) = 1.1 \text{ cfs.}$$

AREA 2 WILL DRAIN TO THE WEST VIA THE
PROPOSED PAVED STREET TO ELIZABETH AND
NORTH ON ELIZABETH INTO AN EXISTING RESERVOIR.
 $\Delta = 1.15$ ACRES.

$$Q_2 = (0.40) (5.21) (1.15) = 2.4 \text{ cfs.}$$

TOTAL VOLUME CONTRIBUTION FROM AREA 2 INTO
THE RESERVOIR. —
(cont.)



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PROJECT _____

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COPIES TO:

TO _____

FROM _____

REFERENCE _____

AREA SOIL TYPE IS WALDECK (W₂)
CLASSIFIED AS GROUP TYPE C.

SCS RUNOFF NO FOR THIS GROUP IN 1/4 ACRE RES.
LOT DEVELOPMENT = 83

RUNOFF FOR THE 6 IN - 6 HR STORM WOULD AMOUNT
TO 4.10 INCHES.

$$R = 4.10 \text{ IN.} (1.15 \text{ AC.}) = 0.39 \text{ AC.-FT.}$$
$$= 17,000 \text{ CF.}$$

AREA 3 WILL DRAIN EAST AND SOUTH ON
DODGE VIA STREETS. $A = 0.50 \text{ ACRES.}$

$$Q_3 = 0.40 (5.21) (0.50) = 1.0 \text{ CFS.}$$

NOTE - 44th ST. IS UNPAVED EXCEPT FOR CB & CTR SECTION
ON SOUTH SIDE. CB & CTR IN GOOD SHAPE. SOUTH
75.24' OF ELIZABETH & DODGE ARE UNPAVED.

THE CITY OF WICHITA

OFFICE OF ENGINEERING DEPARTMENT
Design

DATE June 24, 1981

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Drainage & Flood Control Engineer

SUBJECT Approval of Drainage Plans

The following plans are approved with any relevant conditions stated:


R.L. Mitchell Addition - Lot Grading Plan

Neff Addition - Lot Grading Plan

Gerald Seibel Addition - Drainage Plan. Drainage plan is dependant on paving of streets.

Westview 3rd Addition - Drainage Plan. At the time of development, site plan should be submitted to the office.

Camelot Addition - Drainage Concept. A Reserve & Homeowners Association Agreement will be required for the pond.


Chris J. Breitenstein,
Drainage & Flood Control Engineer

GF/03/07

cc: Larry D. Henry, R/W & Estimating Engineer
Louise Olivarez, Senior Planner

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-64 Name Gerald Seibel Addition
Date Application Rec'd. June 15, 1981 Preliminary Approval _____
Scheduled S/D Meeting June 25, 1981

DESCRIPTION

General Location North side of 44th St. South in an area west of Seneca

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

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>2.2 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>30</u> R/W <u>950</u> ft. |
| Residential <u>7</u> | b. <u>60</u> R/W <u>150</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>7</u> | TOTAL <u>1100</u> ft. |
| 3. Minimum Lot Frontage <u>75</u> ft. | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>7938 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>A(Z-2354)</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>Yes</u> No _____ | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case Z-2354 "AA" to "A" has been recommended for approval by the Metropolitan Area Planning Commission and will be reviewed by the City Commission June 30, 1981.

- A. It is noted that the applicant is proposing a 20-foot front yard setback rather than the usual 25. Because of the shape of this tract of ground and the need to dedicate street right-of-way, it is recommended by staff that the reduced setback be approved.
- B. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan and state what drainage improvements will need to be guaranteed with this plat.
Only work if streets are paved
- C. The applicant shall guarantee the paving of Elizabeth and Dodge adjacent to the lots being platted and shall guarantee the paving of 44th from Dodge to the west line of the plat. It should be noted that the applicant's drainage plan is dependent upon the paving of 44th Street.
- D. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

St. R/W 44th + Dodge

S/D No. 81-64 Name Gerald Seibel Addition
 Date Application Rec'd. June 15, 1981 Preliminary Approval June 25, 1981
 Scheduled S/D Meeting August 6, 1981

DESCRIPTION

General Location North side of 44th St. South in an area west of Seneca

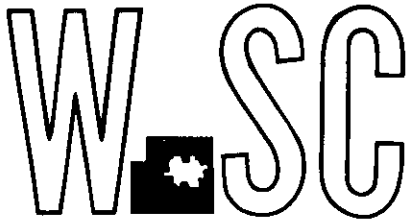
Owner Gerald D. Seibel
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>2.2 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>30</u> R/W <u>950</u> ft. |
| Residential <u>7</u> | b. <u>60</u> R/W <u>150</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>7</u> | TOTAL <u>1100</u> ft. |
| 3. Minimum Lot Frontage <u>75 ft</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>7938 sq ft.</u> | |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"A" (Z-2354)</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) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. City Engineering has advised that the applicant's drainage plan has been approved subject to the streets being paved.
- B. The applicant shall attempt to obtain from the adjacent property owner the dedication of the balance of the right-of-way needed for the intersection of Dodge and 44th Street South.
- C. The applicant shall guarantee the paving of Elizabeth and Dodge adjacent to the lots being platted and shall guarantee the paving of 44th from the east line of Dodge to the west line of the plat.
- D. The final plat tracing shall indicate block designations.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- G. At the time of preliminary plat approval, the Subdivision Committee recommended that the Dodge-44th and Elizabeth-44th intersections be signed so that drivers are aware of the "T" intersections.
- H. The applicant shall submit closure computations with the final plat tracing.
- I. Recording of the 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

RECEIVED

JUN 26 1981

Dept. Of Engineering

June 25, 1981

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

Re: S/D 81-64 - Preliminary plat of Gerald Seibel Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission June 25, 1981, 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's drainage plan has been approved subject to the streets being paved.
- B. The applicant shall attempt to obtain from the adjacent property owner the dedication of the balance of the right-of-way needed for the intersection of Dodge and 44th Street South.
- C. The applicant shall guarantee the paving of Elizabeth and Dodge adjacent to the lots being platted and shall guarantee the paving of 44th from the east line of Dodge to the west line of the plat.
- D. The 15-foot drainage easement on the west side of the plat shall be changed to a 15-foot drainage dedication with a 15-foot maintenance access easement adjacent to the dedication.
- E. A 10-foot utility easement shall be added between Lots 2 and 3 in Block B.
- F. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- H. The Subdivision Committee recommends that the Dodge-44th and Elizabeth-44th intersections be signed so that drivers are aware of the "T" intersections.

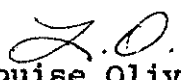
Baughman Company
June 25, 1981
Page 2

- I. 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 should have any questions concerning this matter, please call.

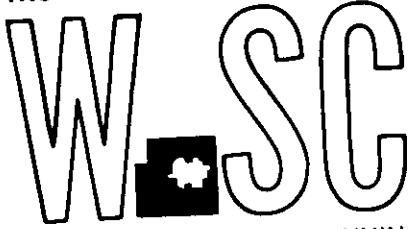
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Gerald D. Seibel, 4502 Whitehall, 67212
X Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 7, 1981

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

Re: S/D 81-64 - Final plat of Gerald Seibel Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on August 6, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. City Engineering has advised that the applicant's drainage plan has been approved subject to the streets being paved.
- B. The applicant shall attempt to obtain from the adjacent property owner the dedication of the balance of the right-of-way needed for the intersection of Dodge and 44th Street South.
- C. The applicant shall guarantee the paving of Elizabeth and Dodge adjacent to the lots being platted and shall guarantee the paving of 44th from the east line of Dodge to the west line of the plat.
- D. The final plat tracing shall indicate block designations.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots not already served.
- F. The applicant shall guarantee the drainage improvement to be constructed in the drainage dedication which is part of this plat and shall guarantee the clearing of the 15-foot maintenance easement.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.

RECEIVED

AUG 10 1981

Dept. Of Engineering

Baughman Company, P.A.
August 7, 1981
Page 2

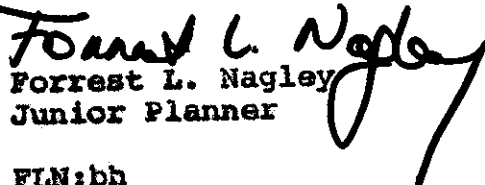
- H. At the time of preliminary plat approval, the Subdivision Committee recommended that the Dodge-44th and Elizabeth-44th intersections be signed so that drivers are aware of the "T" intersections.
- I. The applicant shall submit closure computations with the final plat tracing.
- J. The final plat tracing shall indicate a 20-foot building setback from 44th Street South rather than a 25-foot setback. This reduced setback was approved by the S/D Committee when the preliminary plat was considered.
- K. 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 August 13, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:hh

cc: Gerald D. Seibel, 4502 Whitehall, 67212
*Mike Lindebak, City Engineering
Paul Johnston, Operations and Maintenance