

S/D NO. 81-26 Name Samra 2nd Addition
Date Application Rec'd. 3-19-81 Preliminary Approval _____
Scheduled S/D Meeting 4-2-81

DESCRIPTION

General Location Northwest corner Central and Greenwich Road

Owner Lyndon Gamelson, et al.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Luara, Wichita, Ks. 67211 Phone 262-7271

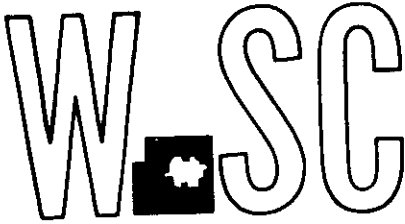
- 1. Gross Acreage of Plat 1.4 ac
- 2. Number of Lots:
 - Residential _____
 - Commercial 1
 - Industrial _____
 - Other _____
 - Total Number of Lots 1
- 3. Minimum Lot Frontage 156.7 ft.
- 4. Minimum Lot Area 32,400 ft.
- 5. Existing Zoning "LC"
- 6. Proposed Zoning "LC"
- 7. Lineal Feet of New Streets:
 - a. 75 R/W 360 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 360 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name _____
- 10. Public Sanitary Sewers Yes (Yes-No), Name _____
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. County Public Works has advised that a drainage plan has been approved for this site.
- B. The applicant shall sign a petition guaranteeing the extension of sanitary sewer when it becomes available to the area. In the meantime, the applicant is proposing the use of an on-site sewerage facility. In this regard, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of a temporary on-site sewerage facility.
- C. The applicant shall guarantee the closing of one existing driveway to Greenwich Road which exists within an area of "complete access control." It is recommended that one year's time be granted for completing this work.
- D. The applicant shall be advised that the portion of the existing building which encroaches the 35-foot building setback may not be expanded.
- E. The existing structure which lies within the area being dedicated as street right-of-way for Greenwich Road shall be removed prior to release of this plat for recording. When the structure has been removed, a letter so stating from either the applicant or his surveyor shall be submitted to the Planning Department.
- F. 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

Baughman Company
330 Laura
Wichita, Ks. 67211

RECEIVED

APR 7 1981

Dept. Of Engineering

April 3, 1981

Re: S/D 81-26 - Final plat of Samra 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 2, 1981, 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 sign a petition guaranteeing the extension of sanitary sewer when it becomes available to the area. In the meantime, the applicant is proposing the use of an on-site sewerage facility. In this regard, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of a temporary on-site sewerage facility.
- B. The applicant shall guarantee the closing of one existing driveway to Greenwich Road which exists within an area of "complete access control." It is recommended that one year's time be granted for completing this work.
- C. The applicant shall be advised that the portion of the existing building which encroaches the 35-foot building setback may not be expanded.
- D. The existing structure which lies within the area being dedicated as street right-of-way for Greenwich Road shall be removed prior to release of this plat for recording. When the structure has been removed, a letter so stating from either the applicant or his surveyor shall be submitted to the Planning Department.
- E. The final plat tracing shall show all corner angles.
- F. The final plat tracing shall indicate a 10-foot utility easement adjacent to the west & north lines of this plat.
- G. The applicant shall grant a 10-foot private drainage easement adjacent to the west line of this plat to benefit the property to the west. The easement agreement shall be reviewed & approved by County Public Works and then recorded with the Register of Deeds. The easement & its associated recording data shall be indicated on the final plat tracing.

Baughman Company

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April 3, 1981

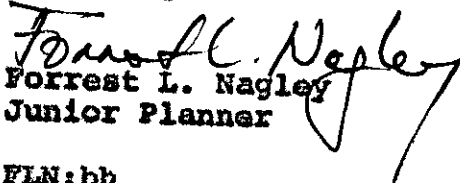
- H. The applicant shall secure a letter from the property owner to the north which states their willingness to accept surface drainage from this plat. Said letter shall be submitted to County Public Works with a copy being submitted to the Planning Department.
- I. Recording of the plat within 30 days 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.

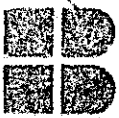
This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 9, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Lyndon Gamelson, et. al., Century Plaza Bldg., 67202
Dale H. Cooper, 458 N. Market, 67202
*Mike Lindebak, City Engineering
Andy Harkness, County Dept. of Public Works



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION
MEMO

PROJECT _____

DATE March 17, 1981

_____ JOB NO. _____

COPIES TO:

TO Phil Dietrich

Chris Breitenstein

FROM Brent Wooten

REFERENCE Drainage Plan

The site presently drains to the Greenwich Road ditch and northeast through the 36" cmp as indicated.

A 35' wide drainage swale exists to the north of Area 1. This swale presently drains the surrounding areas to the west and north into the west ditch of Greenwich Road. Area 1, will drain into this swale. Area 2 will drain basically into the west ditch of Greenwich Road and some into the north ditch of Central Ave. Both ditches drain to the 36" cmp crossing Greenwich Rd.

Area 1. Runoff

DA = 0.38 Ac. C = 0.75 I₅ = 5.21 In/Hr.

Q = (0.75) (5.21) (0.38) = 1.5 CFS

Area 2 Runoff

DA = 0.37 Ac. C = 0.90 I₅ = 5.21 In/Hr.

Q = (0.90) (5.21) (0.37) = 1.7 CFS

Note - Area 2 will consist of primarily asph. parking lot and building. Total developed runoff for both areas for a five year frequency storm will amount to 3.2 CFS.