

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE June 27, 1983

TO Louise Olivarez, Junior Planner

FROM Chris J. Breitenstein, Drainage & Flood Control Engineer


SUBJECT Sketch Plat Walnut Grove 5th Addition

In June 1983, because of citizen complaints, a right-of-way project was taken before the CPO Council J and the City Commission for initiation. The CPO Council voted against the project and recommended that right-of-way be acquired by platting or dedications.

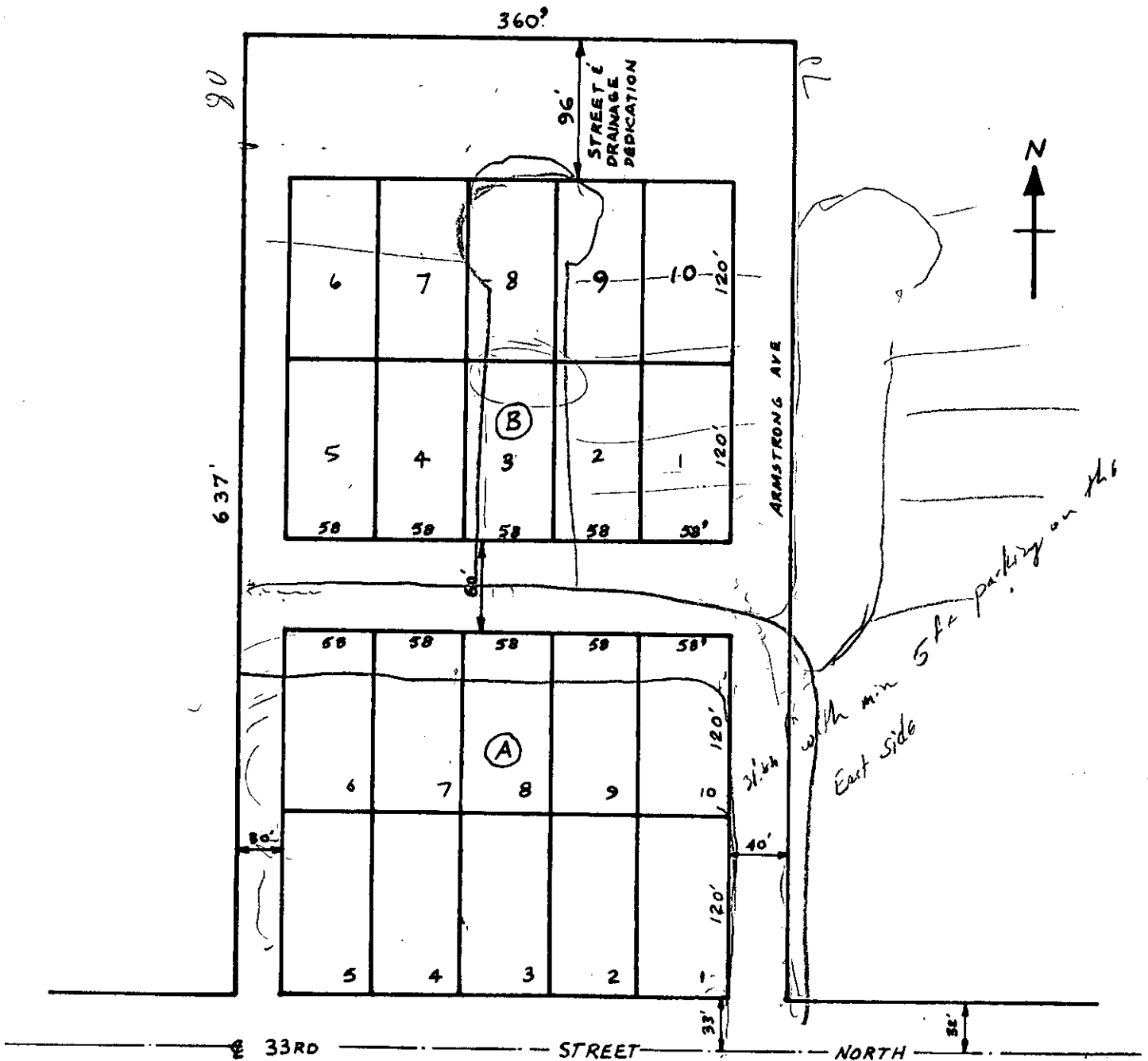
The right-of-way needed was determined at that time. The right-of-way that would be needed from this property would be that portion north of a line that would be 69 feet south of the Northeast Corner and 80 feet south of the Northwest Corner. Additional right-of-way would also be needed from the property adjacent on the North.

Comments on sketch plat of Walnut Grove 5th Addition:

1. The right of way identified above should be platted as drainage right-of-way.
2. If the property is platted in its current configuration, the channel should be relocated to the drainage right-of-way. This would require grading work on properties adjacent on the east and west.
3. If the channel is not relocated, restrictive covenants should be taken on Lots 5-12, inclusive.
4. It is suggested that only Lots 1-4 and 13-18 be platted at this time.


Chris J. Breitenstein, P.E.
Drainage & Flood Control Engineer

GF/01/07



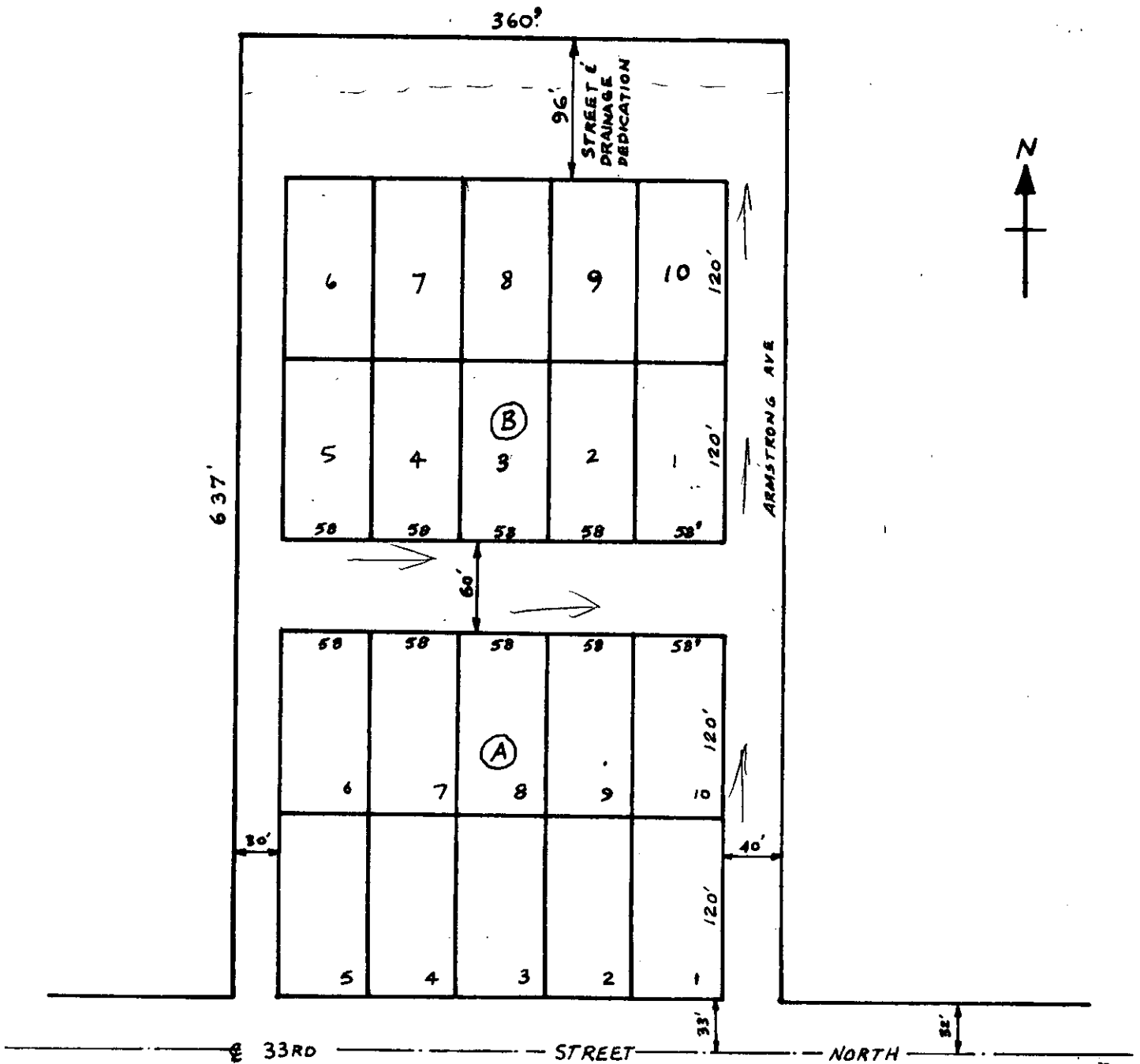
SCALE 1" = 100'

REVISED SKETCH PLAT
WALNUT GROVE 5TH ADDITION

SEPT. 1983

Yash D. Desai
(316) 744-0307

J



SCALE 1" = 100'

REVISED SKETCH PLAT
WALNUT GROVE 5TH ADDITION

SEPT. 1983

Yash D. Desai
(316) 744-0307

February 9, 1983

Mr. Gerald Seibel
4502 Whitehall
Wichita, Kansas 67212

Dear Mr. Seibel:

I am enclosing the sketch that you left with me this date.

The right-of-way that was proposed for Project D-73 in 1982 is outlined in red. The right-of-way plans showed that most of the right-of-way would come from the property as shown in the sketch as opposed to the property to the north.

Please call me at 268-4266 if you wish to discuss this matter further.

Yours truly,



R. W. Bruggeman, P.E.
Director of Engineering

RWB:gr

Enclosure

*34th St
& Arkansas
Right of Way*



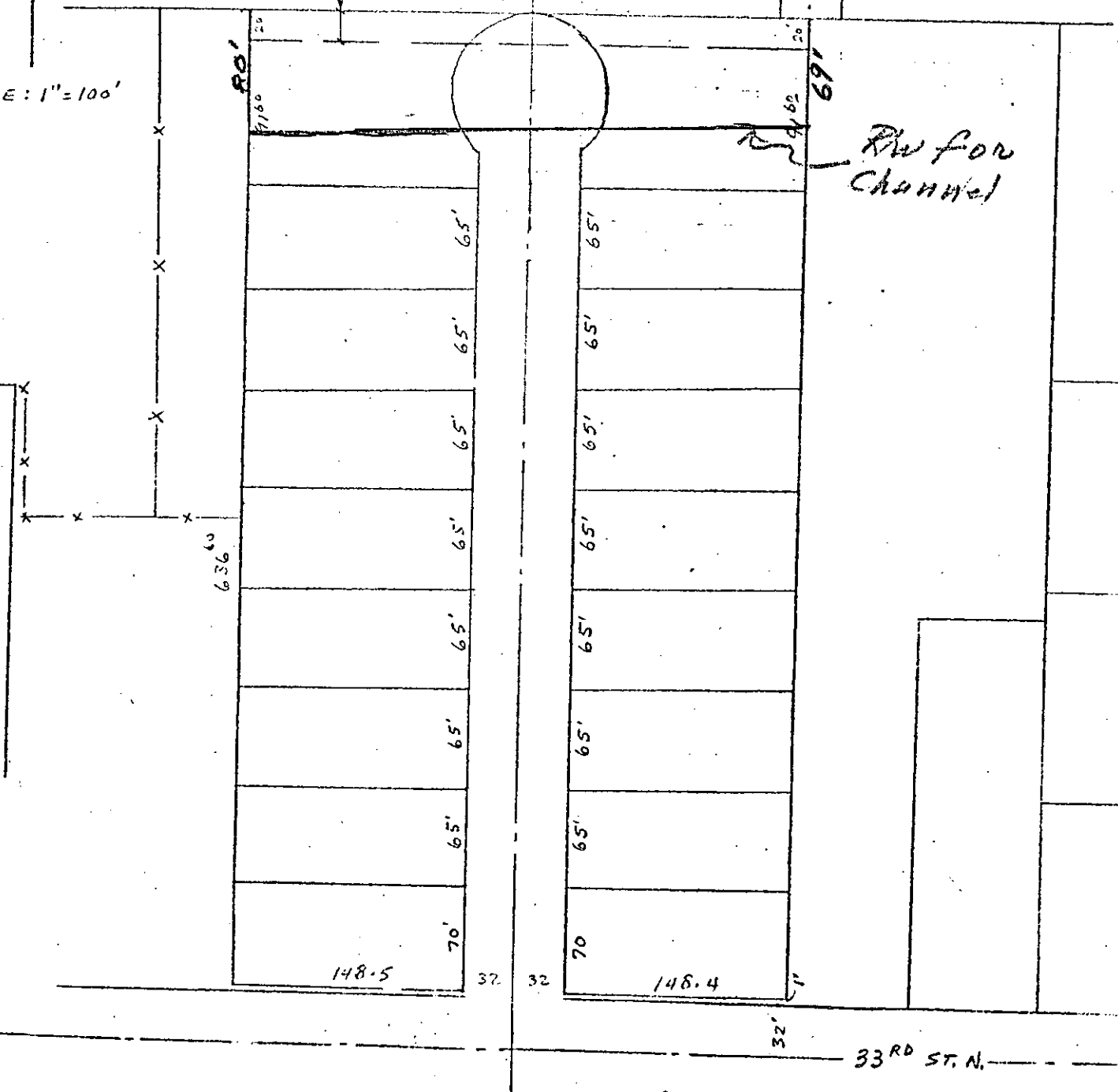
N

SCALE: 1"=100'

20' DRAINAGE
EASEMENT

ARMSTRONG

RW for
channel



945 6832

902
W 33rd

Gerald Seibel
4502 W. 4th St. 11

33RD ST. N.

Area 3-7 A = 83 acres

Area 3-7 B = 40 acres

Portion of Area 3-7 A Contributing to ditch = 67.43 Ac.

$Q_{100} = 220$ cfs to Salina extended Saults

$Q_{100} = 350$ cfs to River.

Since the area is zoned residential, it is required that 2 year frequency be transported in pipe, hence the difference could be carried in a swale on top of the pipe.

Distance to Salina St. = 3800 ft.

\therefore Time of concentration = 3800 \rightarrow $\left(\frac{11.9 \left(\frac{3800}{5280} \right)^3}{22.5} \right)^{0.385}$

= 0.5358 hr. = 32.15 min.

~~\therefore~~

say 32 min.

$\therefore I_2 = 2.75$ in/hr.

$I_5 = 3.73$ in/hr.

$I_{100} = 6.45$ in/hr.

Let $C = 0.5$

$\therefore Q_2 = 0.5 \times 2.75 \times 67.43$

$Q_5 = 0.5 \times 3.73 \times 67.43$

$Q_{100} = 0.5 \times 6.45 \times 67.43$

= 92.72 cfs

= 125.76 cfs

= 219.3 cfs

say: 93 cfs.

126 cfs.

220 cfs.

Available slope of ground = $22.5/3800 = 0.59\%$

Time of concentration ^{when} for the additional 40 acre flow is added should remain approximately same because of the nature of drainage basin and the way the additional 40 acres would be contributing to the flow.

Hence $D = 4130$ ft. $\Delta H = 25.5$ ft.

$\therefore T_c = \left(\frac{11.9 \left(\frac{4130}{5280} \right)^3}{25.5} \right)^{0.385} = 0.5615$ hr = 33.69 min.

say 33 min.

$$\text{Total area} = 68 + 40 = 108 \text{ ac.}$$

$$\therefore I_2 = 2.68 \text{ in/hr}$$

$$I_5 = 3.64 \text{ in/hr}$$

$$I_{100} = 6.30 \text{ in/hr}$$

$$Q_2 = 0.5 \times 2.68 \times 108$$
$$= 144.72 \text{ cfs.}$$

$$Q_5 = 0.5 \times 3.64 \times 108$$
$$= 196.56 \text{ cfs.}$$

$$Q_{100} = 0.5 \times 6.3 \times 108$$
$$= 340.2 \text{ cfs.}$$

$$\therefore \text{Hence } Q_2 = 150 \text{ cfs}$$

$$Q_5 = 200 \text{ cfs}$$

$$Q_{100} = 350 \text{ cfs}$$

$$\text{Slope of ground available} = \frac{4130}{5555}$$

$$= 25.5/4130 = 0.62\%$$

Consider the distance between WL of Arkansas Ave. to the River.

$$\text{Normal water surface elevation} = 116.0$$

$$\text{Top of Arkansas Ave. Curb} = 129.6$$

$$\text{Length of pipe required from Arkansas Ave. to River} = 2320 \text{ ft.}$$

$$\text{Distance to Salina Ave. extended} = 2000 \text{ ft.}$$

$$\text{Distance to West line of Plat} = 1680.0 \text{ ft.}$$

$$\text{Max. flow upto Salina Ave. for 2 yr. freq.} = 9.3 \text{ cfs.}$$

$$\text{F.E.L. of ditch in the plat area} = 127.0 \text{ ft.}$$

$$\therefore \text{if F.E. of pipe at river is } 116.5$$

$$\text{For } 54" \text{ pipe and slope @ } 0.6\%$$

$$\text{F.E. of pipe at Salina} = 118.42 \text{ (Capacity of } 54" \text{ pipe @ } 0.6\% = 150 \text{ cfs)}$$

$$\text{For } 9.3 \text{ cfs. and } 0.5\% \text{ slope, size of pipe} = 48"$$

$$\therefore \text{F.E. of pipe at Salina} = 119.0 \text{ ft.}$$

$$\text{Dist. between WL of Plat and Salina} = 320'$$

$$\therefore \text{F.E. of } 48" \text{ pipe at WL of Plat} = 120.6 \text{ ft.}$$

42" pipe should be sufficient for the rest 340.0 ft upstream, which would be E.L. of Plat.

$$\text{At } 0.5\% \text{ slope, F.E. of pipe at W.L.} = 121.8 \text{ ft.}$$

$$\text{and F.E. of pipe at F.L.} = 122.8 \text{ ft.}$$

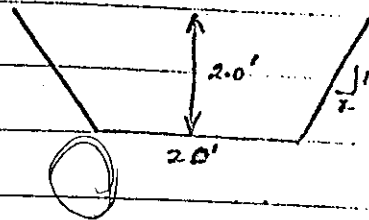
$$\text{Flow to be carried in ditch} = 120 \text{ cfs.}$$

$$\text{slope available} = 0.1\%$$

Depth of ditch 2.0 ft.

$$\therefore Q = \frac{1.486}{0.03} A R^{2/3} S^{1/2}$$

$$a = \frac{Qn}{b^{5/3} S^{1/2}} = \frac{120 \times 0.03}{25^{5/3} \cdot 0.001^{1/2}} = 0.0213041$$



for $Z=1, b=25, \frac{y_0}{b} = 0.08 \therefore y_0 = 0.08 \times 25 = 2.0 \text{ ft.} \rightarrow \text{O.K.}$
for $Z=2, b=20, \frac{y_0}{b} = \frac{0.106}{0.075} \therefore y_0 = \frac{0.106}{0.075} \times 20 = 2.83 \text{ ft.}$
hence no good.

Hence 30' drainage easement with 1:1 side slopes would be sufficient. Width of ditch at the bottom = 25'.

Preliminary plat (revised)
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-56 Name Walnut Grove 5th Addition
Date Application Rec'd. 6-21-83 Preliminary Approval _____
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location North of 33rd St. North in an area west of Arkansas Avenue

Owner Gerald Seibel and Yash D. Desai
Surveyor/Engineer Yash D. Desai
Address 1447 E. 9th St., Tucson, Arizona Zip Code 85719 Phone (602) 624-9906

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>4.985 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>60</u> R/W <u>700</u> ft. |
| Residential <u>19</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>19</u> | TOTAL <u>700</u> ft. |
| 3. Minimum Lot Frontage <u>29.67 feet</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>6864 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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:

Note: These revised preliminary plat prints supersede the prints mailed out for the meeting in October when action was deferred.

- A. The City Engineer's representative shall be prepared to comment on the applicant's revised drainage concept and state what drainage improvements need to be guaranteed with the plat.
- B. Recommended minimum lot frontages, measured at the setback line, are 60 feet. Lots 3, 4, 6 and 7 in Block B do not meet this minimum. Frontages at the curb line would be 20 feet or less which would make shared driveway curb cuts almost a necessity. It is recommended that Block B be redesigned to provide for the minimum lot frontage widths.
- C. The applicant shall guarantee extension of City water and sewer to serve all lots.
- D. The applicant shall guarantee the paving of Woodland, 34th Street North, and 34th Street North Court. The paving of 34th Street shall include a temporary turnaround at the west end.
- E. For easements centered on common lot lines, the centerlines of the easements shall be labeled.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-56 Name Walnut Grove 5th Addition
Date Application Rec'd. 6-21-83 Preliminary Approval _____
Scheduled S/D Meeting 10-13-83

DESCRIPTION

General Location North of 33rd St. North in an area west of Arkansas Avenue

Owner Gerald Seibel and Yash D. Desai
Surveyor/Engineer Yash D. Desai
Address 6359 Parkview St., Wichita, Ks. Zip Code 67219 Phone 744-0307

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>4.985 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>64</u> R/W <u>530.0</u> ft. |
| Residential <u>18</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>18</u> | TOTAL <u>530.0</u> ft. |
| 3. Minimum Lot Frontage <u>65 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes xx no</u> |
| 4. Minimum Lot Area <u>8450 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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:

- A. Due to the configuration of ownerships adjacent to the east and west of this proposed plat and due to existing street right-of-way at the north-east corner of this property, two north-south perimeter streets are required and have been shown. At least one will need to be constructed to provide access to the lots. The applicant proposes to provide a gravel street within the 40 feet being dedicated on the east. Additional right-of-way for this street will be obtained when the tract to the east plats. No other streets in the immediate vicinity are paved.
- B. It is recommended that separate right-of-way be designated for 34th Street North and for the drainage dedication. The City Engineer's representative shall be prepared to comment on the applicant's proposed drainage concept. All drainage improvements required for development of this property shall be guaranteed by the applicant.
- C. It is recommended that the street on the east be designated as Armstrong rather than Woodland. Homes along the existing street north of this plat all the way to 37th Street have Armstrong addresses. The Committee members and applicants should be prepared to discuss possible names for the street being platted between 33rd and 34th Streets North.
- D. The applicants shall submit petitions for the paving of 34th Street North and the interior east-west street. The applicants shall guarantee the construction of Armstrong from the north line of 33rd to the north line of the plat.
- E. Approval of this plat as submitted will require a waiver of the recommended minimum 60-foot lot width requirement. Planning staff recommends the waiver be granted.

- F. The applicant is requesting a 10-foot side yard on the corner lots rather than the usual 15-foot yard. It is unclear whether the applicant is also designating this 10-foot yard as an easement of some kind. The applicant shall be prepared to discuss this with the Committee.
- G. Sanitary sewer and City water shall be guaranteed to be extended to each lot.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 83-56

Name: Walnut Grove 5th Addition

Preliminary Approved: 1-5-84

Scheduled S/D Meeting: 5-24-84

DESCRIPTION

General Location: North of 33rd St. North in an area west of Arkansas Avenue.

Owner: Gerald Seibel and Yash D. Desai

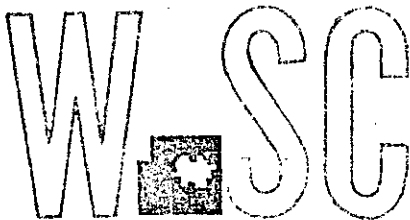
Surveyor/Engineer: Yash D. Desai

1. Gross Acreage of Plat: 4.985 acres
 2. Number of Lots:
 - Residential: 21
 - Office:
 - Commercial:
 - Industrial:
 - Total: 21
 3. Minimum Lot Area: 6,100 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-
-

STAFF COMMENTS:

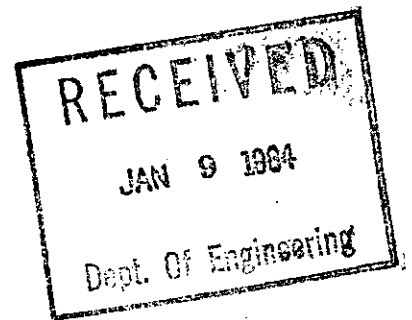
- A. The applicant shall guarantee, by petition, construction of the drainage channel within the drainage dedication along the north line of this plat. Since the applicant has been unable to obtain the necessary off-site drainage easement from the property owner to the west, the petition will have to include costs for condemnation of the drainage easement.
- B. The City Engineer's representative shall be prepared to state what minimum pad elevations, if any, are required for lots in Block B. He shall also comment on the acceptability of the 15-foot access and utility easement shown on the south side of the drainage dedication.
- C. Block B has been redesigned to provide more frontage for the lots around the cul-de-sac. Each lot now has at least 25 feet of frontage at the curb line. Lots 6 and 7 do not have much depth, however. In order to provide more buildable area, a ten-foot rear yard setback should be platted on these two lots.
- D. The front-yard setbacks on Lots 1, 2, 3, 10 and 11, Block B, shall be increased to 20 feet.
- E. The ten-foot utility easement and building setback line on the east line of Block A shall be more clearly labeled to show that both lots have both a setback and an easement.
- F. The overall boundary dimensions along the east and west lines of the plat shall be corrected to read 637.60 feet. These dimensions shall include the one foot being dedicated for 33rd Street.
- G. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- H. The applicant shall guarantee the paving of Woodland, 34th Street North, and 34th Street North Court. The paving of 34th Street shall include a temporary turnaround at the west end.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The recording data for the existing 32 feet of right-of-way on 33rd Street shall be shown on the final plat tracing. Also, the additional one foot being dedicated shall be more clearly delineated.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



January 6, 1984

Mr. Yash D. Desai
1447 E. 9th St.
Tucson, Arizona 85719

Re: S/D 83-56 - Preliminary plat of Walnut Grove 5th Addition

Dear Mr. Desai:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 5, 1984, 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 guarantee, by petition, construction of the drainage ditch within the north portion of this plat. Ditch construction will require the applicant to obtain a drainage easement from the property owner to the west. Prior to submitting the final plat, the applicant shall contact the City Engineer to determine what minimum pad elevations are needed in Block B.
- B. Recommended minimum lot frontages, measured at the setback line, are 60 feet. Lots 3, 4, 6 and 7 in Block B do not meet this minimum. Frontages at the curb line are insufficient for the necessary driveways, street light poles, and storm sewer inlets. Block B shall be redesigned to delete one lot and thus provide more frontage for each remaining lot.
- C. The applicant shall guarantee extension of City water and sewer to serve all lots.
- D. The applicant shall guarantee the paving of Woodland, 34th Street North, and 34th Street North Court. The paving of 34th Street shall include a temporary turnaround at the west end.
- E. For easements centered on common lot lines, the centerlines of the easements shall be labeled. As requested by K.G.&E., a 5-foot utility easement shall be shown along the west line of Block A.

WICHITA - SEDGWICK COUNTY

Yash D. Desai

1-6-84

Page 2

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- H. 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,



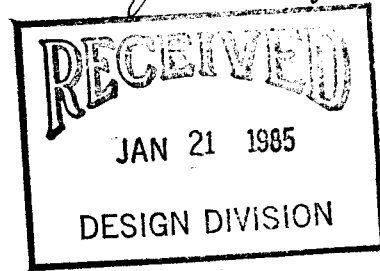
Louise Olivarez
Senior Planner

LO:bh

cc: Gerald Seibel, et al., 4502 Whitehall, 67212
Mike Lindebak, City Engineering

January 14, 1985

Mike Lindesale, City Engineer
City of Wichita
455 No. Main
Wichita, Kansas 67202



Re: Walnut Grove 5th Addition

Dear Mike:

Hi! How are you, hope the new year is bringing you good tidings. Things are still the same here. No change.

I am submitting you utility and drainage cost estimates for the plat to be submitted to planning commission during the next meeting. Two weeks after that we plan to send it to City Commission and so I have the figures for streets, drainage, sewer and water. It appears that in order ~~for~~ sewers to work I might need quite a bit of fill, as can be seen from \pm elevations of 33rd St. No. Ct. The sewer plan is shown on the blue line. Lots 1, 2, 4 and 5 will be served by direct hookups to the 8" sewer line in 33rd Street No.

Drainage is a ?. As I talked to you during my visit three weeks ago, I would like you to consider not charging these 21 lots ~~for~~ condemning offsite area needed to extend the proposed ditch to the east and west. This cost (\$3000⁰⁰ for 1000 cu. yd. excavation & \$6000⁰⁰ for land; add 30% \rightarrow \$11000⁰⁰) could be contributed by City of Wichita because of the existing drainage policy. The reasons are:

1. The properties to the west and to the east are

(cont.)

currently platted properties ^{for which} City would pay 100% of drainage improvements.

2) That the City initiated a project to condemn (with fair compensation to owners) the drainage easement ^(dedication) and construct the ditch. That when the citizens decided not to accept compensation, the ~~city~~ governing body ruled to obtain the easement from dedication of easement. Please note that the ruling did not entail obtaining offsite drainage ^{Costs} condemnation from the developing properties. Under the conditions of the project initiations, the City has obligation to link the offsite drainage to provide positive/continuous flow, if needed.

As you can see the specials are still running high at \$6700 per lot and it would help to cut down as much as possible.

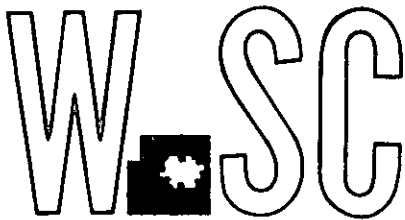
Please, this is a special request to consider City of Wichita participation in providing the offsite connection.

It may be a long time before permanent solution is implemented and really as it is the plat could be approved and drainage left the same, if a culvert is installed under the cul de sac. Building permits for Lots 9, 10, 14 and 15 could be ^{with} held until permanent drainage solution is obtained. So please rework the petitions with the least cost you can live with and let this plat go through the commission. I sincerely appreciate your considerate thoughts.

Sincerely,
Y. D. ...

P.S. Gerald Seibel has the mylar and he would be submitting it any time. Thanks
YDS

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 25, 1984

Mr. Yash D. Desai
1447 E. 9th Street
Tucson, Arizona 85719

Re: S/D 83-56 - Final plat of Walnut Grove 5th Addition.

Dear Mr. Desai:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 24, 1984, 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, by petition, construction of the drainage channel within the drainage dedication along the north line of this plat. Since the applicant has been unable to obtain the necessary off-site drainage easement from the property owners to the west and east, the petition will have to include costs for condemnation of the drainage easement.
- B. The final plat tracing shall indicate the platting of a 1312 m.s.l. minimum building pad for the lots in Block B (123.4 City Datum).
- C. Block B has been redesigned to provide more frontage for the lots around the cul-de-sac. Each lot now has at least 25 feet of frontage at the curb line. Lots 6 and 7 do not have much depth, however. In order to provide more buildable area, a ten-foot rear yard setback should be platted on these two lots.
- D. The front-yard setbacks on Lots 1, 2, 3, 10 and 11, Block B, shall be increased to 20 feet.
- E. The ten-foot utility easement and building setback line on the east line of Block A shall be more clearly labeled to show that both lots have both a setback and an easement.
- F. The overall boundary dimensions along the east and west lines of the plat shall be corrected to read 637.60 feet. These dimensions shall include the one foot being dedicated for 33rd Street.
- G. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.

Mr. Yash D. Desai
May 25, 1984
Page 2

- H. The applicant shall guarantee the paving of Woodland, 34th Street North, and 34th Street North Court. The paving of 34th Street shall include a temporary turnaround at the west end.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. On the final plat tracing, the east and west dimensions of the drainage dedication shall be corrected to read 70 feet and 80 feet respectively.
- K. The final plat tracing shall indicate the utility easements requested by K.G. and E. which are incidated on the enclosed "marked" copy of the plat.
- L. The recording data for the existing 32 feet of right-of-way on 33rd Street shall be shown on the final plat tracing. Also, the additional one foot being dedicated shall be more clearly delineated.
- M. 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, May 31, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

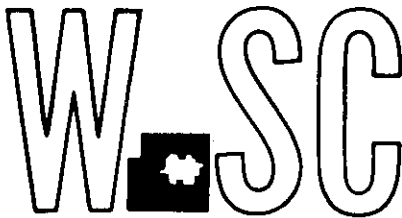
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Gerald Seibel, 4502 Whitehall, 67212
X Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 15, 1984

C
O
P
Y

Gerald Seibel
4502 Whitehall
Wichita, Kansas 67212

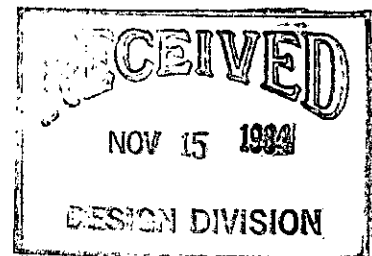
Re: Walnut Grove 5th Addition, located north of 33rd Street
North, in an area west of Arkansas Avenue. S/D 83-56.

Dear Mr. Seibel:

As you are aware, on November 13, 1984, the Board of City Commissioners voted to return the above-referenced plat back to the Planning Commission for redesign. This action was prompted by the protest of your neighbor to the east regarding the including of his property in the benefit district for your phase one sewer and street paving projects.

At your request, we have scheduled this plat for reconsideration by the Subdivision Committee of the Planning Commission at their next meeting on Monday, November 19, 1984. This matter will be considered at the end of the regular agenda as an off-agenda item.

The Subdivision Committee meeting on Monday, November 19th, will begin at 1:00 p.m. in the City Commission Chambers, 1st Floor, City Hall, 455 North Main. You or your agent must be at this meeting in order to discuss this plat with the Subdivision Committee members. Those property owners to the east, which have been included in the benefit area for the Walnut Grove 5th street and sewer petitions, are also invited to attend this public meeting in order to express their views to the Committee.



ZP

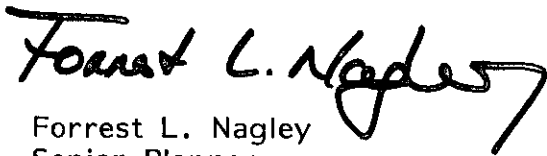
ml

Mr. Gerald Seibel
November 15, 1984
Re: Walnut Grove 55th Addition

Page 2

Should you, or anyone receiving a copy of this letter, have any questions about the rescheduling of the plat before the Subdivision Committee, please call me at 268-4421.

Sincerely,

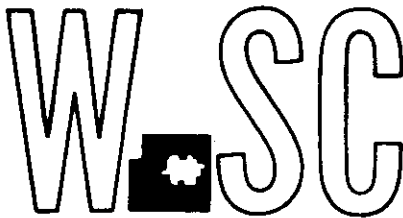


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Mike Lindebak, City Engineer
Dan L. Armstrong, 856 W. 33rd Street North, Wichita, KS 67204
Cecil G. Pierce, c/o Jerry W. Tedder, 850 W. 33rd Street North,
Wichita, KS 67204

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



November 29, 1984

Mr. Gerald Seibel
4502 Whitehall
Wichita, KS 67212

Re.: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 29, 1984, the above-captioned plat was considered. The action of the Planning commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 20, 1984.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

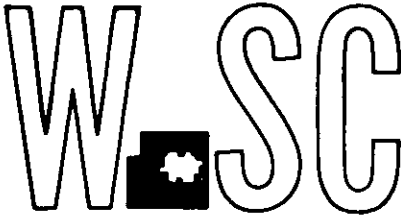
Barbara R. Bonanni
Planning Analyst

BRB:mlh

cc: Yash D. Desai, 1447 E. 9th Street, Tucson, AZ 85719
Dan L. Armstrong, 856 W. 33rd Street North, Wichita, KS 67204
Cecil G. Pierce, c/o Jerry W. Tedder, 850 W. 33rd Street North,
Wichita, KS 67204
X Mike Lindebak, City Engineer

C
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 20, 1984



Mr. Gerald Seibel
4502 Whitehall
Wichita, KS 67212

C
O
P
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Re: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

Dear Mr. Seibel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Monday, November 19, 1984, 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, by petition, construction of the drainage channel within the drainage dedication along the north line of this plat. Since the applicant has been unable to obtain the necessary off-site drainage easement from the property owners to the west and east, the petition will have to include costs for condemnation of the drainage easement.
- B. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- C. The applicant shall guarantee the paving of Woodland, 34th Street North, and 34th Street North Court. The paving of 34th Street shall include a temporary turnaround at the west end.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. In order to expedite the processing of this plat and avoid redesign, the Subdivision Committee recommends that the Planning Commission support the applicant's proposal to place 100% of special assessments for projects caused by this plat solely on Walnut Grove 5th Addition.

Mr. Gerald Seibel
November 20, 1984
Re: S/D 83-56 - Final Plat of Walnut Grove 5th Addition
Page 2

F. 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, November 29, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Yash D. Desai, 1447 E. 9th Street, Tucson, AZ 85719
Dan L. Armstrong, 856 W. 33rd Street North, Wichita, KS 67204
Cecil G. Pierce, c/o Jerry W. Tedder, 850 W. 33rd Street North,
Wichita, KS 67204
X Mike Lindebak, City Engineer



CITY OF TUCSON

The Sunshine City

CITY HALL
P.O. BOX 27219
TUCSON, ARIZONA 85720-7219DEPARTMENT OF TRANSPORTATION
ENGINEERING DIVISION
(602) 731-4251

December 6, 1984

Mr. Fred Lowery
The WLB Group, Inc.
4444 E. Broadway Blvd.
Tucson, Arizona 85711

Subject: Drainage Reviews

Dear Fred:

I am corresponding regarding what I believe to be a matter of mutual concern...namely, the amount of time/energy expended in preparing and reviewing flood hazard mitigation/drainage design proposals in connection with contemplated private development projects.

Frankly, Fred, in my opinion, the staff in the City Engineer's office has been forced to put forth an inordinate amount of time and effort on several recent development proposals which WLB served as consulting engineers on. The Woodland Park project presents a prime example of a "case in point." Last week was virtually "devoted" to coordination with you, your staff and various agents of the developer on this project. And we are not finished yet! We are very concerned that in the rush/pressure to get this project approved and on its way we may be failing to adequately/properly exercise our respective responsibilities. This may well come back to "haunt" us both later on.

In any event, it would be my desire to not continue to have to deal with your or anyone else's projects in this fashion. And I am sure you would share this objective.

From our perspective, it appears that many of the challenges which we have faced together on the Woodland Park project (and Country Hollow, and others) are the result of the presentation of sketchy/incomplete (and, sometimes simply erroneous) information in support of the drainage design concepts which are proposed. We are anxious to discuss conceptual solutions (for contemplated projects) with you and your staff and feel that this certainly offers the potential for saving time and effort later on. However, it must be emphasized that the responsibility for preparing engineering information in support of the agreed upon concepts (details, hydrologic and hydraulic calculations, etc.) rests with you as the agent for the developer. If this information is not adequately prepared/presented, then it inevitably leads to many hours of discussion with and extensive review by our floodplain staff.

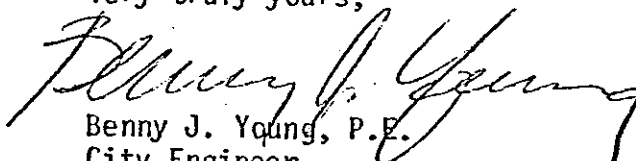
We realize that some of your more recent projects (again, Woodland Park is a good example) are not exactly routine and require special attention and effort. I also realize that you undoubtedly have a somewhat different perspective on the source/resolution of this concern. Accordingly, I would solicit your thoughts on how we may work together to improve the situation.

December 6, 1984

Your cooperation and assistance in assuring the completeness of future submittals and that the work has been carefully prepared/checked by engineers possessing the specialized expertise necessary to properly address hydrologic/hydraulic design questions will be very much appreciated. And your suggestions as to how we may improve on our end will be welcomed as well.

Please feel free to call Tony Paez or myself at 791-4251 should you wish to discuss the issue raised herein.

Very truly yours,


Benny J. Young, P.E.
City Engineer

BJY:ald

cc: Tony Paez ✓

Dear Don.

12/27/84

I have been working pretty much on this in my spare time. Have been very busy. I hope everything is still the same over there. By now of course the water dept. enging is with you guys. At least now you can boast to be an executive since you now supervise many engineers and technicians. I am still waiting to find out if I will be the Assistant City Engineer. There were 10 applicants who were rated and my rank was #1 but the oral board interview are next week, in fact mine is on Wednesday at 3:30 pm so that is when the big suspense ~~starts~~ starts. Hopefully everything would be decided by the second week of January. I can't believe it is 1 1/2 years since I am away from the City of Wichita and have survived so far, hope things go good for another two years and things would be much improved. Here is the new layout of Walnut Grove 5th Add. As you can see I have 56' and 57' lots which have undesirable widths. I would like to make them all about 62' if I can gain at least 30 feet from the drainage dedication. The drainage and storm drain analysis shows that a 48" pipe ^{at 0.5%} will convey 90 cfs which is the 10 year frequency runoff upstream from this ~~site~~ site. The balance of $(220 - 90) = 130$ cfs could be carried in an earthen ditch 20 foot bottom wide and 3 feet deep at 4:1 side slopes. This makes it $24 + 20 = 44$ feet. It may not be a bad idea to make the slopes 5:1 so

(Cont.) ~~(over)~~

Maintenance easement would not be needed. Also mowing the 5:1 side slope ditch would be the owner responsibility since this 50 foot would be a drainage easement and not a dedication. A proposed plan of the storm sewer is enclosed. The sewer would start with a 36" pipe at Arkansas Avenue and will be 48" by the time it reaches north of this property. Please see the plan attached. Since the drainage area east of Arkansas Avenue is only 11.8 acres or possible 100 year storm runoff of $Q_{100} = 0.5 \times 3.8 \times 11.8 = 22.4 cfs$ it could be carried in the existing 5×4 RCBC even if the box is 3 feet full of sand and dirt. Currently I know there is ^{at least} 2 feet deep dirt in the box. Hence the elevation of the 36" pipe at west side of Arkansas Ave. could be 1313.0 (125.6 city Datum). Walnut Grove 5th Addition is approximately 1720 pipe feet away @ 0.3% grade (really ~~only~~ 0.35% is needed) about 9 feet drop will occur or the invert of 48" pipe will be approximately 1307.9 ~~ft~~ M.S.L. (120.47). This may be a temporary design, however, when Arkansas Avenue is constructed anew the elevation of 36" pipe should be raised to 1315.0 m.s.l. (127.6 c.d.) which is what the existing elevation is immediately west of the box. This is why water always ponds there. This will give us the needed 0.35% slope. The 48" pipe could be installed in a 30 foot easement, since it is going to be seven foot deep. But the ditch on top of the pipe occupies about
(Cont.)

21600
5000
5000

about 50 feet total hence a 50 foot drainage easement will be required. This system does not need to be constructed ~~it~~ until all the easements/dedications are obtained; but a temporary connection could be easily provided now. Since the city does not have the right to enter the natural channel now, the situation would be better now because the city could enter from 33rd street no. court and maintain the ditch and the connection. Here is the drainage cost figures:

370 ft. of 48" RCP @ 60⁰⁰ = 22200
120 ft. of 36" RCP @ 45⁰⁰ = 5400
1 Type I-A curb/inlet @ 1500 = 1500
Ditch excavation 600 ft. @ 10⁰⁰/ft = 6000

Subtotal 35100
Add ^{30%} Admin Costs, Eng. 10530
45630

say 46000⁰⁰ for drainage (really high!)

The plan is shown in the attached drawing. The plat is old but this should illustrate what we can do. With only 220 cfs flow we do not need deep ditches especially if they are temporary. The lots 7 through 9 and 12 could grant temporary drainage easements if needed. So much for drainage.

Cont.

Thus now we have following specials

Drainage	46000
Sewer	41000
Streets	53000
Water	<u>12000</u>

Total for 20 lots	<u><u>152000</u></u>
-------------------	----------------------

or \$7600/lot high! but not unbearable.

I am also attaching a letter that City Engineer of Tucson sent to a local engineering firm. I helped draft the letter and he polished it. Let me know what you think about it. Please keep it confidential amongst yourselves. Please let me know about this plan at your earliest convenience so I can finish drafting the plan and submit it to Forrest Nagley. Please write to me at

8101 E. 4th Place

better TUCSON, ARIZONA 85710

or call me at (602) 791-4176

I need to know urgently if granting of 50 foot drainage easement would be sufficient. Please inform me A.S.A.P.

HAPPY NEW YEAR TO ALL OF YOU.

Sincerely,
yhdem

P.S. Please take the 2nd copy of plat to Forrest Nagley for me and ask him to comment to me as soon as possible. Thanks!
yhdem



ROUTE SLIP
 METROPOLITAN AREA PLANNING DEPARTMENT
 DESIGN DIVISION

- TO: ~~Mike Lyndebak~~
 Larry Henry
 LaDonna Breitenbach
 Chris Breitenstein
 Tim Cain
 Allen Eichacker
 Bill Elliott
 Gloria Flores
 Carl Gipson
 Mike Greene
 Vicki Huang
 Ken Klag
- Cindy Krenning
 Rod Loomis
 Jack Love
 Bill Morris
 Cheryl Oberlechner
 Steve Palmer
 Diana Roger
 Glenda Ruiz
 Mary Santiago
 Don Schneider
 Charlene Tate

Message:

*Please return
to Howard*

From: _____
 Date: 1-7

January 7, 1985

Mr. Yash Desai, P.E.
8101 E. 4th Place
Tucson, AZ 85710

Subject: Preliminary Plat - Walnut Grove 5th Addition

Dear Mr. Desai:

Information you provided to me concerning the above noted plat has been reviewed concerning drainage and sanitary sewer provisions. Comments are being provided as follows:

A. Sanitary Sewer

I have modified your layout drawing based on acceptable City of Wichita criteria as shown on Attachment A. This layout provides proper and equal sewer service to all lots in the proposed plat. This will require construction of one additional manhole.

B. Major Drainage System

Your proposal as submitted appears to propose an interim system and a future system for carrying drainage through the plat. A future system should not be a consideration at this time. The City does not have any present plans to improve the drainage channel as you suggest from the box culvert under Arkansas Avenue to the tributaries discharge to the Little Arkansas River. Therefore, any interim major drainage system you would propose must also be considered as the permanent system.

I presume the drawing which I have identified as Attachment B is your proposal for an interim major drainage system. The alignment suggested by this proposal is not acceptable as an interim system and becomes even more unacceptable from the view point that any interim system will most likely also be the permanent system. It is obvious to me that any acceptable solution for major drainage through the plat will require existing channel modifications both east and west beyond the limits of the proposed plat.

Mr. Yash Desai, P.E.
January 7, 1985
Page 2

C. Interior Drainage System

Your submittal also included indications of an interior drainage system consisting of 120 l.f. of 36" R.C.P. on a 0.5 percent slope with one Type 1A inlet. You must provide me with a drainage area map for this system and your drainage calculations substantiating your design for the system. Your design proposal also must address erosion potential at the discharge end of this system.

I am concerned about sufficient space at the street curb line for driveway openings for Lots 8 through 13 inclusive. Please provide a scaled drawing (1" = 20') showing your concept of driveway construction to serve these lots.

Please contact me if you have any questions.

Sincerely,



Don E. Schneider, P.E.
Design Engineer

DES:gf

cc: Mike Lindebak, City Engineer ✓
Forrest Nagley, Senior Planner

enclosures

0044G

S/D No.: 83-56 Name: WALNUT GROVE 5TH ADDITION

Preliminary Approved: [unclear]
Scheduled S/D Meeting: 2/14/85

DESCRIPTION

General Location: North of 33rd Street North, in an area west of
Arkansas Avenue.
Owner: Gerald Seibel, 4502 Whitehall, Wichita, KS 67212
Surveyor/Engineer: Yash D. Desai, 1447 E. 9th Street, Tucson, AZ 85719

1. Gross Acreage of Plat: 4.985 acres
 2. Number of Lots:
 - Residential: 21
 - Office:
 - Commercial:
 - Industrial:
 - Total: 21
 3. Minimum Lot Area: 6,100 Sq. Ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

NOTE: This revised final plat supercedes the final plat approved by the Subdivision Committee on November 19, 1984.

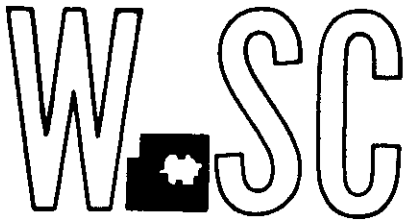
- A. The applicant shall guarantee, by petition, construction of the drainage channel within the drainage dedication along the north line of this plat. Since the applicant has been unable to obtain the necessary off-site drainage easement from the property owner to the west, the petition will have to include costs for condemnation of the drainage easement.
- B. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- C. The applicant shall guarantee the pavement of 33rd Street North Court.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petition shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate a 15-foot building setback from 33rd Street North Court on Lots 2 and 3.
- F. The final plat tracing shall indicate the County Commission signature block with the following order of Commissioners:
 1. DONALD E. GRAGG
 2. BERNARD A. HENTZEN
 3. TOM SCOTT
- G. The final plat tracing shall indicate PAT KETTLER as the Register of Deeds and ED RESA as the Deputy. DON WRIGHT is the County Clerk.
- H. The final plat tracing shall indicate JAMES C. WILSON as M.A.P.C. Chairman, and ROBERT A. LAKIN as M.A.P.C. Secretary.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from the City Engineer's Office should be prepared to comment on the status of the drainage plan for this revised final plat. Specifically, is the proposed minimum building pad elevation of 1,312 Mean Sea Level (123.4 City Datum) correct?
- L. The representatives from the Utility Advisory Committee should be prepared to comment on the need for any side-lot line utility easements.

Item Description

1. Johnnie Bell
No water in Alley, no water problems
2. Monty R. Jones
No water main in easement, no water problems.
3. Builders Development Inc.
No water in Utility Easement, no water problem
4. Western Lithograph Second
Water Lines as shown, no extension necessary
5. Walnut Grove Stk Revised
Water extension required as indicated. Need hydrant locations from Fire Dept. (Existing Project # 81816)
6. Baalman Second Addition
No available water
7. Jeff & Jay Addition
Lot 2 served along East side
Lot 1 needs extension along 29th.
If possible would suggest water extension from Rock Road along 29th to West end of Plat. Propose 12" or 16" in 29th. Water Dept. to pick up oversizing.
Do they have proposed layout for Lot 2?
8. Dan Morgan Addition
Lots 8^o Water as shown, no extension necessary.
9. New Western Addition
Water as shown on plat. Baughman needs to show exists. water Lines on Preliminary Plat
10. PLM Addition
U.L. shown on plat. No extension necessary

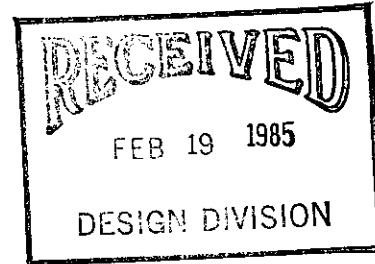
11-12-13 West street R/W Dedication no problem with U.L.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 14, 1985

Mr. Gerald Seibel
4502 Whitehall
Wichita, KS 67212

Re: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

Dear Mr. Seibel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 1985, 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, by petition, construction of the drainage channel within the drainage dedication along the north line of this plat. Since the applicant has been unable to obtain the necessary off-site drainage easement from the property owner to the west, the petition will have to include costs for condemnation of the drainage easement.
- B. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- C. The applicant shall guarantee the pavement of 33rd Street North Court.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petition shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate a 15-foot building setback from 33rd Street North Court on Lots 2 and 3.
- F. The final plat tracing shall indicate PAT KETTLER as the Register of Deeds and ED RESA as the Deputy. DON WRIGHT is the County Clerk.
- G. The final plat tracing shall indicate JAMES C. WILSON as M.A.P.C. Chairman, and ROBERT A. LAKIN as M.A.P.C. Secretary.

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Mr. Gerald Seibel

Re: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

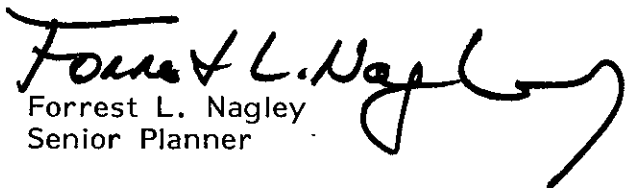
- H. The final plat tracing shall indicate all utility easements required by the sanitary sewer layout plan for this property. Prior to submitting this plat for review by the City Commission, the applicant shall be certain that all necessary easements are correctly indicated.
- I. The final plat tracing shall reference the platting of a minimum building pad of 1312 Mean Sea Level and 124.6 City Datum.
- J. Closure computations shall be submitted with the final plat tracing.
- 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 Thursday, February 21, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

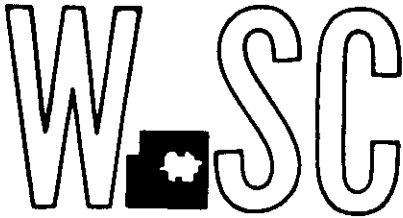
Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Yash D. Desai, 1447 E. 9th Street, Tucson, AZ 85719
Dan L. Armstrong, 856 W. 33rd Street North, Wichita, KS 67204
Cecil G. Pierce, c/o Jerry W. Tedder, 850 W. 33rd Street North,
Wichita, KS 67204
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 22, 1985

Mr. Gerald Seibel
4502 Whitehall
Wichita, KS 67212

Re.: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

Dear Mr. Seibel:

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 14, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

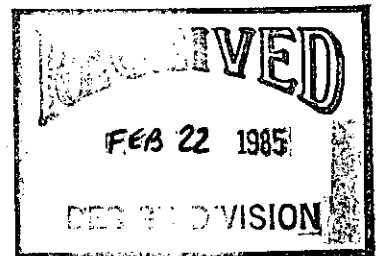
Very truly yours,

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Yash D. Desai, 1447 E. 9th Street, Tucson AZ 85719
Dan L. Armstrong, 856 W. 33rd Street North, Wichita, KS 67204
Cecil G. Pierce, c/o Jerry W. Tedder, 850 W. 33rd Street North,
Wichita, KS 67204
✓ Mike Lindebak, City Engineer



W I C H I T A - S E D G W I C K C O U N T Y
M E T R O P O L I T A N A R E A P L A N N I N G D E P A R T M E N T

To: Larry Henry, Program Development
Engineer

Date: March 20, 1985

From: Forrest L. Nagley, Senior Planner

Subject: Review of the final plat of Walnut Grove 5th Addition.

On February 14, 1985, the Subdivision Committee approved the final plat of the above-referenced addition subject to a requirement of the City Engineer's Office for the final plat tracing to indicate all utility easements required by the sanitary sewer layout plan for this property. This requirement was stated in our follow-up letter dated February 14, 1985.

Attached is a copy of the final plat tracing. Please review this print and advise if it satisfies your requirements for this plat.

Forrest L. Nagley

Forrest L. Nagley
Senior Planner

FLN/mlh

Attachment

cc: Mr. Gerald Seibel, 4502 Whitehall, Wichita, KS 67212

This looks O.K.

Called Forrest to advised the same,

VRH. 3/21/85



THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE March 21, 1985

TO Forrest Nagley, Senior Planner

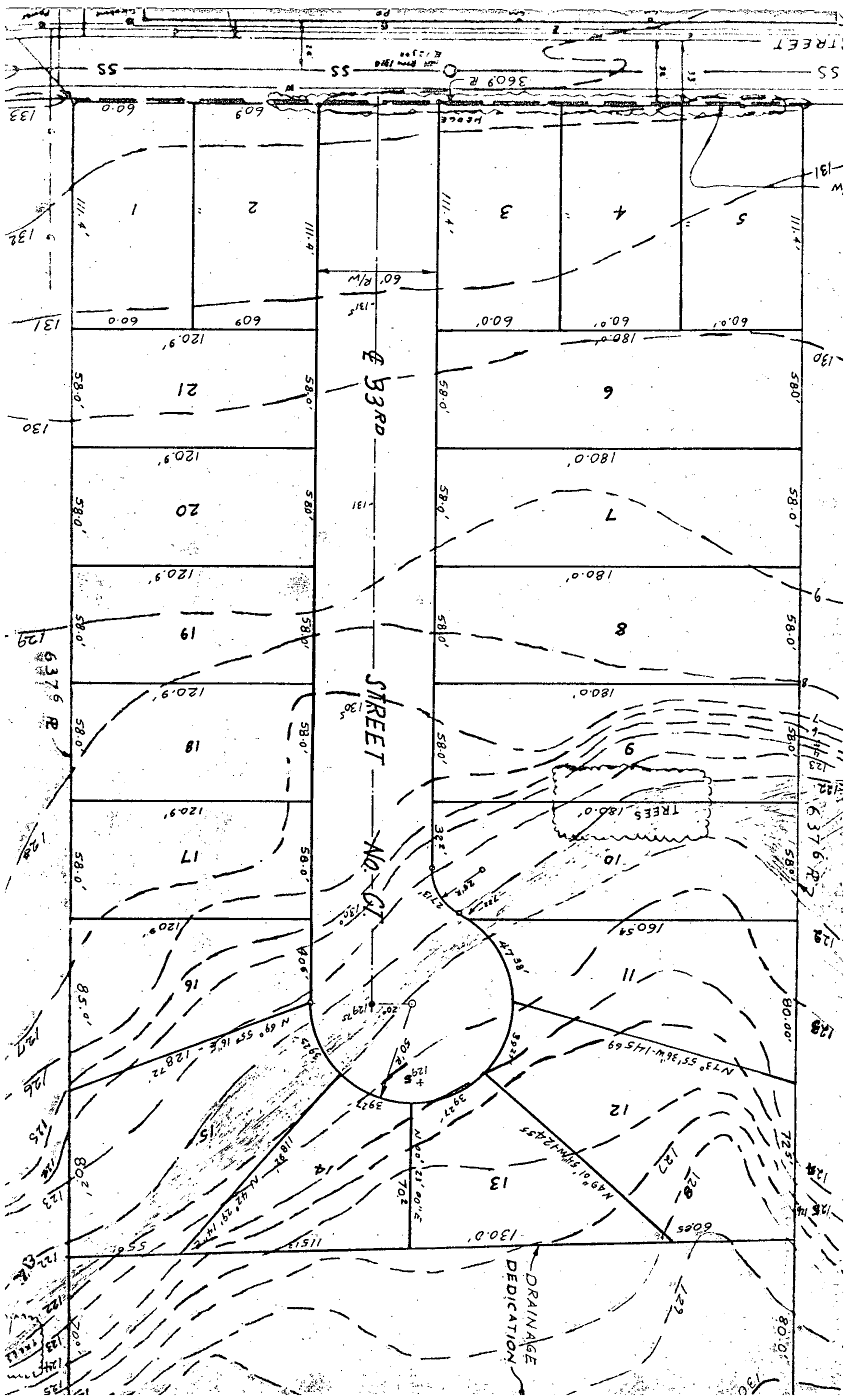
FROM Larry Henry, Program Development Engineer

SUBJECT Walnut Grove 5th
Addition and The
First Credit Union
Addition

The required petitions for the above-referenced additions have been submitted.

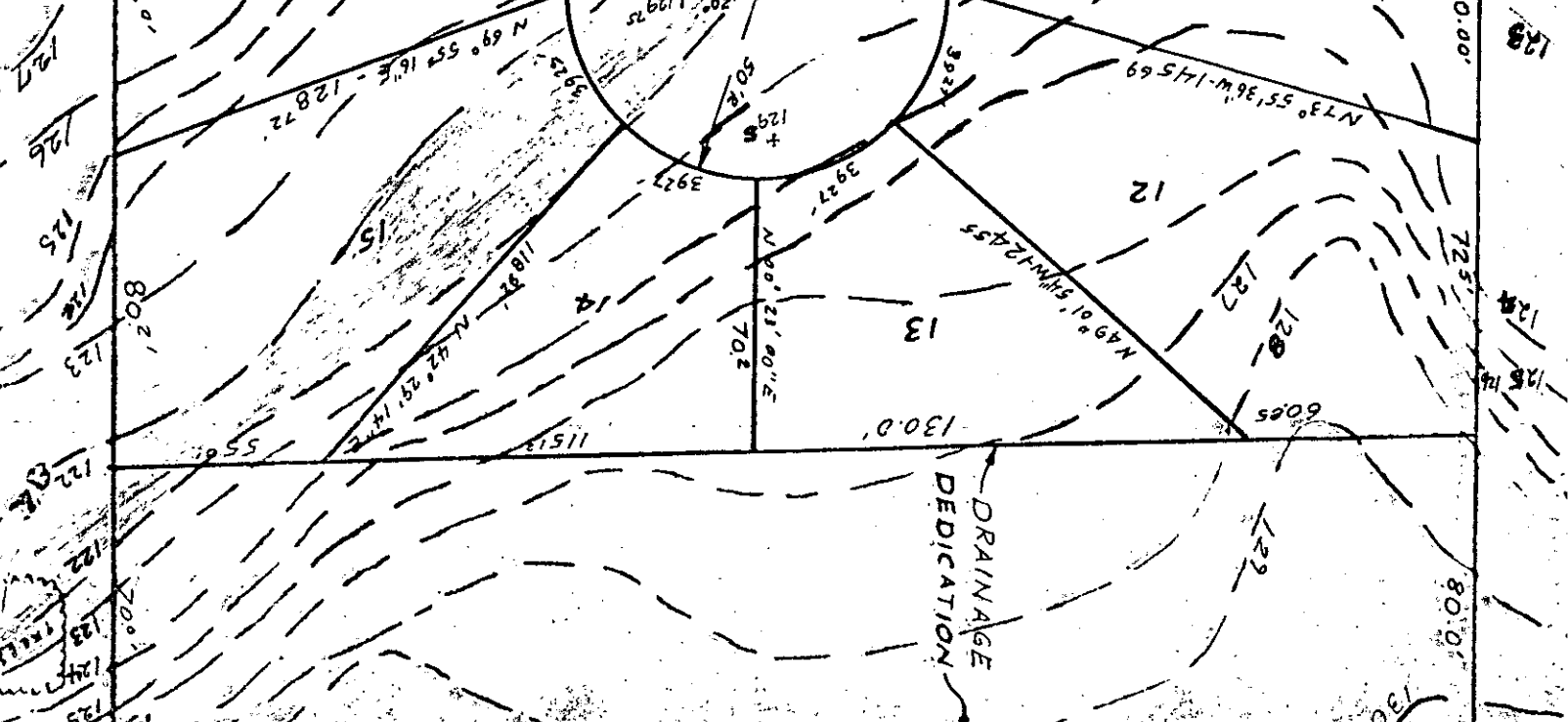
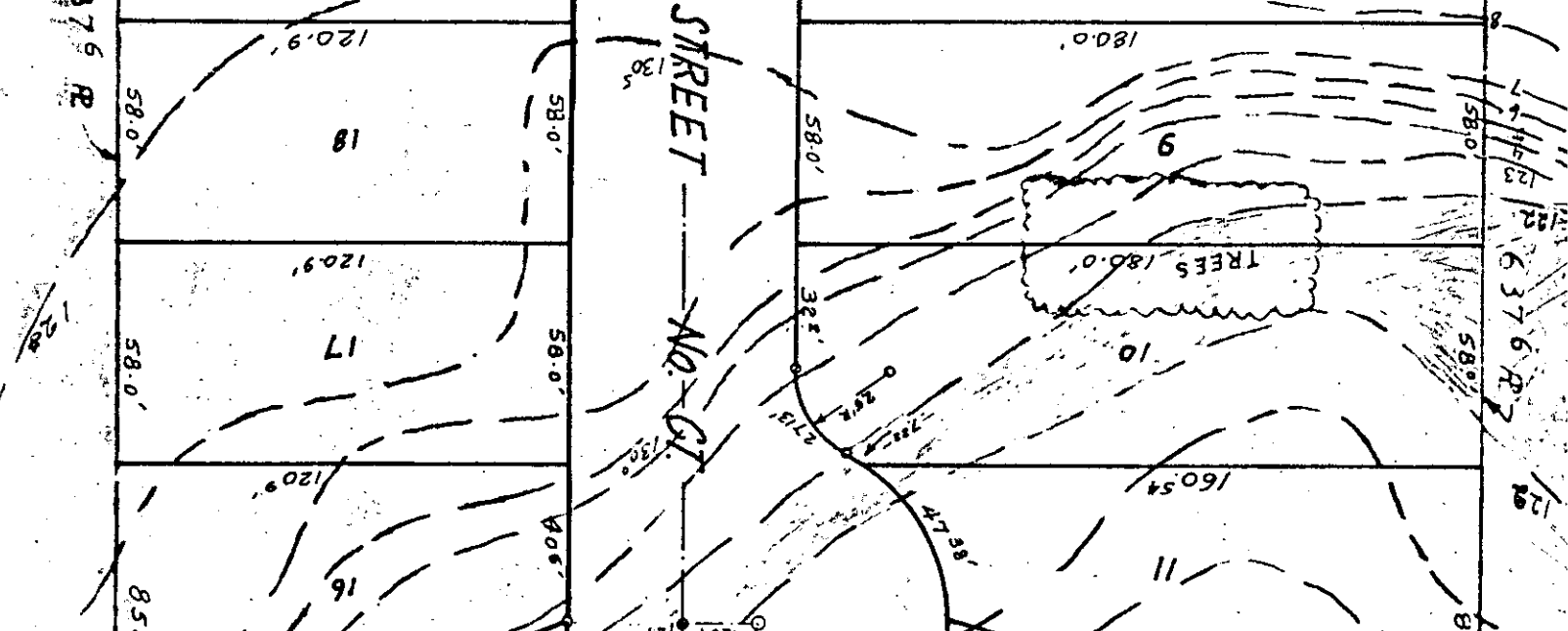
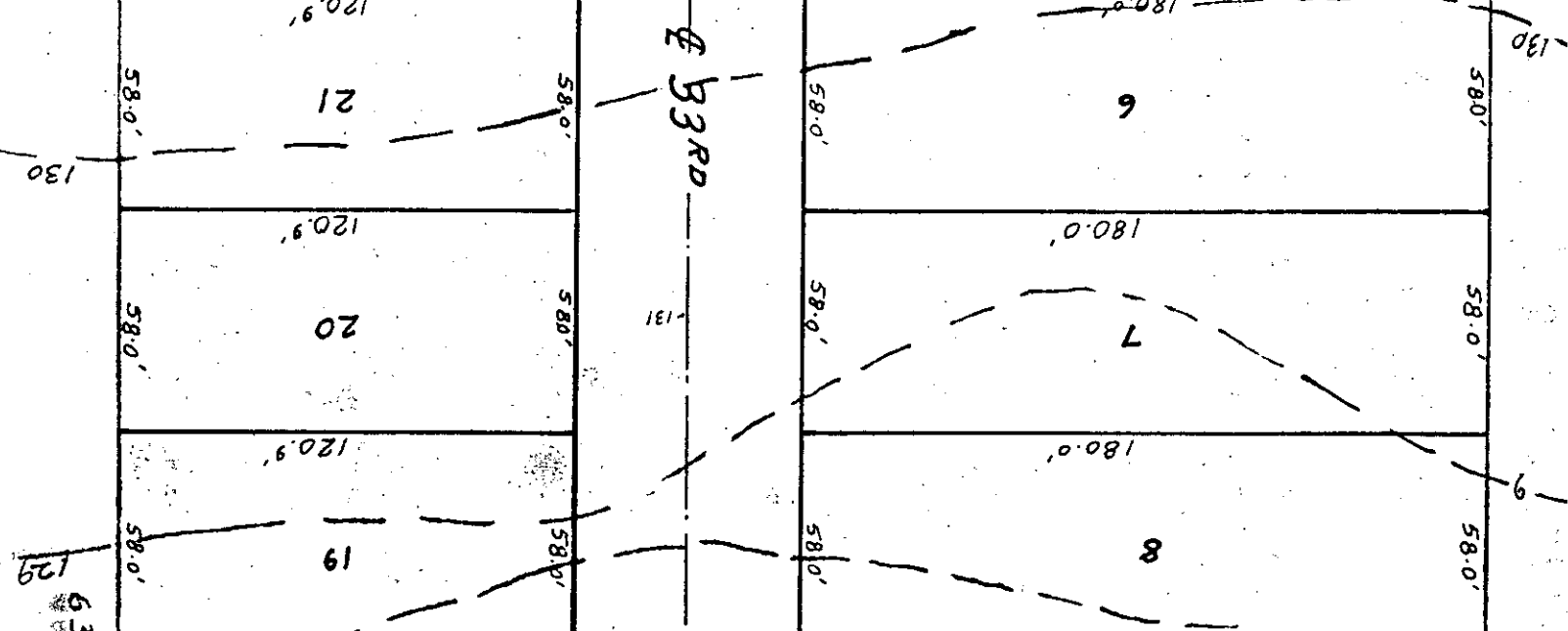
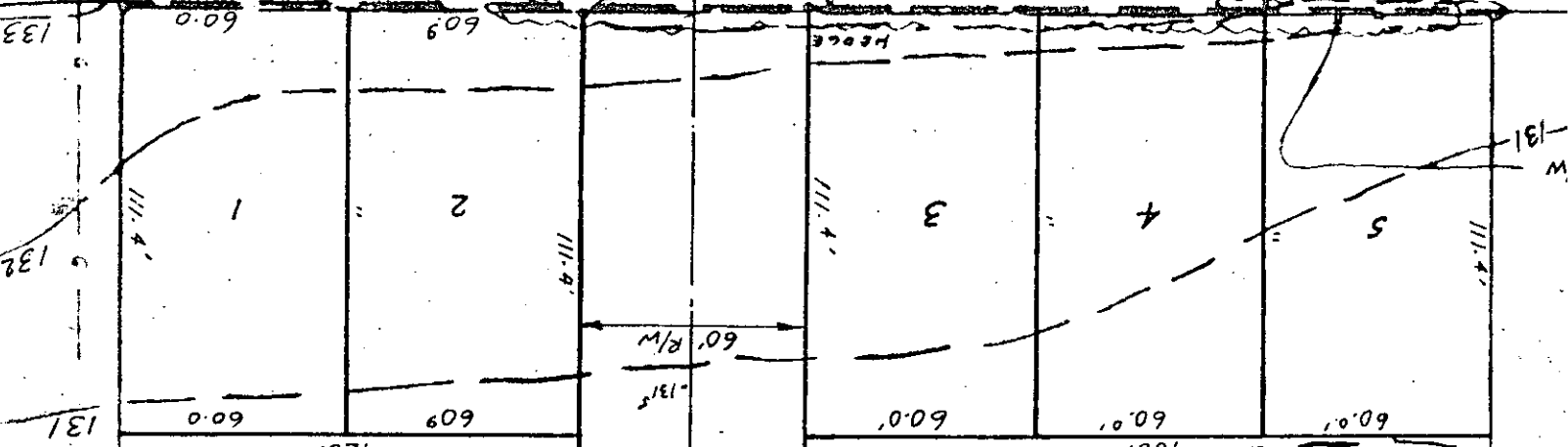

Larry Henry
Program Development Engineer

LH:mgr



TREET

SS 3609 R



STREET NO. 33 RD

STREET NO. 33 RD

STREET NO. 33 RD

DRAINAGE DEDICATION

TREES 180.0'

6376 R

6376 R

133

131

130

129

128

127

126

125

124

123

131

130

129

128

127

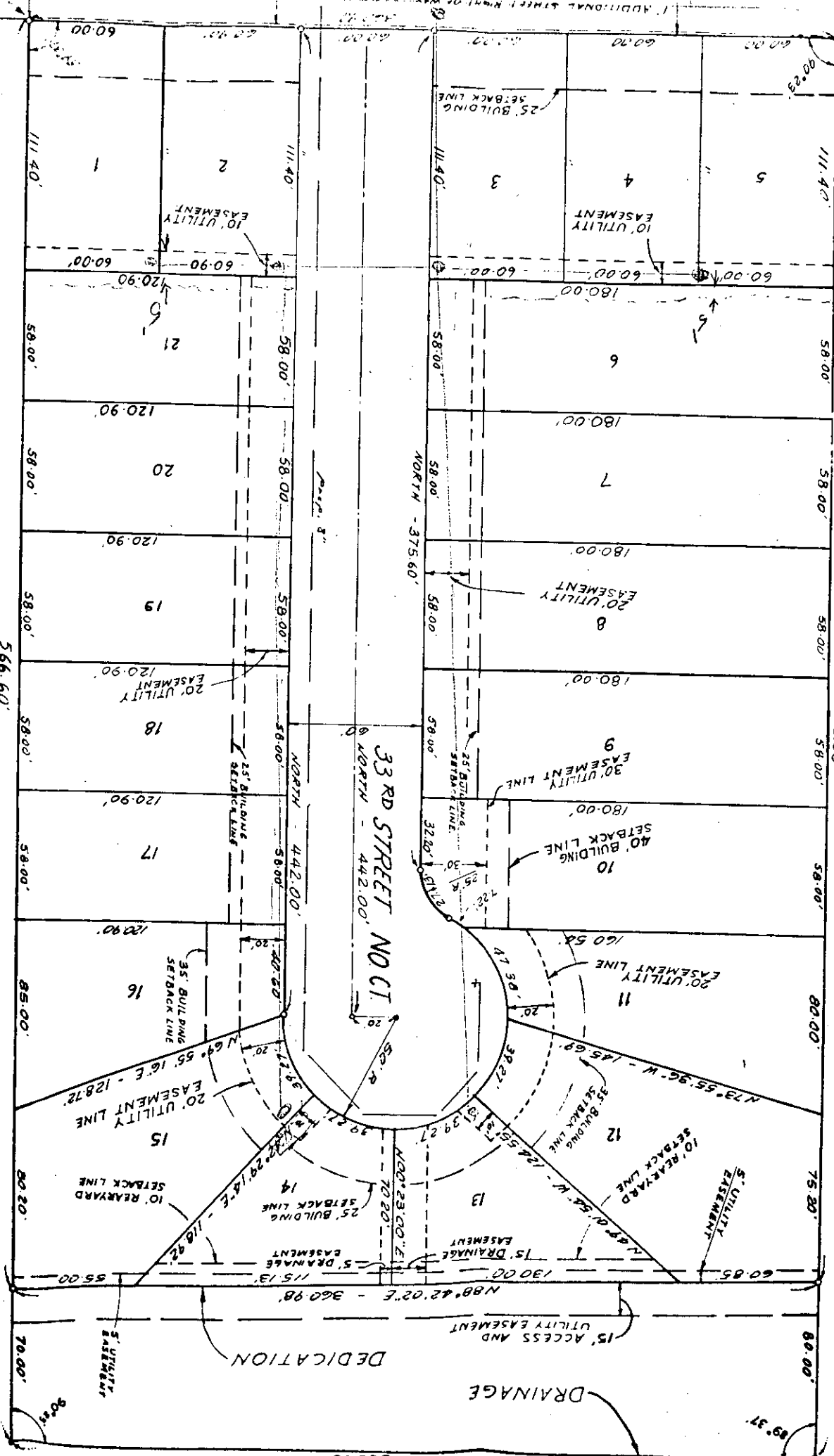
126

125

124

123

130



NORTH - 637.60'
556.60'

NORTH - 637.60'
566.60'

Page 3

33 RD STREET NO CI
NORTH - 442.00'
NORTH - 375.60'

360.90'

NOTE: THE MINIMUM OF ALL TO 1/32.0 MEA

WA

DEDICATION

DRAINAGE

15' ACCESS AND UTILITY EASEMENT

15' DRAINAGE EASEMENT

10' REAR YARD SETBACK LINE

20' UTILITY EASEMENT LINE

35' BUILDING SETBACK LINE

25' BUILDING SETBACK LINE

20' UTILITY EASEMENT LINE

40' BUILDING SETBACK LINE

30' UTILITY EASEMENT LINE

20' UTILITY EASEMENT LINE

25' BUILDING SETBACK LINE

10' UTILITY EASEMENT

180.00'

180.00'

180.00'

180.00'

180.00'

60.00'

60.00'

111.40'

58.00'

58.00'

58.00'

58.00'

58.00'

85.00'

80.20'

55.00'

70.00'

58.00'

58.00'

58.00'

58.00'

58.00'

40.20'

11.13'

115.13'

360.90'

58.00'

58.00'

58.00'

58.00'

58.00'

80.00'

75.80'

60.85'

80.00'

89.37'

60.00'

60.00'

60.00'

60.00'

60.00'

60.00'

111.40'

111.40'

111.40'

111.40'

111.40'

111.40'

60.00'

60.00'

60.00'

60.00'

60.00'

60.00'

58.00'

58.00'

58.00'

58.00'

58.00'

58.00'

120.90'

120.90'

180.00'

180.00'

180.00'

180.00'

120.90'

120.90'

180.00'

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180.00'

180.00'

120.90'

120.90'

180.00'

180.00'

180.00'

180.00'

80.20'

80.20'

124.55'

124.55'

145.69'

160.54'

55.00'

55.00'

70.20'

70.20'

130.00'

130.00'

70.00'

70.00'

118.92'

118.92'

155.13'

155.13'

360.90'

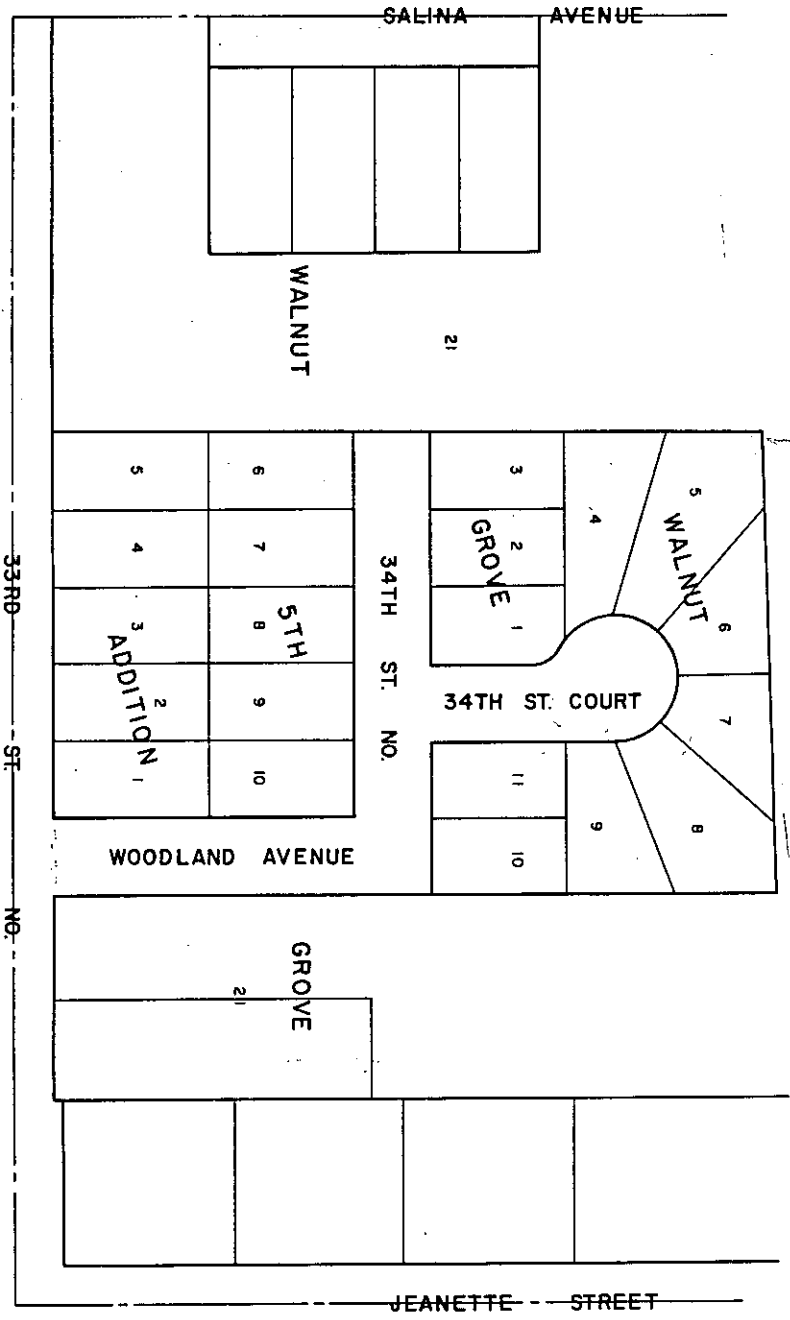
360.90'

360.98'

360.98'

360.98'

360.98'

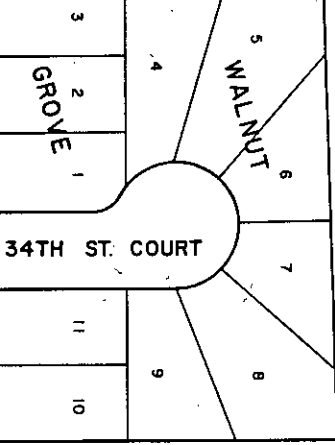


SALINA AVENUE

WALNUT

21

34TH ST. NO.



WALNUT

34TH ST. COURT

ADDITION

5TH

WOODLAND AVENUE

GROVE

21

JEANETTE STREET

33RD ST. NO.