

S/D No. 83-1 Name Gladys Wiedemann Addition
Date Application Rec'd. 1-7-83 Preliminary Approval _____
Scheduled S/D Meeting 1-20-83

DESCRIPTION

General Location N. E. Corner of Greenwich Rd. and Kellogg

Owner The K. T. Wiedemann Trust, Trustee: Dwight L. Opplinger

Surveyor/Engineer Bauchman Company, P.A.

Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>6.5</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>13</u> R/W <u>336</u> ft. |
| Residential _____ | b. <u>3</u> R/W <u>256</u> ft. |
| Commercial <u>1</u> | c. <u>25</u> R/W <u>275</u> ft. |
| Industrial _____ | d. <u>5</u> R/W <u>488</u> ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>1355</u> ft. |
| 3. Minimum Lot Frontage <u>485 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>6.24 acres</u> | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA and LC</u> | |
| 6. Proposed Zoning <u>C (Z-2473 and DP-127)</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: This property will be subject to the provisions of the Gladys Wiedemann Community Unit Plan (DP-127). The Planning Commission will consider the associated Community Unit Plan on January 27th.

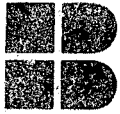
- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The applicant shall guarantee all drainage improvements made necessary by the platting of this property.
- C. The applicant shall guarantee the paving of Lewis Street and the remaining segment of unpaved Kellogg Drive adjacent to this plat, including sidewalks.
- D. The applicant shall guarantee the abandonment of the sanitary sewer line which bisects this property and shall guarantee the construction of a replacement line. In this regard, a sewer relocation plan shall be submitted to City Engineering. Easements for the relocated line shall be granted on the plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since a platted utility easement is being vacated by this re- plat, reference to K.S.A. 12-512(b) shall be made on the final plat tracing. Vacation of easements obtained by separate instrument, if any, will require separate vacation applications.
- G. On the final plat tracing, the legal description in the surveyor's text shall be corrected to include the name of the addition the lots being replatted were a part of (Linwood Acres).
- H. The final plat tracing shall indicate the following access controls:
 - 1. "Complete access control" to Greenwich Road from the south 40 feet of the lot.
 - 2. "Access control except for two openings" across the west line of the plat, except for the south 40 feet.

3. "Complete access control" between Kellogg Drive and U.S. 54. (This access control has already been acquired).
4. "Complete access control" to Kellogg Drive across the west 100 feet of the south line of Lot 1.

In this regard, the note included on the face of the plat stating that building setbacks and access controls are per the associated Community Unit Plan shall be amended to delete reference to access controls.

- I. The amount of additional right-of-way being dedicated for Lewis Street shall be increased from 5 feet to 7 feet. This is consistent with the additional right-of-way dedicated for Lewis when Treadwell Addition was platted to the north.
- J. On the final plat tracing, the rights-of-way for Kellogg Street and for Kellogg Drive shall be separated.
- K. Approval of this plat is subject to approval of the applicant's associated Community Unit Plan.
- L. Closure computations shall be submitted with the final plat tracing.
- M. 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. 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 Gladys Wiedemann Addition

DATE January 18, 1983

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Revised Drainage Plan

Refer to the drainage plan. The N.W. portion of the Lot (1.13 Ac) will discharge to Greenwich Road thru a driveway as indicated.

The proposed building (0.90 Ac) will be drained by roof drains to be connected to the existing storm sewers at two locations.

The remaining portion of the area will drain to the S.W. Corner of the plat to be discharged by a storm sewer extension and inlets.

January 11, 1983

To: Mike Lindebale

From: Yash Desai

Re: Gladys Wiedmann Cell.

Two alternatives were suggested to relocate the sanitary sewer crossing Parcel 1:

1. ~~Direct~~ ^{Relocate} ~~Install~~ sewer south along East property line, then West along the south property line to a manhole in the sewer in Greenwich Road. 1% grade can be obtained ~~by~~ in this alignment.

2. Relocate sewer north along the East property line, then West along the north property line, then north to the manhole in Lewis Street. 0.35% grade can be obtained by this route.

A third alternative suggested by the consultant is to align the sewer north directly into the manhole in Lewis Street without bends (manholes). 0.5% grade can be obtained by this alignment.

Any of the three alternatives are accepted.

Alternative 1 will be considerably more expensive than alternative 2 or 3 though it is the ideal one. With alternative 2, the property east of this parcel can be served without obtaining private easement or extending sewer from the south. Therefore our preference would be alternative 2, although the alternative suggested by the ~~contractor~~ ^{consultant} is less expensive at the present time.