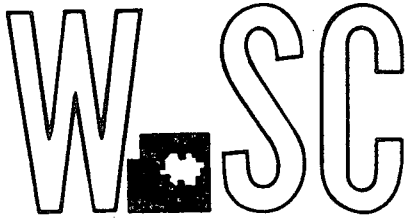


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 13, 1984

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Ks. 67211

Re: S/D 82-68 - Final plat of Chuzy Business Park.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 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 construction of the storm sewers necessary to drain this property.
- B. As this property is within the flight zones of McConnell Air Force Base, an avigational easement and restrictive noise covenant shall be submitted to the Planning Department for recording with the plat.
- C. The applicant shall guarantee extension of sanitary sewer to serve this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Closure computations shall be submitted with the final plat tracing.
- 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.

P.E.C., P.A.
April 13, 1984
Page 2

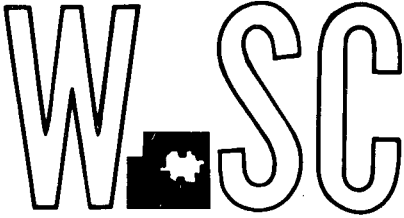
This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 19, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner
FLN:bh

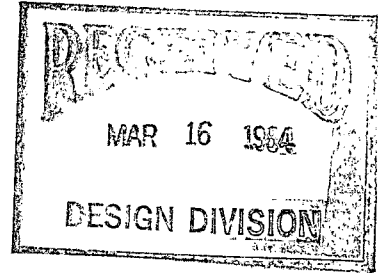
cc: Carl Chuzy, 555 N. Woodlawn, Bldg. 1, Suite 200, 67208
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 16, 1984

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, Ks. 67211

Re: S/D 82-68 - Preliminary plat of Chuzy Business Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 15, 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 storm sewer easement shall be increased to 30 feet in width. The applicant shall guarantee construction of the storm sewers necessary to drain this site.
- B. For installation of sanitary sewers, a 20-foot utility easement adjacent to George Washington Boulevard shall be shown on the final plat. The applicant shall guarantee extension of sanitary sewer to serve this property.
- C. As this property is within the flight zones of McConnell Air Force Base, an avigational easement and restrictive noise covenant shall be submitted to the Planning Department for recording with the plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

P.E.C., P.A.
March 16, 1984
Page 2

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,

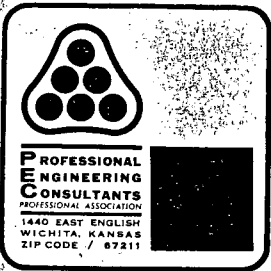


Louise Olivarez
Senior Planner

LO:bh

cc: Carl Chuzy, 555 N. Woodlawn, Bldg. 1, Suite 200
67208

Mike Lindebak, City Engineer

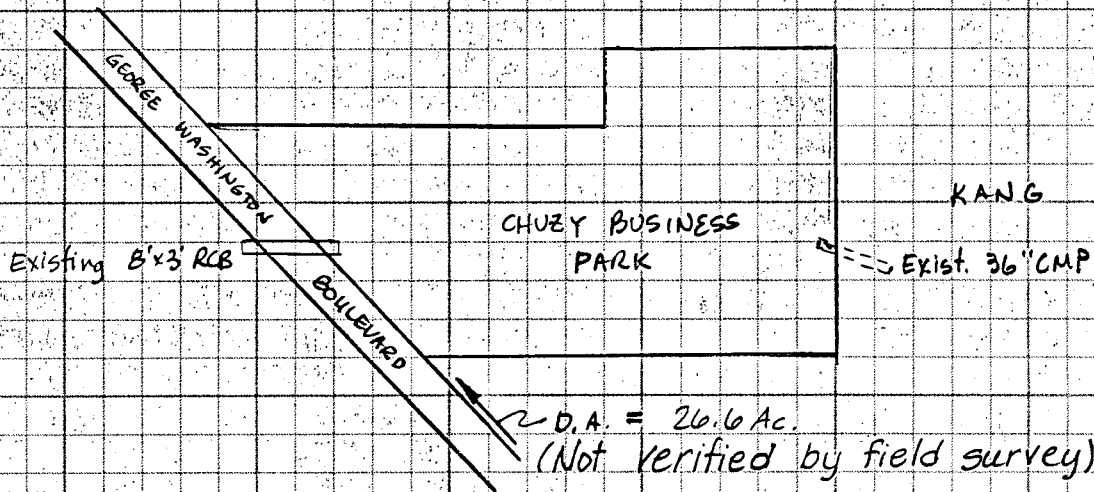


Date Feb. 29, 1984 Page 1 of 1

Project Chuzey Business Park

Item Drainage

CHECK EXTENT OF DRAINAGE AREA & RUNOFF FROM
 BASIN SOUTH OF CHUZEY BUSINESS PARK ADDITION
 WHICH FLOWS IN NORTHEASTERLY DITCH OF
 GEO. WASHINGTON BOULEVARD.



D.A. = 26.6 Ac.
 (Not verified by field survey)

Use Rational Formula $Q = cIA$

$c = 50\%$ Ind./Commercial (0.9)
 50% Open (0.3)
 composite $c = 0.6$

$t =$ Assume 400' @ 2% grass = 25
 1500' ditch @ 4fps = $\frac{6}{31}$

D.A. = 26.6 Ac.

$I_s = 3.82$

$$Q_s = cI_sA = 0.6 \times 3.82 \times 26.6 = 61 \text{ cfs}$$

It is assumed this drainage will be intercepted via curb & gutter, storm sewer, etc. when Geo. Washington Boulevard is improved.

For ex-
et consists
ving a co-
vious soil
the aver-
equal to
+ 2.0) or

actor "C"

- 5 to .95
- 0 to .95
- 0 to .90
- 5 to .70
- 0 to .65
- 0 to .55
- 5 to .40
- 0 to .30
- 5 to .20
- 0 to .10

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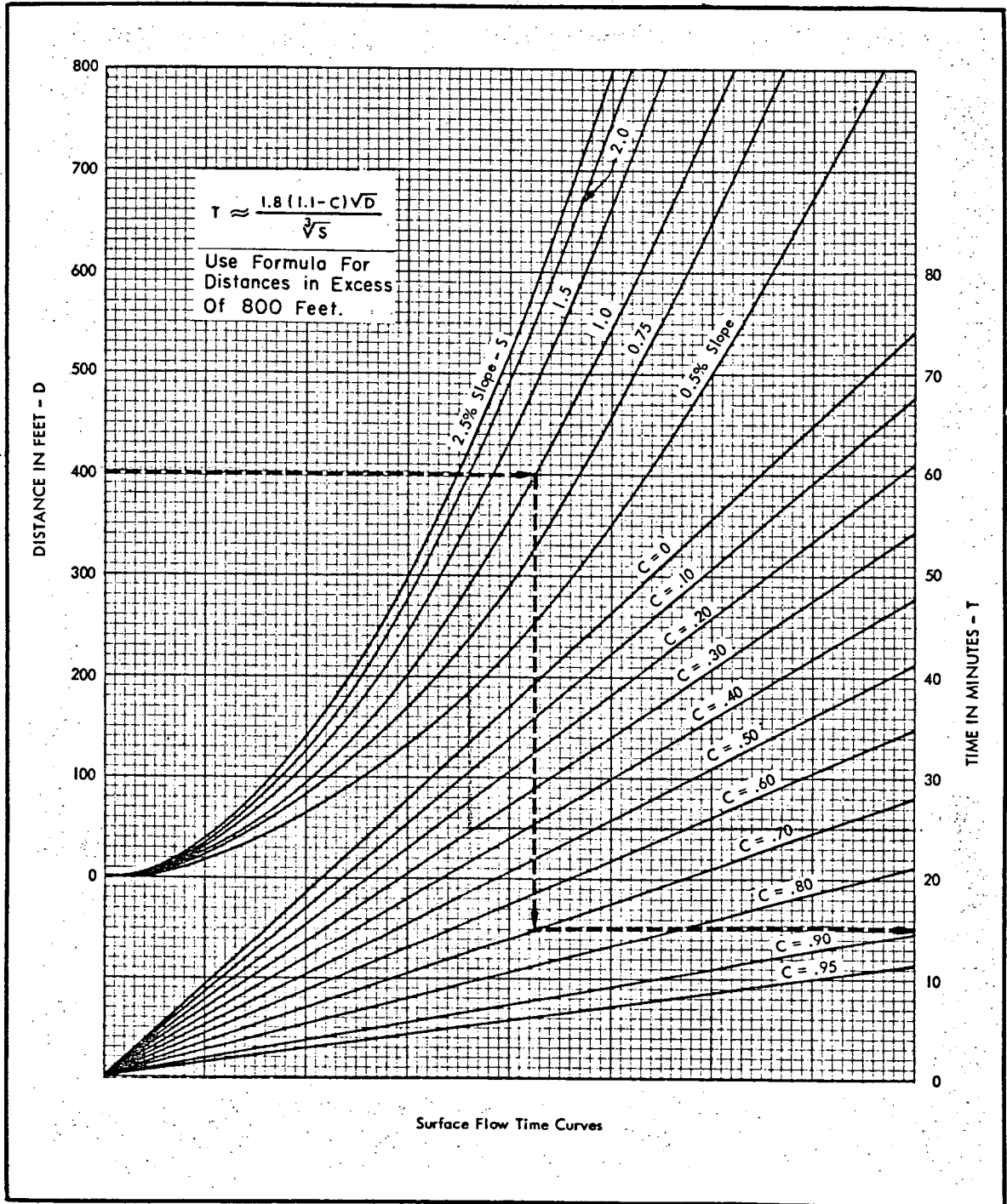
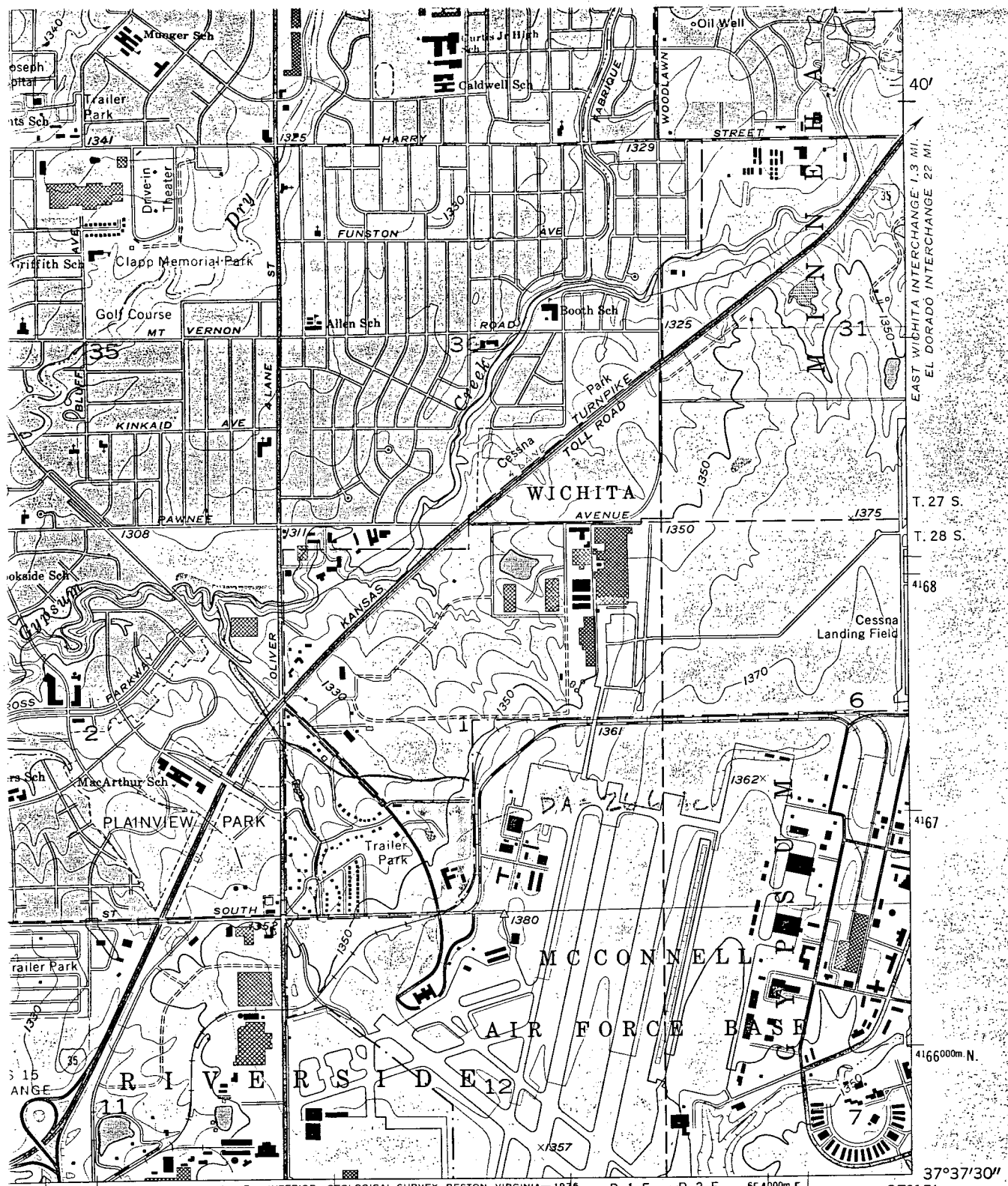


FIGURE 7. Surface flow time curves.

being investigated. In some instances the "in-
let time" will be the time of concentration.
Such is the case for an inlet at the upper end
of a drainage line.

(1) Furthermore, a condition may exist
where the "inlet time" to a structure along the
line may exceed the time required for water
falling on a more distant subarea to reach that

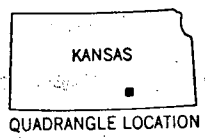


17°30' NELL 0.3 MI. BY 5.5 MI. FILE

INTERIOR GEOLOGICAL SURVEY, RESTON, VIRGINIA—1976

R. 1 E. R. 2 E. 654000m. E. 37°37'30" 97°15'

- ROAD CLASSIFICATION
- Heavy-duty ————— Light-duty —————
 - Medium-duty - - - - - Unimproved dirt - - - - -
 - Interstate Route ◐ U. S. Route ○ State Route



WICHITA EAST, KANS.
N3737.5—W9715/7.5

1961

PHOTOREVISED 1970 AND 1975

Revisions shown in purple compiled from aerial photographs taken 1970 and 1975. This information not field checked
Purple tint indicates extension of urban areas

ROSE HILL
6559 11 SW



Date Feb. 27, 1984 Page 1 of 2

Project Chazy Business Park

Item Drainage - Alternate No. 2

USE RATIONAL FORMULA FOR RUNOFF CALCS.

$Q = CIA$ where $c = 0.9$
 $t_c = 15$ min. (assumed due to

$I_2 = 4.06$ $I_5 = 5.21$ $I_{10} = 6.08$ $I_{100} = 8.98$

Inlet No. 4

D. A. = 9.1 Ac.

$Q_2 = 0.9 \times 4.06 \times 9.1 = 33.2$ cfs

$Q_5 = 0.9 \times 5.21 \times 9.1 = 42.7$ cfs

$Q_{10} = 0.9 \times 6.08 \times 9.1 = 49.8$ cfs

$Q_{100} = 0.9 \times 8.98 \times 9.1 = 73.5$ cfs

Inlet No. 3

D. A. = 9.9 Ac.

$Q_2 = 0.9 \times 4.06 \times 9.9 = 36.2$

$Q_5 = 0.9 \times 5.21 \times 9.9 = 46.4$

$Q_{10} = 0.9 \times 6.08 \times 9.9 = 54.2$

$Q_{100} = 0.9 \times 8.98 \times 9.9 = 80.0$

Inlet No. 2

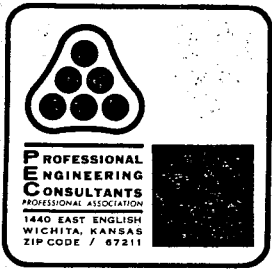
D. A. = 7.2 Ac.

$Q_2 = 0.9 \times 4.06 \times 7.2 = 26.3$

$Q_5 = 0.9 \times 5.21 \times 7.2 = 33.8$

$Q_{10} = 0.9 \times 6.08 \times 7.2 = 39.4$

$Q_{100} = 0.9 \times 8.98 \times 7.2 = 58.2$



Date Feb. 27, 1984 Page 2 of 2

Project Chazy Business Park

Item Drainage - Alternate No. 2

Inlet No. 1

$$D.A. = 6.6$$

$$Q_2 = 0.9 \times 4.06 \times 6.6 = 24.1$$

$$Q_5 = 0.9 \times 5.21 \times 6.6 = 30.9$$

$$Q_{10} = 0.9 \times 6.08 \times 6.6 = 36.1$$

$$Q_{100} = 0.9 \times 8.98 \times 6.6 = 53.3$$

consideration of
 ple, the apron
 dings. Inlets
 able flexibility
 the likelihood
 r inlets. Sec-
 ld be isolated
 r seal traps or
 vent transmis-
 the system.

Coeff. "n"

- 0.012
- 0.012
- 0.021
- 0.023
- 0.026
- 0.024
- 0.027
- 0.031
- 0.012
- 0.015
- 0.017
- 0.018 to 0.021

Eff. "n"

- 1 to 0.020
- 3 to 0.017
- 7 to 0.030

- .020
- .020
- .020
- .020
- .025
- to 0.150*

- > 0.08
- > 0.06

l has light

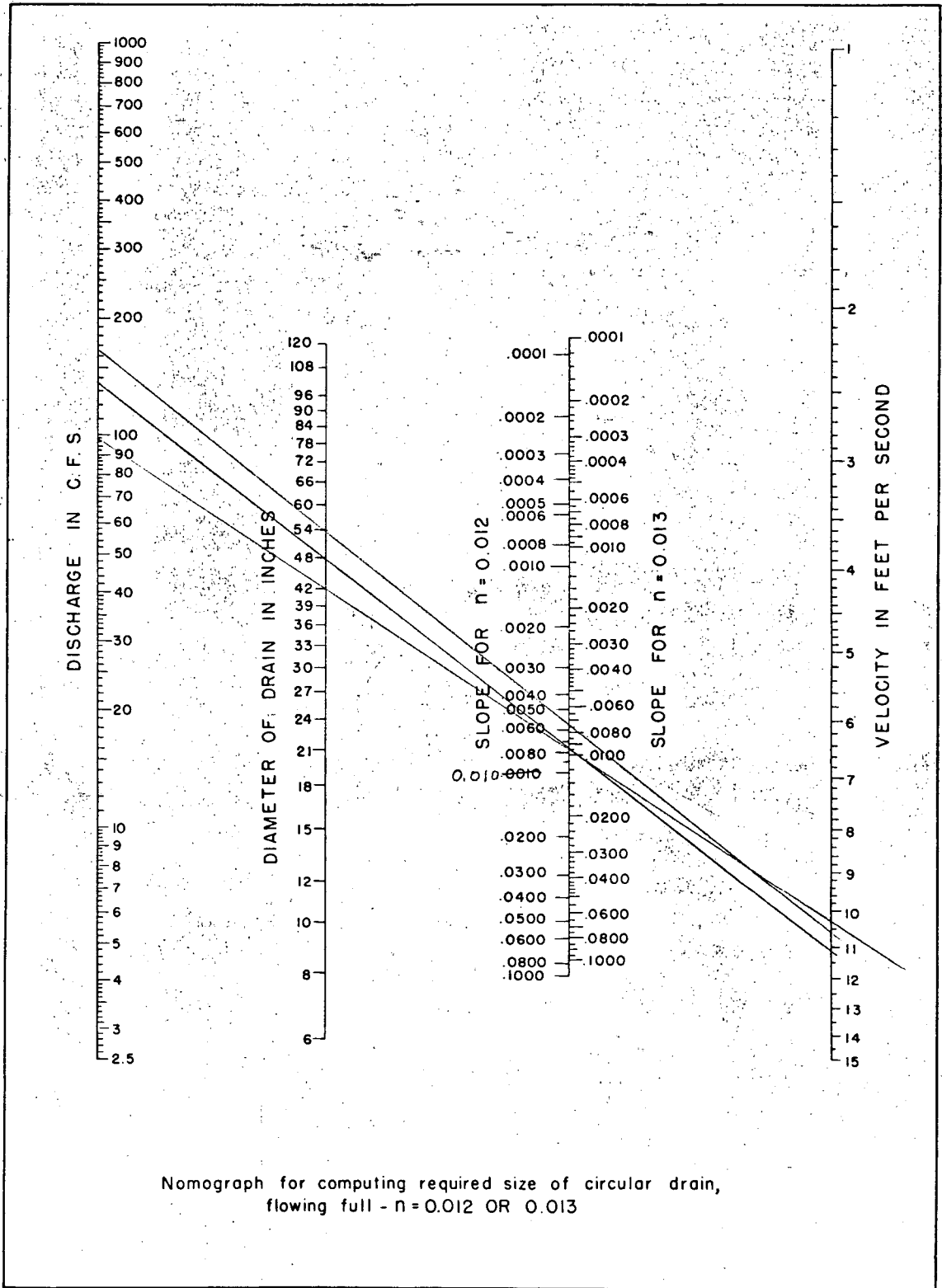


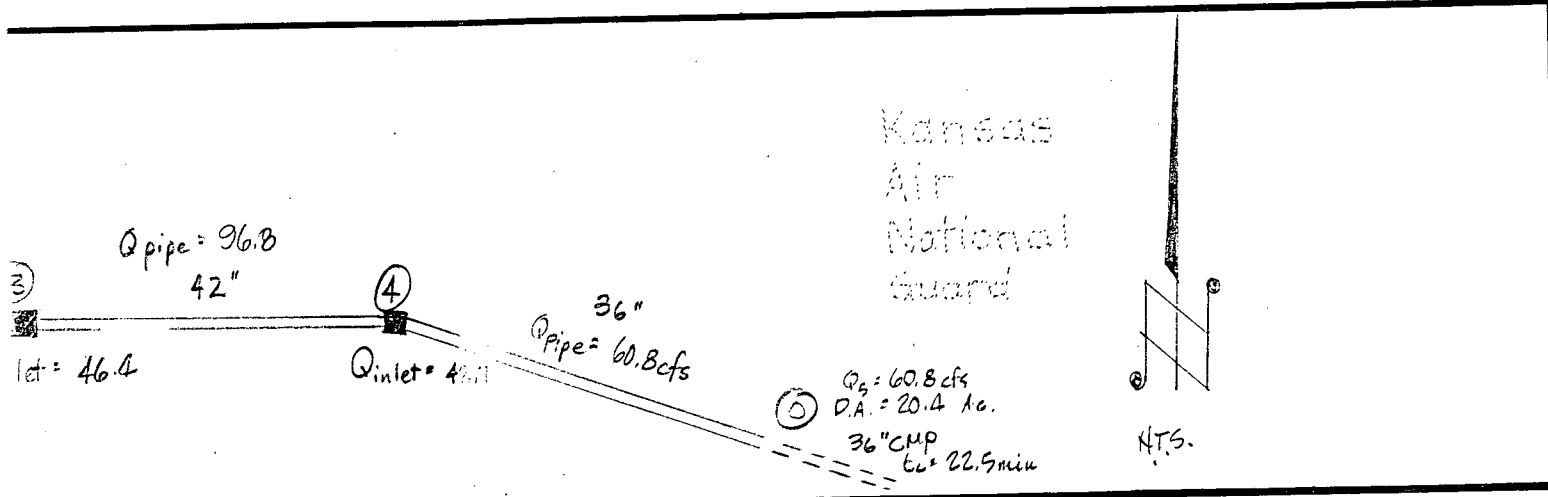
FIGURE 9. Nomograph for computing required size of circular drain for $n = 0.012$ or 0.013 .

HYDROLOGY DATA SHEET

hazy Business Park PROJECT NO. 36-84090-177

m Sewer Design - A14. No. 2 DATE: Feb. 27, 1984

PERIOD: 5 COMPUTATIONS BY: CSB REVISIONS BY: _____



HYDROLOGY SUMMATION					CONDUIT DATA					
	T _c (minutes) (9)	I in./hr. (10)	Q (cfs) (11)	Σ Q (cfs) (12)	PIPE (inches) (13)	SLOPE (%) (14)	VELOCITY (ft./sec.) (15)	LENGTH (feet) (16)	T _f (minutes) (17)	T _c + T _f (minutes) (18)
3	22.5	4.45	60.8	60.8						
					0-4 36"	0.9	8.8	410	0.8	23.3
7	23.3	4.39	36.0	96.8						
					4-3 42"	1.0	10.5	440	0.7	24.0
4	24.0	4.34	38.7	135.5						
					3-2 48"	1.0	11.0	430	0.7	24.7
8	24.7	4.29	27.8	163.3						
					2-1 54"	0.9	10.5	430	0.7	25.4
9	25.4	4.24	25.2	188.5						
					1-EXIST Box 68" x 43"					
					USE ELLIPTICAL PIPE FOR BETTER CONNECTION TO EXISTING RCB					



Date Feb. 27, 1984 Page 1 of 1

Project Chazy Business Park

Item Drainage

Check Capacity of Existing 8'x3' RCB @ George Washington Blvd.

INLET CONTROL

Height of Box (D) = 3'

Allowable HW elev. = 133.8'

FE Box = 129.36

HW = 133.8 - 129.36 = 4.44' say 4.5

HW/D = 4.5/3 = 1.5

From Chart 1 attached, Q/B = 23 cfs/foot

Total capacity = 23 cfs/foot x 8' = 184 cfs

Capacity of Existing Box = 5 yr. storm =

OUTLET CONTROL

see attached

L = 70'

n = 0.012 (concrete box)

K_c = 0.5 assumed

h_o = 3.0 "

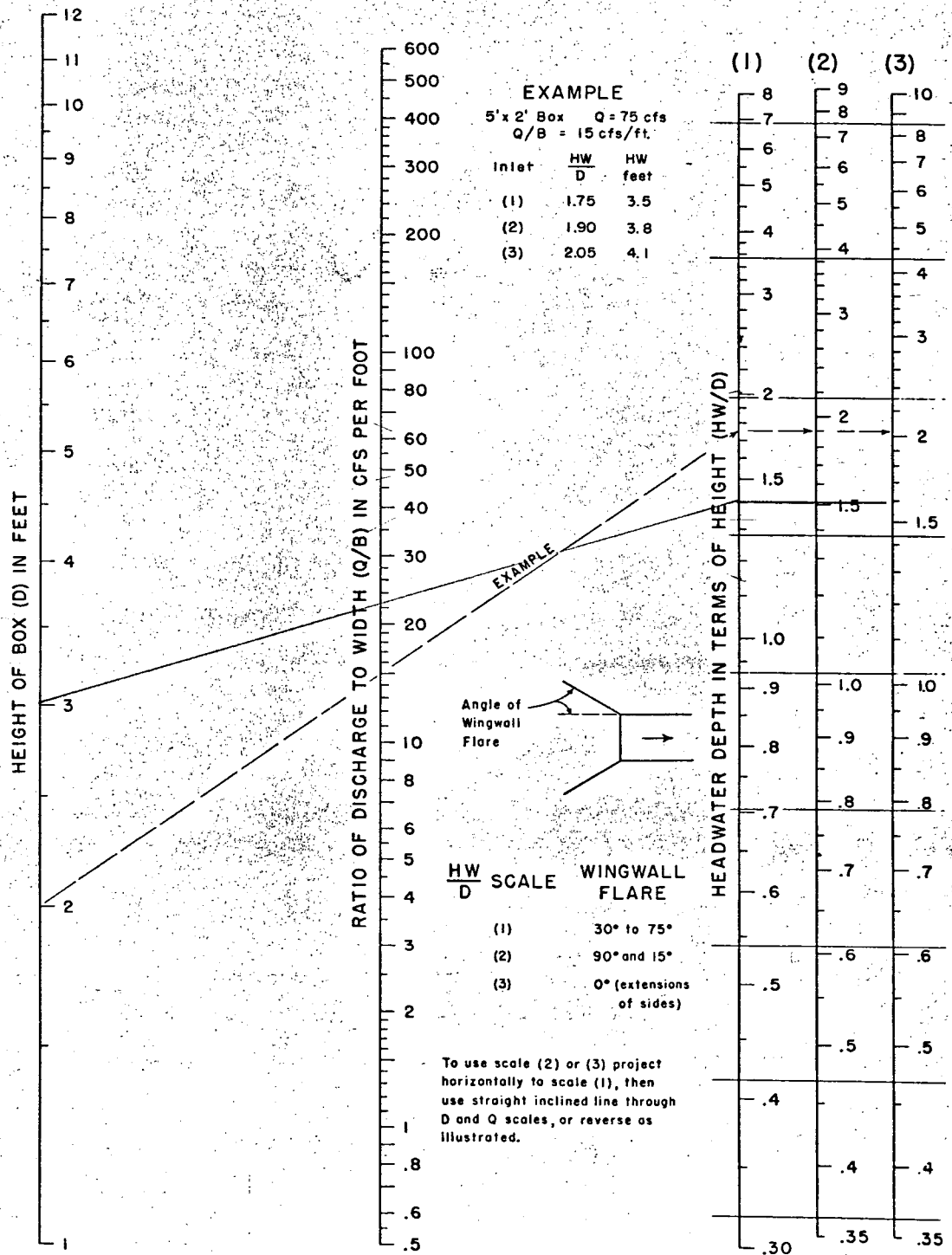
LS_o = 0.4 (129.36 - 128.96) Elev. Drop across box

HW = 4.4 see above

∴ H = 1.0 HW = H + LS_o + h_o

Resulting Q = 150 cfs

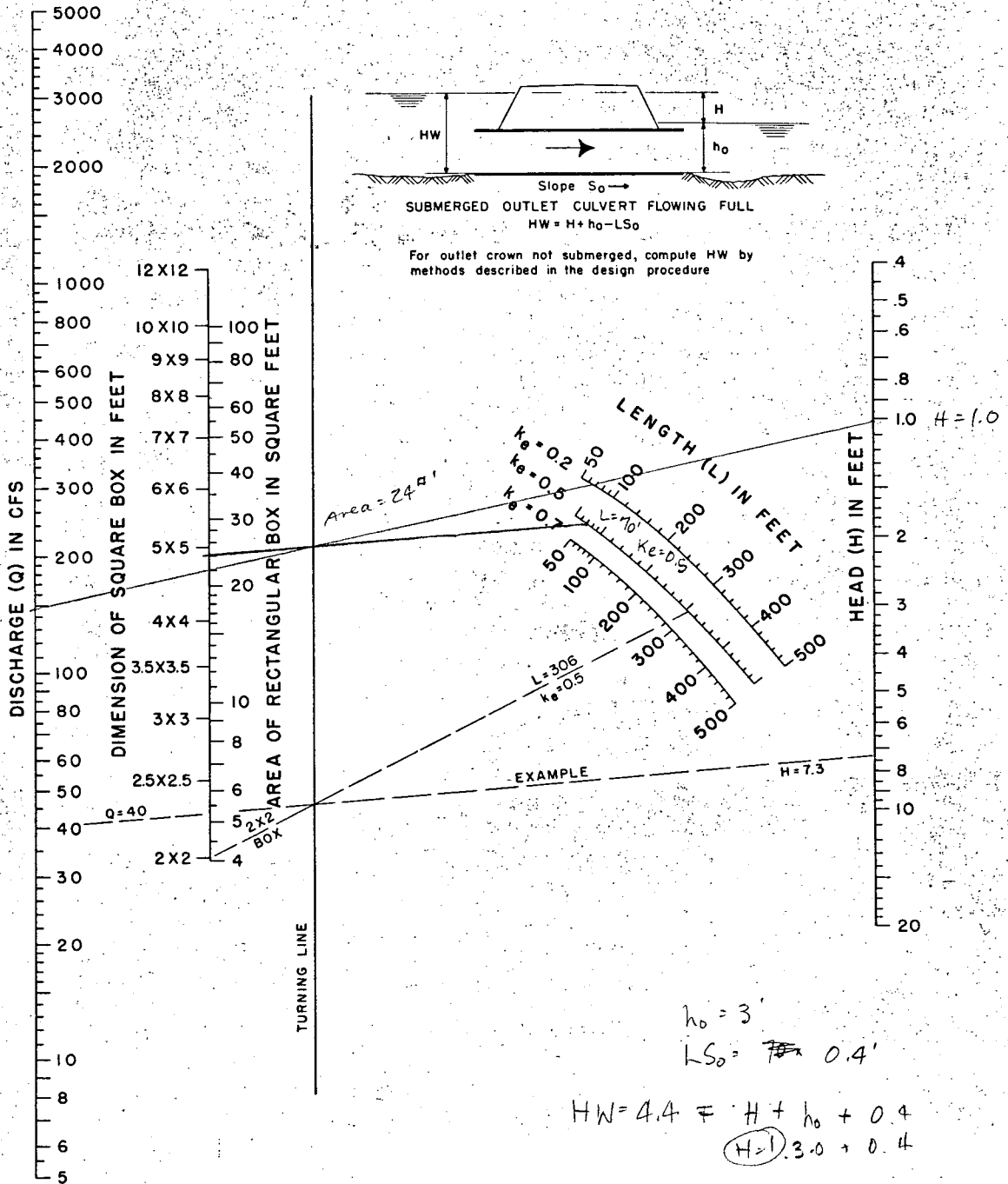
CHART I



HEADWATER DEPTH FOR BOX CULVERTS WITH INLET CONTROL

CHART 8

age
itions
: 2")
es*
26
12
er
ar-



HEAD FOR
CONCRETE BOX CULVERTS
FLOWING FULL
 $n = 0.012$



Date 7-10-82 Page 1 of 1

Project KANG.

Item HYDROLOGY - PROJECT DESIGN STRUCTURES

Re: Drainage Area Map.

DA. No. 1

$A = 2.37 \text{ Ac.}$ $S = 2\% \pm$ $L = 400'$

$C: .8 @ .35 \cdot 2.37 = 0.66$
 $.2 @ .15 \cdot 2.37 = 0.40$
 $\frac{1.06}{2.37} = 0.45$

$T_c = 23 \text{ min.}$

$I_5 = 4.41$ $Q_5 = 4.7 \text{ cfs}$
 $I_{100} = 7.60$ $Q_{100} = 8.11 \text{ cfs.}$

DA. No. 2

$A = 3.69 \text{ Ac.}$ $C: 75\% @ 0.8 = 0.60$
 $25\% @ 0.35 = 0.09$
 $0.69 \text{ USE } 0.70$

$T_c = 20 \text{ min.}$

$I_5 = 4.66$ $Q_5 = 12.04 \text{ cfs}$
 $I_{100} = 8.03$ $Q_{100} = 20.74 \text{ cfs.}$

DA. No. 3

$A = 24.15 \text{ Ac.}$ $C = 0.90$

$T_c = \frac{1.8 (1.1 - 0.9) \sqrt{D}}{\sqrt{S}}$
 $D = 1000'$
 $S = 1\%$

$T_c = \frac{1.8 (0.2) \sqrt{1000}}{\sqrt{1}}$
 $= 11.38 \text{ min.}$

$I_5 = 5.89$ $Q_5 = 128 \text{ cfs}$
 $I_{100} = 10.14$ $Q_{100} = 220.4$

DA. No. 4

$A = 20.4 \text{ Ac.}$ $C: 70\% @ 0.8 = 0.56$

$30\% @ 0.35 = 0.11$
 $\frac{1.8 (1.1 - 0.67) \sqrt{1100}}{\sqrt{1.5}}$

$= \frac{1.8 (0.43) \sqrt{1100}}{1.115} = 22.5 \text{ min.}$ $I_5 = 4.14$ $Q_5 = 60.3 \text{ cfs}$
 $I_{100} = 10.14$ $Q_{100} = 112.9 \text{ cfs}$



Date 12-15-82 MB Page of

Project KANG

Item CULVERT STA 7100 SALINA DRIVE

CROWN GRADE = 1357.33
FE LT = 51.10
FE RT = 51.50

Plans call for 14.0 Sq Ft CRP, McPherson Conc. wants to know if 60x38" (12.5 Sq Ft) or 68x43 (16.5 Sq Ft) is acceptable.

KDOT Std calls for 68"x43" when "14.0 Sq. Ft." is called out.

Check hydraulics of system (Assuming inlet control)

$Q_5 = 60$ cfs
 $Q_{100} = 103$ cfs

PIPE SIZE	MAT'L.	Q_5 elev.	Q_{100} elev.
68x43 (16.5 D')	RCPHE	54.12	55.26
60x38 (12.5 D')	RCPHE	54.69	56.33
ok 61.22 WFO 51.22 65x40 (14.3 D')	CMMAC	54.23	56.30
64x43			

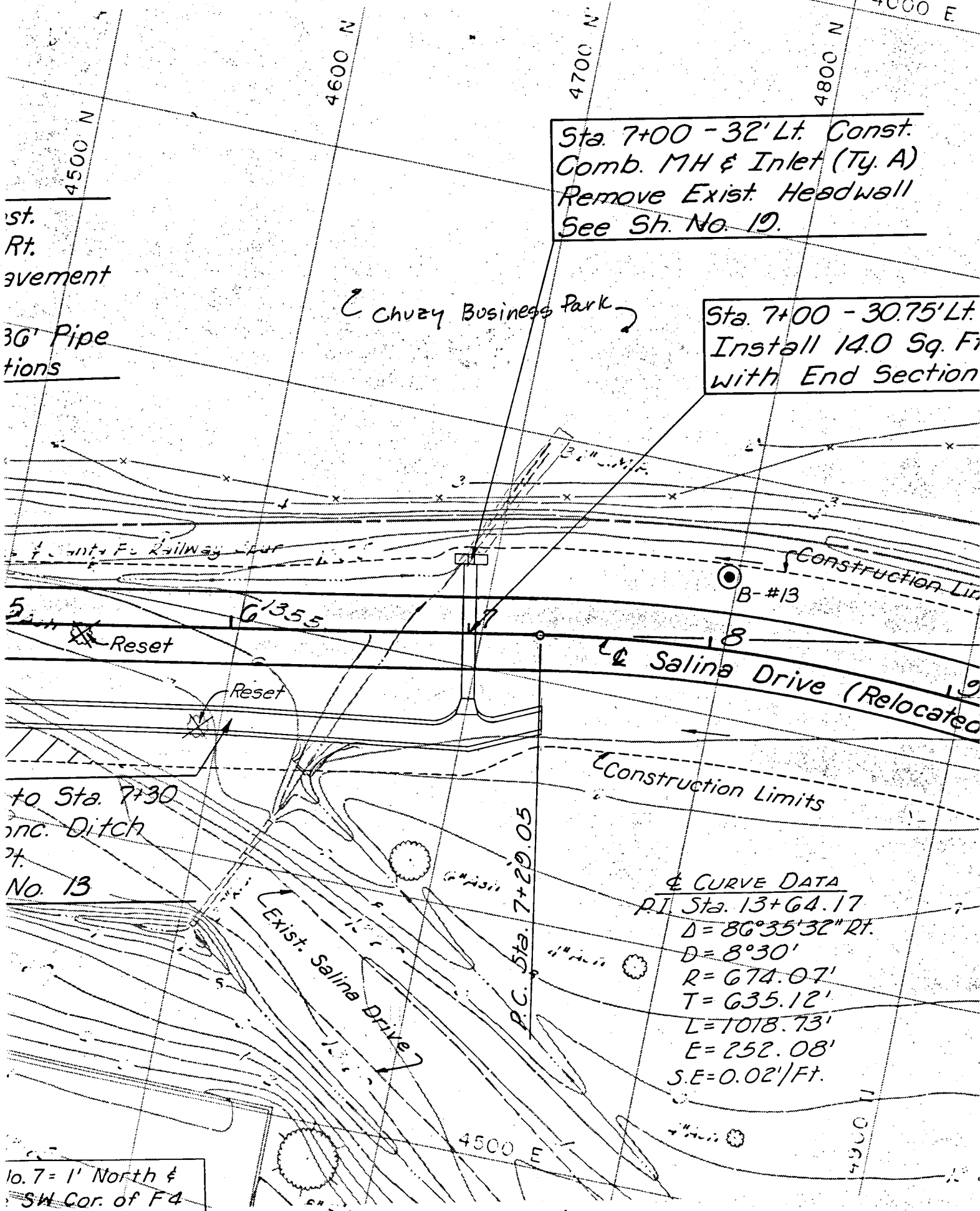
Although WW Area is less, The 12.5 D' RCPHE is approx. equivalent to 14.3 D' CMMAC, in inlet control. The 60x38 will fit inside the ditch inlet easier, \therefore the 12.5 D' RCPHE should probably be allowed.

st.
Rt.
avement
30' Pipe
tions

Sta. 7+00 - 32' Lt. Const.
Comb. MH & Inlet (Ty. A)
Remove Exist. Headwall
See Sh. No. 19.

Sta. 7+00 - 30.75' Lt.
Install 14.0 Sq. Ft.
with End Section

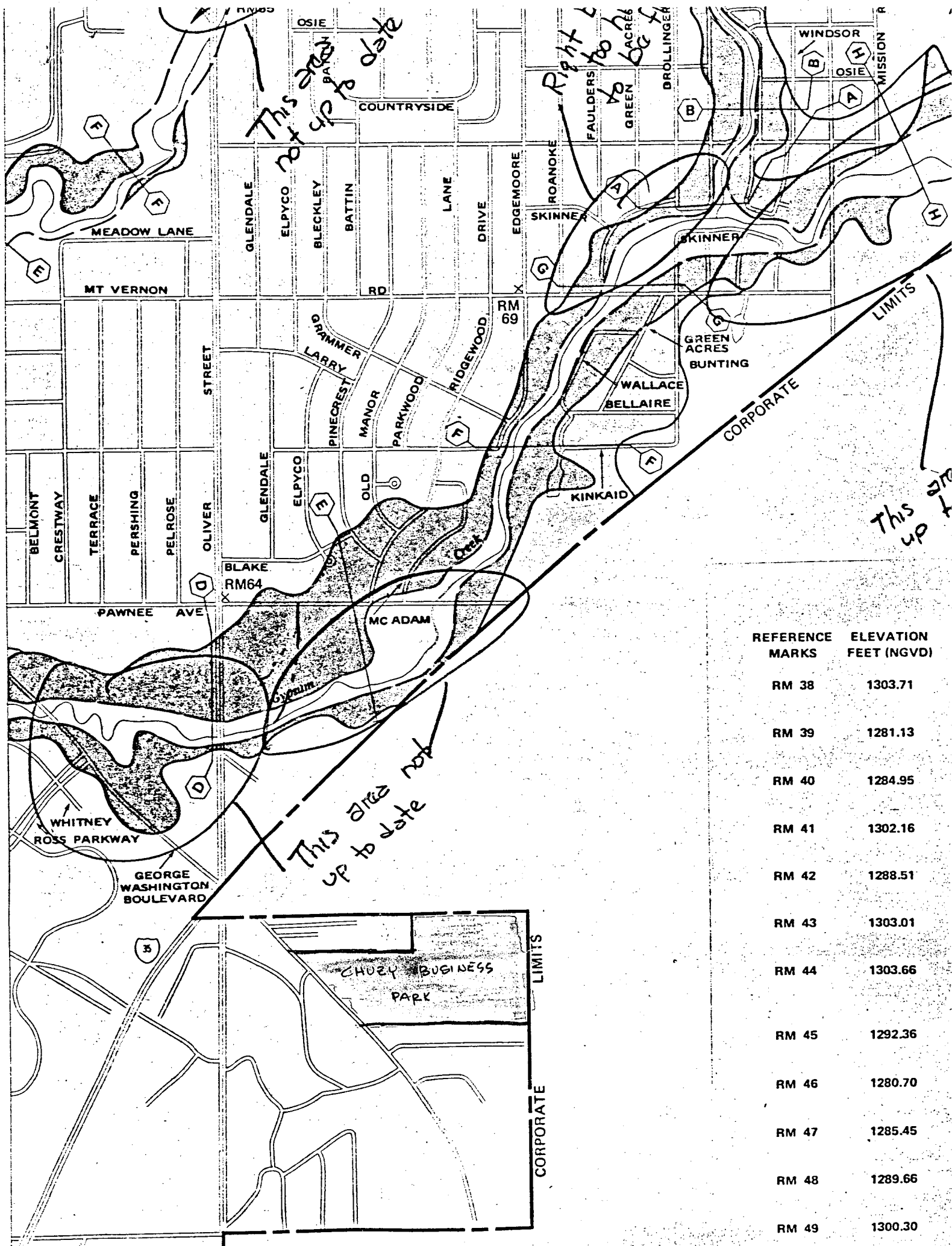
Chazy Business Park



Curve Data

PT	Sta. 13+64.17
Δ	$86^{\circ}35'32''$ Rt.
D	$8^{\circ}30'$
R	674.07'
T	635.12'
L	1018.73'
E	252.08'
SE	0.02'/Ft.

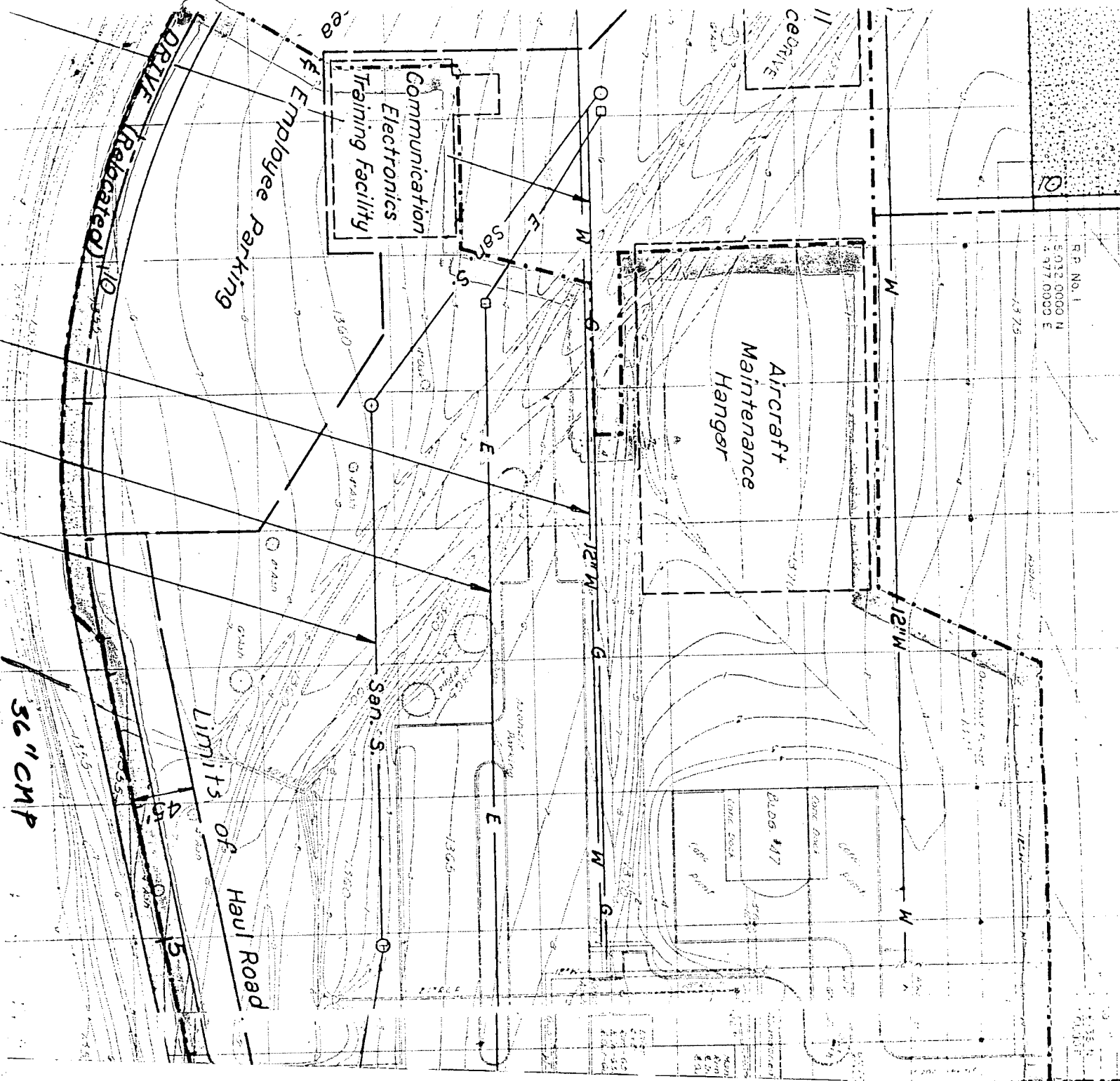
No. 7 = 1' North &
SW Cor. of F4
(pole). Elev. 1378.72



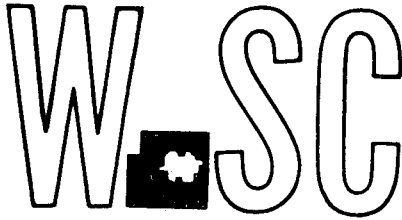
REFERENCE MARKS	ELEVATION FEET (NGVD)
RM 38	1303.71
RM 39	1281.13
RM 40	1284.95
RM 41	1302.16
RM 42	1288.51
RM 43	1303.01
RM 44	1303.66
RM 45	1292.36
RM 46	1280.70
RM 47	1285.45
RM 48	1289.66
RM 49	1300.30

2

RP No. 1
5 012 0000 N
4 977 0000 E



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 21, 1983

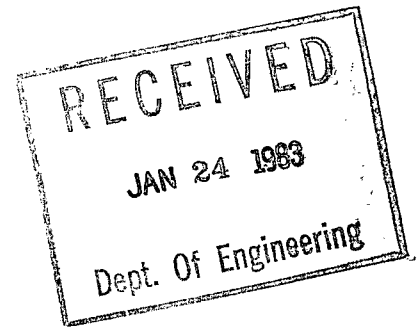
Baughman Co., P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 82-68 - Final plat of Chuzy Business Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 20, 1983, 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 the construction of the drainage channel on this property.
- B. The applicant shall guarantee the paving of the interior street to industrial street standards, including storm sewers.
- C. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all of the lots being platted.
- E. As this property is within the flight zones of McConnell Air Force Base, an avigational easement and restrictive noise covenant shall be submitted to the Planning Department for recording with the plat.
- F. The final plat shall indicate a 10-foot by 25-foot utility easement centered on the common lot line between Lots 16 and 17 and between Lots 2 and 3 as requested by K.G.&E. Said stub easements shall be adjacent to Conamore Circle.
- G. Since direct access to George Washington Boulevard is proposed from Lots 1 and 17, the final plat tracing shall indicate a 35-foot building setback from George Washington Boulevard on each of these lots.



- H. The final plat tracing shall label the proposed interior street Conamore Circle.
- I. The final plat tracing shall label the easement centered between Lots 8 and 9 as a utility easement.
- J. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Closure computations shall be submitted with the final plat tracing.
- L. 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 Friday, January 28, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

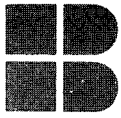
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Carl Chuzy, 555 N. Woodlawn, Building 1, Suite 105,
67208

X
Mike Lindebak, City Engineering



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

**CONFIRMATION
MEMO**

PROJECT Chuzy Business Park

DATE November 26, 1982

_____ JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Concept (Preliminary)

Preliminary Plat is scheduled for Subdivision for 12-9-82.

Presented here is the conceptual drainage plan only. A final drainage plan will be presented at the time of the final plat submission.

The area in the plat will be developed for light industrial usage. Runoff coefficient factor of 0.75 will be used for all areas.

Area A (7.2 acres) will drain to George Washington Circle. Conveyance will be by driveways to the street.

Area B (4.4 Acres) will drain as indicated. A 30' drainage easement will be dedicated along the west line of Lot 6 to convey the runoff to the drop inlets.

Area C (3.0 Acres) will drain to the street via driveways.

Area D (4.6 Acres) will drain to the street via driveways.

Area E (0.6 Acres) street right of way will be drained as indicated.

Area F (11.0 Acres) will drain to the drainage channel. Conveyance will be by either inlets, flumes, or other approved discharge methods.

Plat Note - Proposed storm sewer locations are indicated. Pipe sizes and grades will be provided with the final plan.

Driveways into Lots 11-17 crossing the channel will need to have a determined culvert pipe installed to convey the design flo.

Channel Note - The drainage channel design section and slope will be included with the final plan. Presently a 36" c.m.p. discharges into the channel upstream from the plat. The drainage channel should be regraded to design standards.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

CONFIRMATION MEMO

PROJECT Chuzy Business Park

DATE 1-14-83

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

Final Plat is scheduled for subdivision for Jan 20, 1983.

Area A (7.12 Ac.) will drain south to Conomore. Discharge to the street will be thru driveways or flumes.

$$Q_5 = 27.8 \text{ CFS} \quad Q_{100} = 47.9 \text{ CFS}$$

Note - Runoff factor of 0.75 is used for this industrial area.

Area B (4.43 Ac.) will drain west and south into a 20' drainage easement to be asphalt covered swale as indicated on the plan.

$$Q_5 = 17.3 \text{ CFS} \quad Q_{100} = 29.8 \text{ CFS}$$

Area C (3.10 Ac.) will drain south to Conomore. Discharge will be to the street thru driveways or flumes.

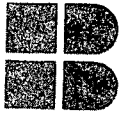
$$Q_5 = 12.1 \text{ CFS} \quad Q_{100} = 20.8 \text{ CFS}$$

Area D (5.18 Ac) will drain west and south to Conomore. Discharge will be to the street thru driveways or flumes.

$$Q_5 = 20.2 \text{ CFS} \quad Q_{100} = 34.9 \text{ CFS}$$

Area F (11.25 Ac.) will drain north to the drainage ditch. Discharge to the ditch will be thru flumes, inlets, or other approved methods as each lot develops.

$$Q_5 = 43.9 \text{ CFS} \quad Q_{100} = 75.7 \text{ CFS}$$



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

CONFIRMATION MEMO

PROJECT _____

DATE _____

_____ JOB NO. _____

COPIES TO:

TO _____

FROM _____

REFERENCE _____

S.W.S. Improvements

3 storm sewer locations are proposed to discharge Lots 1-10 and Conomore St. R.W. into the drainage ditch adjacent to Conomore.

Lots 11-17 will have to construct their separate drainage conveyance per each lot as they develop.

Drainage Ditch Improvements

The drainage ditch receives an existing 36" C.M.P. which discharges approx. 30 AC. from the east. The ditch is discharged by an existing 3' x 8' R.C. B.C. across Geo. Washington Blvd. to the west. The ditch should be regraded to conform to the plat alignment and to convey the design flo's from this plat and the discharge area from upstream.

Refer to the proposed ditch profile sheet for improvement locations and grades. A portion of the channel is to be conc. lined due to excessive grade at the east end of the ditch, as indicated. Ditch checks are necessary at three other locations to provide a grade of 0.80% to hold the maximum velocity of the channel to 6 F.P.S.

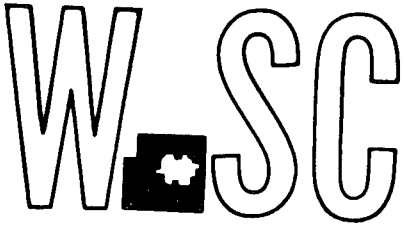
Channel Design Flo -

Q (36" c.m.p.)	= 60 c.f.s. (maximum)
Q (Plat)	= 209 C.F.S. (100 yr. flo)
Q (Design)	= 270 C.F.S.

Proposed ditch sections are indicated on the profile sheet.

Culvert Pipe Sizes - Lots 11-14 should install one 48" culvert pipe for their entrance crossing. Lots 15-17 should install two 36" pipes or larger for their entrance crossing.

WICHITA—SEDGWICK COUNTY

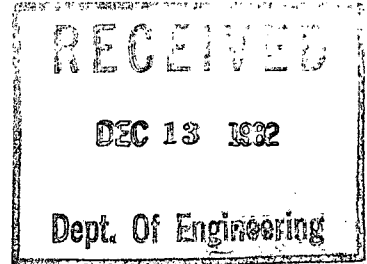


METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 10, 1982

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



Re: S/C 82-68 - Preliminary plat of Chuzy Business Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 9, 1982, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

- A. The applicant or his agent shall meet with Engineering and Planning prior to preparing the final plat in order to discuss the geometrics of the intersection of the interior street with George Washington Boulevard. The Subdivision Regulations require intersection angles of not less than 80 degrees.
- B. The interior street shall be designated as Conamore Circle.
- C. The applicant shall guarantee the paving of the interior street to industrial street standards.
- D. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all of the lots being platted.
- F. As this property is within the flight zones of McConnell Air Force Base, an avigational easement and restrictive noise covenant shall be submitted to the Planning Department for recording with the plat.
- G. The following easements shall be shown on the final plat:
 - a. 20-foot drainage easement on the west side of Lot 6;
 - b. 10-foot utility easement on the east side of the plat;

- c. 10-foot utility easement centered on the common lot line between Lots 8 and 9 for a distance of 25 feet north of the street.
- H. A final drainage plan shall be submitted to Engineering with the final plat. Any drainage improvements required by the platting of this property shall be guaranteed by the applicant.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- J. 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: Carl Chuzy, 555 N. Woodlawn, Building 1, Suite 105, 67208
/Mike Lindebak, City Engineering

Revised Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-68 Name Chuzu Business Park
Date Application Rec'd. 3-1-84 Preliminary Approval _____
Scheduled S/D Meeting 3-15-84

DESCRIPTION

General Location East side of George Washington Blvd., 1/2 mile north
of 31st Street South.

Owner Carl Chuzu
Surveyor/Engineer Professional Engineering Consultants, P.A.
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 262-2691

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>31.0 acres +</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>-0-</u> New _____ ft. |
| 3. Minimum Lot Frontage <u>939 ft.</u> | 8. Sidewalk adjacent to all streets _____ yes <u>X</u> no |
| 4. Minimum Lot Area <u>31.0 acres +</u> | |
| 5. Existing Zoning <u>E</u> | |
| 6. Proposed Zoning <u>E</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: This revised preliminary plat supersedes a final plat reviewed by the Subdivision Committee on January 20, 1983.

- 30' Dr. Easmt
Desirable A.
25' min.*
- A. The representative from the City Engineer's office should be prepared to comment on the drainage concept for this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. As this property is within the flight zones of McConnell Air Force Base, an avigational easement and restrictive noise covenant shall be submitted to the Planning Department for recording with the plat.
- 20' Utility Easmt*
- D. The applicant shall guarantee extension of sanitary sewer to serve this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- G. 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. 82-68 Name Chuzu Business Park
Date Application Rec'd. 11-24-82 Preliminary Approval 12-9-82
Scheduled S/D Meeting 1-20-83

DESCRIPTION

General Location 1/2 mile north of 31st St. South, east side of
George Washington Blvd.

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

- | | |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>31.1 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70</u> R/W <u>1900</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>17</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>17</u> | TOTAL <u>1900</u> ft. |
| 3. Minimum Lot Frontage <u>175 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>50,000.0 sq. ft.</u> | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>E</u> | |
| 6. Proposed Zoning <u>E</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. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the interior street to industrial street standards.
- D. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all of the lots being platted.
- F. As this property is within the flight zones of McConnell Air Force Base, an avigational easement and restrictive noise covenant shall be submitted to the Planning Department for recording with the plat.
- G. Since direct access to George Washington Boulevard is proposed from Lots 1 and 17, the final plat tracing shall indicate a 35-foot building setback from George Washington Boulevard on each of these lots.
- H. The final plat tracing shall label the proposed interior street Conamore Circle.
- I. The final plat tracing shall label the easement centered between Lots 8 and 9 as a utility easement.
- J. If improvements are guaranteed by petitions, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

S/D No. 82-68 Name Chuzu Business Park
Date Application Rec'd. 11-24-82 Preliminary Approval _____
Scheduled S/D Meeting 12-9-82

DESCRIPTION

General Location 1/2 mile north of 31st St. South, east side of
George Washington Blvd.

Owner Carl Chuzu
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- 1. Gross Acreage of Plat 31.1 acres
- 2. Number of Lots :
 - Residential _____
 - Commercial _____
 - Industrial 17
 - Other _____
- 3. Total Number of Lots 17
- 4. Minimum Lot Frontage 175 ft
- 5. Minimum Lot Area 50,000.0 sq. ft.
- 6. Existing Zoning E
- 7. Proposed Zoning E
- 7. Lineal Feet of New Street
 - a. 70 R/W 1900 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1900 ft.
- 8. Sidewalk adjacent to all streets yes X no
- 9. Is public water available X Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- OK* A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the interior street to industrial street standards.
- D. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all of the lots being platted.
- F. As this property is within the flight zones of McConnell Air Force Base, an avigational easement and restrictive noise covenant shall be submitted to the Planning Department for recording with the plat.
- G. The final plat shall indicate "complete access control" across the west lines of Lots 1 and 17 to George Washington Boulevard.
- H. On the final plat, George Washington Circle shall be re-named Northern Circle.
- I. The representative from the City Engineer's office should be prepared to comment on the design of the proposed George Washington Boulevard and Northern Circle intersection. Article 7-201(L) of the Subdivision Regulations states that streets should be designed "so as to intersect as nearly as possible at right angles, and no street shall intersect any other street at less than 80 degrees." The intersection angle, as proposed by this preliminary plat, is less than 50 degrees.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).