

S/D No. 81-63 Name Westview 3rd Addition
Date Application Rec'd. June 15, 1981 Preliminary Approval _____
Scheduled S/D Meeting June 25, 1981

DESCRIPTION

General Location N.W. corner of Ridge Road and Maple Street

Owner Dorothy Tucker, c/o Dennis Niedens, Contract Purchaser
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | | | |
|--|---|------------------------------|----------------------|
| 1. Gross Acreage of Plat | <u>3.24 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | <u>1</u> | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| (Office) | <u>1</u> | TOTAL | <u>0</u> ft. |
| Total Number of Lots | <u>2</u> | 8. Sidewalk adjacent to all | |
| 3. Minimum Lot Frontage | <u>175 feet</u> | streets | <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area | <u>30,623 square feet</u> | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>BB and LC (Z-2337)</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: The applicant's associated zone case requesting "AA" to "BB" and "LC" (Z-2337) has been approved subject to replatting.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's lot grading plan. *approved*
- B. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 2. The 20-foot utility easement north of this lot shall be extended to this lot.
- C. The applicant shall submit an avigationeal easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- D. In accordance with the sidewalk Ordinance, it is recommended that the Planning Commission waive the requirement for a sidewalk on Brunswick because complete access control has been granted and because it would be a stub extension into a neighborhood which has no sidewalk.
- E. In accordance with Article 5-101(c) of the Subdivision Regulations, 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.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Westview 3rd Add.
Drainage

East 80' to Ridge

$$DA = 0.72 \text{ Ac.}; T_c = 15 \text{ min};$$

$$C = 0.8; I_5 = 5.21 \text{ in/hr}; I_{100} = 8.98 \text{ in/hr}$$

$$Q_5 = 0.8 \times 5.21 \times 0.72 = 3.0 \text{ cfs}$$

$$Q_{100} = 0.8 \times 8.98 \times 0.72 = 5.2 \text{ cfs}$$

West 282' to Maple

$$DA = 2.5 \text{ Ac.}; T_c = 15 \text{ Min.}$$

$$C = 0.8; I_5 = 5.21 \text{ in/hr}; I_{100} = 8.98 \text{ in/hr}$$

$$Q_5 = 0.8 \times 5.21 \times 2.5 = 10.4 \text{ cfs}$$

$$Q_{100} = 0.8 \times 8.98 \times 2.5 = 18.0 \text{ cfs}$$