

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT WESTWAY 2ND ADDITION
JOB NO. _____
TO Chris Breitenstein
FROM B. Wooten
REFERENCE Drainage plan

DATE 10-24-83

COPIES TO:

Final plat is scheduled for subdivision for 10-27-83. Most of this plat was previously platted as Westway Development Addition. The majority of the previously platted area has been developed as indicated with apartment complexes. Existing storm sewers were constructed as indicated, both privately and publicly. Other areas will drain south to Pawnee thru existing drives.

The northerly portion of the plat will drain as indicated and will grade to an existing manhole on the 30" SWS pipe. The manhole will be converted to an inlet manhole by replacing the lid with a grate and adjusting the top to grade if necessary.

Developed runoff factor for the areas will be 0.90. The drainage area in the northerly portion is 1.43 acres. The 100 year storm flo = 11.6 CFS. This flo will be adequately discharged by the three drop inlets draining this area with approximately 0.55 head at the inlets which creates a discharge of 4 CFS/inlet. Storm water runoff also has an overflow avenue to Blake St. where at least one Type IA inlet exists in the street.

SUBDIVISION REPORT

S/D No. 83-88 Name Westway Development 2nd Addition
 Date Application Rec'd. 10-14-83 Preliminary Approval _____
 Scheduled S/D Meeting 10-27-83

DESCRIPTION

General Location North side of Pawnee in an area between Seneca and Millwood

Owner Westway Development, c/o A. D. Powell
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|------------------------------|
| 1. Gross Acreage of Plat <u>3.77 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>1</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>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>465.92 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>3.77 acres</u> | streets _____ yes _____ no |
| 5. Existing Zoning <u>AA, R-5, BB</u> | |
| 6. Proposed Zoning <u>R-5, BB (Z-2536)</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 _____ | |

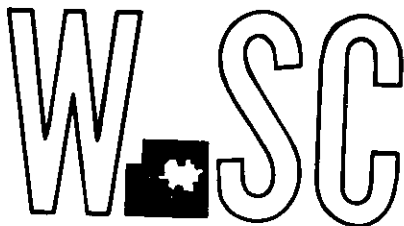
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2536) requesting "AA" to "BB" for the northeast corner of this property has been approved subject to platting.

- A. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage plan for this property.
- B. The final plat tracing shall indicate the amount of existing half-street right-of-way for Pawnee and Blake adjacent to this property.
- C. When the Blake Street cul-de-sac was platted as part of Westway Development Addition, a 20-foot building setback from the cul-de-sac was established on this property. As can be noted on the sketch plat, an apartment building has been constructed in violation of the 20-foot setback. The final plat proposes the reduction of the setback to 10 feet in order to clear the building encroachment. Since this plat proposes the vacation of a portion of the setback, appropriate reference shall be made to K.S.A. 12-512(b) in the engineer's text.
- D. As the sketch plat does not show existing curb cuts to Pawnee, the applicant's agent shall be prepared to tell the Committee where the curb cuts are located.
- 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.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

October 28, 1983

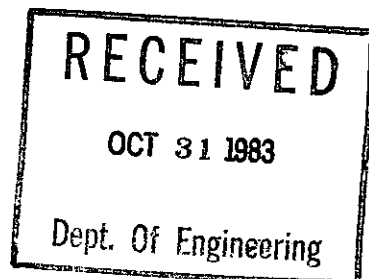
Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 83-88 - Final plat of Westway Development 2nd
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 27, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the amount of existing half-street right-of-way for Pawnee and Blake adjacent to this property.
- B. When the Blake Street cul-de-sac was platted as part of Westway Development Addition, a 20-foot building setback from the cul-de-sac was established on this property. As can be noted on the sketch plat, a building has been constructed in violation of the 20-foot setback. The final plat proposes the reduction of the setback to 10 feet in order to clear the building encroachment. Since this plat proposes the vacation of a portion of the setback, appropriate reference shall be made to K.S.A. 12-512(b) in the engineer's text.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.




Baughman Company, P.A.
October 28, 1983
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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 3, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Westway Development, c/o A. D. Powell, 2086 Westridge
Court, 67203
✓ Mike Lindebak, City Engineer