

**BAUGHMAN CO.**  
S U R V E Y O R S

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

**CONFIRMATION  
MEMO**

PROJECT Westwood Village 3rd Add.

DATE Oct 30, 1981

JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

Louise Olivarez  
Mike Lindebak

FROM John Lundblade

REFERENCE Drainage Plan

Attached is the lot grading plan  
for the above referenced project.

Plat submitted to planning Oct 30, 1981

To be heard by Subdivision Committee Nov. 12, 1981

WESTWOOD VILLAGE 3RD ADD  
DRAINAGE

$$D.A. = 2.5 \text{ Ac.}; T_c = 15 \text{ Min}; C = 0.7$$

$$T_5 = 5.21 \text{ in/hr}; I_{100} = 8.98 \text{ in/hr}$$

$$Q_5 = 0.7 \times 5.21 \times 2.5 = 9.1 \text{ cfs}$$

$$Q_{100} = 0.7 \times 8.98 \times 2.5 = 15.7 \text{ cfs}$$

Use 18" Pipe @ Min 1% Grade

**THE CITY OF WICHITA**

OFFICE OF      Engineering Department  
                 Design

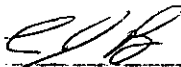
DATE      November 3, 1981

TO      Paul Johnston, Flood Control & Landfill Director

FROM      Chris J. Breitenstein, Drainage & Flood Control Engineer

SUBJECT      Drainage Plan

Please find attached the drainage plan for Westwood Village 3rd Addition.

  
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Chris J. Breitenstein  
Drainage & Flood Control Engineer

CJB: gf

Attachment

plat  
REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-116 Name Westwood Village 3rd Addition  
Date Application Rec'd. 10-28-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-12-81

DESCRIPTION

General Location North side of 13th St. North between I-235 and Zoo Blvd.

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

- |  |                               |
|--|-------------------------------|
| 1. Gross Acreage of Plat <u>10.32 ac.</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>289 feet</u>  | 8. Sidewalk adjacent to all   |
| 4. Minimum Lot Area <u>110,103 sq. ft.</u>   | streets _____ yes <u>X</u> no |
| 5. Existing Zoning <u>R-5 (DP-64)</u>  |                               |
| 6. Proposed Zoning <u>Same</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 _____        |                               |

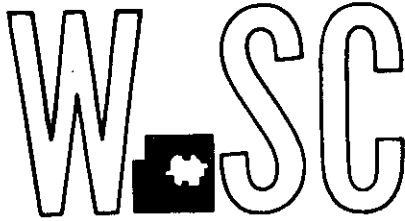
STAFF COMMENTS:

Note: This property is subject to the conditions of the Westwood Lake Community Unit Plan (DP-64). One of the conditions of approval associated with a recent revision of the C.U.P. is this replat.

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan.
- B. The applicant shall guarantee the paving of 13th Street adjacent to this plat. Provisions shall be made for the construction of a sidewalk adjacent to this site (collector street).
- C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring the adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- D. The associated C.U.P. provides for apartments to be constructed on this property. If it is proposed that each dwelling unit will be individually owned, a Homeowners' Association Agreement shall be submitted which provides for the ownership and maintenance of non-public common areas, parking areas, private drives, community facilities, etc.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Before the associated C.U.P. can be scheduled for review by the Board of City Commissioners, the applicant needs to meet with City Engineering regarding the dedication by separate instrument of a 40-foot maintenance access easement.
- G. Closure computations shall be submitted with the final plat tracing.
- H. 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.

WICHITA—SEDGWICK COUNTY

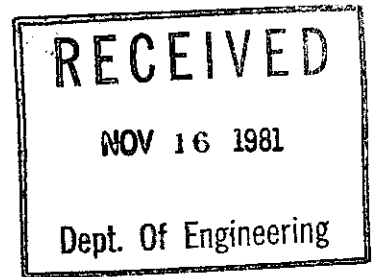


METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 12, 1981

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



Re: S/D 81-116 - Final plat of Westwood Village Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 12, 1981, 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 paving of 13th Street adjacent to this plat. Provisions shall be made for the construction of a sidewalk adjacent to this site (collector street).
- B. The applicant shall submit an avigational 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.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Before the associated C.U.P. can be scheduled for review by the Board of City Commissioners, the applicant needs to meet with City Engineering regarding the dedication by separate instrument of a 40-foot maintenance access easement.
- E. Closure computations shall be submitted with the final plat tracing.
- F. The 20-foot north-south utility easement shall be increased to 40 feet in order to accomodate an existing gas line.
- G. Approval of this final plat shall be subject to completion of the associated community unit plan revisions.

Baughman Company  
11-13-81  
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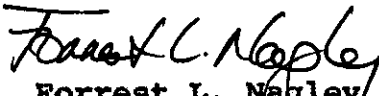
H. Recording of the plat within 30 days after approval  
by the Board of City Commissioners.

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 November 19, 1981, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Dennis Niedens, 900 N. Tyler Rd., No. 7, 67212  
X Mike Lindebak, City Engineering