

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE October 30, 1980

TO Jack Galbraith, Chief Planner  
FROM Chris J. Breitenstein, Acting Drainage & Flood Control Engineer  
SUBJECT Drainage Plans

The drainage plans for the following additions are approved:

- Shane First Addition
- Nielson Addition
- Hoy Addition
- Wesley Medical Center 4th Addition

  
Chris J. Breitenstein  
Acting Drainage & Flood Control  
Engineer

CJB:md

cc: Louise Olivarez  
Bill Korber

SUBDIVISION REPORT

S/D NO. 80-80 Name Shanes 1st Addition  
Date Application Rec'd. 10-17-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-30-80

DESCRIPTION

General Location S.W. corner of Central and Young Sts.

Owner Howard D. Ricketts  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, 67211 Phone 267-7271

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| <p>1. Gross Acreage of Plat <u>0.60</u></p> <p>2. Number of Lots:<br/> Residential _____<br/> Commercial <u>1</u><br/> Industrial _____<br/> Other _____<br/> Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>135</u> ft.</p> <p>4. Minimum Lot Area <u>24,300 sq. ft.</u></p> <p>5. Existing Zoning <u>AA</u></p> <p>6. Proposed Zoning <u>LC (Z-2259)</u></p> <p>9. Public Water Supply <u>Yes (Yes-No)</u>, Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>Yes(Yes-No)</u>, Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) _____ (Yes-No)</p> <p>12. City of Wichita <u>X</u>: Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:<br/> a. <u>15</u> R/W <u>135</u> ft.<br/> b. _____ R/W _____ ft.<br/> c. _____ R/W _____ ft.<br/> d. _____ R/W _____ ft.<br/> e. _____ R/W _____ ft.<br/> TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> no</p> |
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STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2259) requesting "AA" to "LC" has been approved by the Board of City Commissioners subject to replatting.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan.
- B. The final plat tracing shall indicate "access control except for one opening" across the north line of the lot to Central Avenue with appropriate wording being included in the plat's text.
- C. Since "LC" zoning has been approved for this site, a guarantee for a sidewalk adjacent to Young Street is required. However, this requirement would act to provide a "stub extension" into a single family residential neighborhood which has no existing sidewalk. Therefore, it is the staff's recommendation that the Metropolitan Area Planning Commission waive this requirement. Section 3-C(4) of the new ordinance empowers the MAPC with this authority.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant acknowledging aircraft noise and assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is 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.