

THE CITY OF WICHITA

OFFICE OF ENGINEERING DEPARTMENT
Design

DATE June 24, 1981

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Drainage & Flood Control Engineer.

SUBJECT Approval of Drainage Plans

The following plans are approved with any relevant conditions stated:

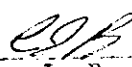
R.L. Mitchell Addition - Lot Grading Plan

Neff Addition - Lot Grading Plan

Gerald Seibel Addition - Drainage Plan. Drainage plan is dependant on paving of streets.

Westview 3rd Addition - Drainage Plan. At the time of development, site plan should be submitted to the office.

Camelot Addition - Drainage Concept. A Reserve & Homeowners Association Agreement will be required for the pond.


Chris J. Breitenstein,
Drainage & Flood Control Engineer

GF/03/07

cc: Larry D. Henry, R/W & Estimating Engineer
Louise Olivarez, Senior Planner

S/D No. 81-62 Name Neff Addition
Date Application Rec'd. June 15, 1981 Preliminary Approval _____
Scheduled S/D Meeting June 25, 1981

DESCRIPTION

General Location Northwest corner of Meridian and Maxwell Avenues

Owner Dillon Investment Co., - and Tim Neff
Surveyor/Engineer Baughman Company
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

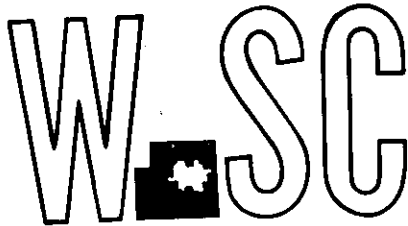
- | | |
|---|--|
| <p>1. Gross Acreage of Plat <u>0.30</u></p> <p>2. Number of Lots :
 Residential _____
 Commercial _____
 Industrial _____
 Other <u>1 office</u></p> <p>Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>90.02</u></p> <p>4. Minimum Lot Area <u>12,600 sq. ft.</u></p> <p>5. Existing Zoning <u>AA and LC</u></p> <p>6. Proposed Zoning <u>BB (Z-2347)</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. _____ R/W _____ ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL <u>0</u> ft.</p> <p>8. Sidewalk adjacent to all streets _____ yes <u>X</u> no</p> |
|---|--|

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the associated zone case Z-2347 "AA" and "LC" to "BB".
- B. The representative from the City Engineer's Office should be prepared to discuss the status of the applicant's lot grading plan. *Approved*
- C. The final plat tracing shall indicate access control except for 1 opening to Meridian. Appropriate wording shall be added to the plat's text.
- D. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- E. The final plat tracing shall indicate the amount of existing right-of-way for Maxwell.
- 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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 26, 1981

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 81-62 - Final plat of Neff Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission June 25, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat shall be subject to approval of the associated zone case Z-2347 "AA" and "LC" to "BB".
- B. The final plat tracing shall indicate access control except for 1 opening to Meridian. Appropriate wording shall be added to the plat's text.
- C. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- D. The final plat tracing shall indicate the amount of existing right-of-way for Maxwell.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 July 2, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

L.O.
Louise Olivarez
Senior Planner

LO:bh

cc: Dillon Inv. Co., Inc., Box 1927,
Hutchinson, Ks. 67501
Timber Products, Inc., c/o Tim Neff,
2286 S. Custer, 67213
Mike Lindebak, City Engineering

RECEIVED

JUN 26 1981

Dept. Of Engineering