

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

**CONFIRMATION
MEMO**

PROJECT WESTLINK 4TH ADDITION

DATE 10/25/83

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM Brent Wooten

REFERENCE Drainage Plan

Lots 1 and 2 drain as indicated on the plan. All areas are developed and mostly paved or under building locations. Runoff factor consideration would be 0.90. The majority of the area drains to an existing 36" SWS and inlets.

Available capacity of the 36" sewer is approx. 65 CFS. Another 15" pipe also discharges a south portion of this area. Both systems convey runoff into the Westlink Channel to the west. Other areas will drain to both Central and Tyler thru existing drives as indicated.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSIONS/D No. 83-91 Name Westlink Center 4th AdditionDate Application Rec'd. 10-14-83

Preliminary Approval

Scheduled S/D Meeting 10-27-83DESCRIPTIONGeneral Location S.W. Corner, Tyler Road and CentralOwner W. A. Michaelis, Jr.Surveyor/Engineer Baughman Company, P.A.Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | | | |
|--|---|------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>17.3 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | <u>2</u> | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | <u>0</u> ft. |
| 3. Minimum Lot Frontage | <u>150 ft.</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>37,360 sq. ft.</u> | streets | <u>yes X</u> no |
| 5. Existing Zoning | <u>LC</u> | | |
| 6. Proposed Zoning | <u>LC</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) | <u>Yes</u> _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

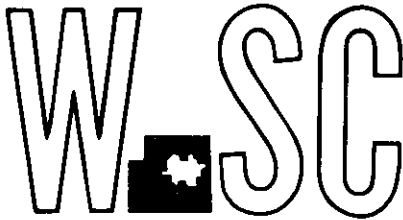
STAFF COMMENTS:

NOTE: The sketch plat which accompanies this final plat is a copy of the revised Community Unit Plan for this property.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The applicant shall guarantee the closure of two driveways to Central and 2 driveways to Tyler Road from proposed Lot 2. They shall be closed at the time of site redevelopment or no later than one year after MAPC approval of the plat.
- C. One of the purposes of this replat is to vacate the building setbacks platted as part of Westlink Center 2nd Addition. The engineer's text shall reference that these setbacks are being vacated by virtue of K.S.A. 12-512(b). The plattor's text shall reference that the setbacks are per the associated Community Unit Plan.
- D. When Westlink Center 2nd Addition was platted, a 15-foot access easement was granted adjacent to the west line of the plat. The purpose of this easement is to provide maintenance access to the adjacent drainage channel. The final plat tracing shall indicate this easement along with appropriate language in the plattor's text.
- 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.

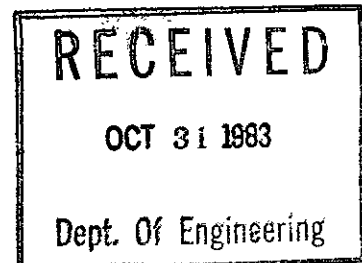
NOTE: This plat has been submitted in final form only.

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, Kansas 67211

Re: S/D 83-91 - Final plat of Westlink Center 4th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on 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 applicant shall guarantee the closure of two driveways to Central and 2 driveways to Tyler Road from proposed Lot 2. They shall be closed at the time of site redevelopment or no later than one year after MAPC approval of the plat.
- B. One of the purposes of this replat is to vacate the building setbacks platted as part of Westlink Center 2nd Addition. The engineer's text shall reference that these setbacks are being vacated by virtue of K.S.A. 12-512(b). The plattor's text shall reference that the setbacks are per the associated Community Unit Plan.
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Baughman Company
October 28, 1983
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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 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: W. A. Michaelis, Jr., 211 N. Broadway, 67202
Bill Schmide, 1133 E 2nd St., 67214
xMike Lindebak, City Engineer