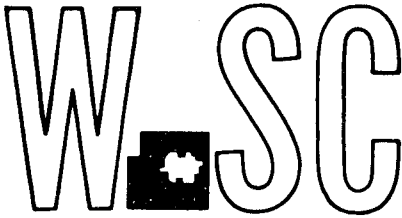


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(913) 268-4561

June 15, 1981

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

Re: S/D 81-58 - Brooker Riverside Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission June 11, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The following additions or corrections shall be shown on the final plat tracing:
 1. A scale, north arrow, legend distinguishing between irons found and irons set, and the minimum pad elevation;
 2. An indication of irons set rather than the nail and the cross at the southeast and northeast corner of the lot;
 3. The tie point shall be the SE cor. N 1/2 Lot 107 on Waco in Munger's Original Town;
 4. All lot dimensions and angles.
- B. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

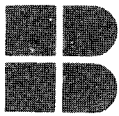
The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on June 18, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner
FLN:bh

cc: Paul K. Brooker, 835 N. Waco, 67203
X Mike Lindebak, City Engineering



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

CONFIRMATION
MEMO

PROJECT BROOKER RIVERSIDE ADDN

DATE 5-28-81

JOB NO. _____

COPIES TO:

TO CHRIS BREITENSTEIN, P.E.

FROM N. BRENT WOOTEN

REFERENCE DRAINAGE PLAN

$$DA = 0.43 \text{ AC.}$$

$$C = 0.90$$

$$I = 5.21 \text{ IN/HR}$$

$$Q = (0.90)(5.21)(0.43) = 2.0 \text{ cfs.}$$

STORM WATER RUNOFF IS TO BE CARRIED TO THE STREET BY THE EXISTING DR., EXCEPT THAT PORTION OF THE VERY WEST END OF THE LOT, WHICH MAY BE DRAINED INTO THE RIVER IN CONNECTION WITH THE EXISTING CONC. BOAT RAMP PATIO. NO SWS PIPE IS NECESSARY.

SUBDIVISION REPORT

S/D No. 81-58 Name Brooker Riverside Addition
 Date Application Rec'd. 5-28-81 Preliminary Approval _____
 Scheduled S/D Meeting 6-11-81

DESCRIPTION

General Location West side of Waco in an area south of Backbay Blvd.

Owner Paul K. Brooker
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>0.42</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>Office District 1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>70</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>18,463 sq. ft.</u> | |
| 5. Existing Zoning <u>BB</u> | |
| 6. Proposed Zoning <u>BB</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 requesting "B" to "BB" (Z-2222) has been approved subject to replatting.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan and on the acceptability of the proposed minimum building pad of 116.0 City datum. ?
- B. The following additions or corrections shall be shown on the final plat tracing:
1. A scale, north arrow, legend distinguishing between irons found and irons set, and the minimum pad elevation;
 2. An indication of irons set rather than the nail and the cross at the southeast and northeast corner of the lot;
 3. The tie point shall be the SE cor. N 1/2 Lot 107 on Waco in Munger's Original Town;
 4. All lot dimensions and angles.
- C. In accordance with Article V-101(c) of the Subdivision Regulations, 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.

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.