

S/D No. 83-16 Name Brand Addition
Date Application Rec'd. 3-18-83 Preliminary Approval _____
Scheduled S/D Meeting 3-31-83

DESCRIPTION

General Location North side of Maple St. in an area just west of Tyler

Owner Melvin Brand
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

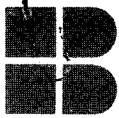
- | | |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>0.63</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>20</u> R/W <u>121</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>121</u> ft. |
| 3. Minimum Lot Frontage <u>121 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>24,805 sq. ft.</u> | streets <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC (Z-2481)</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 (Z-2481) requesting "AA" to "LC" has been approved subject to replatting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage improvements need to be guaranteed with this plat.
- B. Prior to release of this plat for recording, that portion of the concrete slab within the street right-of-way for Maple shall be removed.
- C. The applicant shall guarantee the extension of City water to serve this site.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- E. Since this property lies within 350 feet of the intersection of two arterial streets, the final plat tracing shall indicate the dedication of that portion of the major street intersection which falls on this property. The building setback line shall be appropriately adjusted.
- F. Closure computations shall be submitted with the final plat tracing.
- G. 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 extending same.



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

**CONFIRMATION
MEMO**

PROJECT BRAND ADDITION

DATE 3-25-83

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

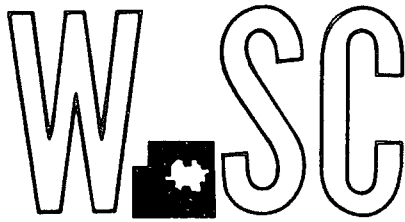
REFERENCE Drainage Plan

Final Plat is scheduled for subdivision for March 31, 1983.

Lot 1 (0.57 Ac.) will drain south to Maple and east in the existing ditch as indicated. Runoff will be conveyed to the ditch by either a driveway, a 2' flume at the southeast corner or both.

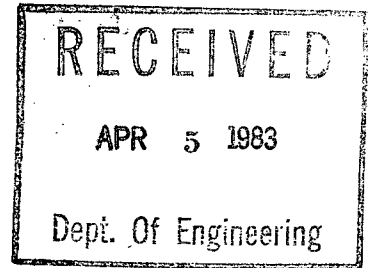
Runoff factor = 0.80 $Q_5 = 2.4$ CFS $Q_{100} = 4.1$ CFS

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 4, 1983

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 83-16 Final plat of Brand Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 31, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to release of this plat for recording, that portion of the concrete slab within the street right-of-way for Maple shall be removed.
- B. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- C. Since this property lies within 350 feet of the intersection of two arterial streets, the final plat tracing shall indicate the dedication of that portion of the major street intersection which falls on this property. The building setback line shall be appropriately adjusted.
- D. Closure computations shall be submitted with the final plat tracing.
- 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.

Baughman Co., P.A.
4-4-83 - Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 7, 1983 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Melvin Brand, 8726 W. Maple, Wichita 67209
✓ Mike Lindebak, City Engineering