SEDGWICK COU...

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

November 3, 1994

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 94-77 VAUTRAVERS ADDITION - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 3, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 27, 1994.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Ralph Vautravers, 7006 Clearmeadows Circle, Wichita, KS 67205
Mike Lindebak, City Engineer

STAFF COMMENTS:

A. Any drainage improvements required by the platting of this property shall be done at the time of site development.

B. As indicated by City Engineering, rather than a drainage easement, this site requires the platting of a Floodway. The plattor's text shall also be amended to reference the standard floodway language.

C. The applicant shall submit a copy of the instrument which establishes the Colorado Oil and Gas Corporation Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

E. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay Jr. as Chairman.

F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

I. Recording of the plat within 30 days after approval by the City Council.

J. The applicant is advised that this site is located in a designated "ponding area" and at the time of site development, this site's grading plan will require approval by the City's Flood Control Office.

AGENDA ITEM NO. 2-3

METROPOLITAN AREA PLANNING COMMISSION

November 3, 1994

STAFF REPORT
(Final Plat Approved 10/27/94)

CASE NUMBER: S/D 94-77 VAUTRAVERS ADDITION

OWNER/APPLICANT: Ralph Vautravers, 7006 Clearmeadows Circle, Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Hoover and north of K-42

SITE SIZE: 5.83 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial: 1
Total: 1

MINIMUM LOT AREA: 5.83 Acres

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

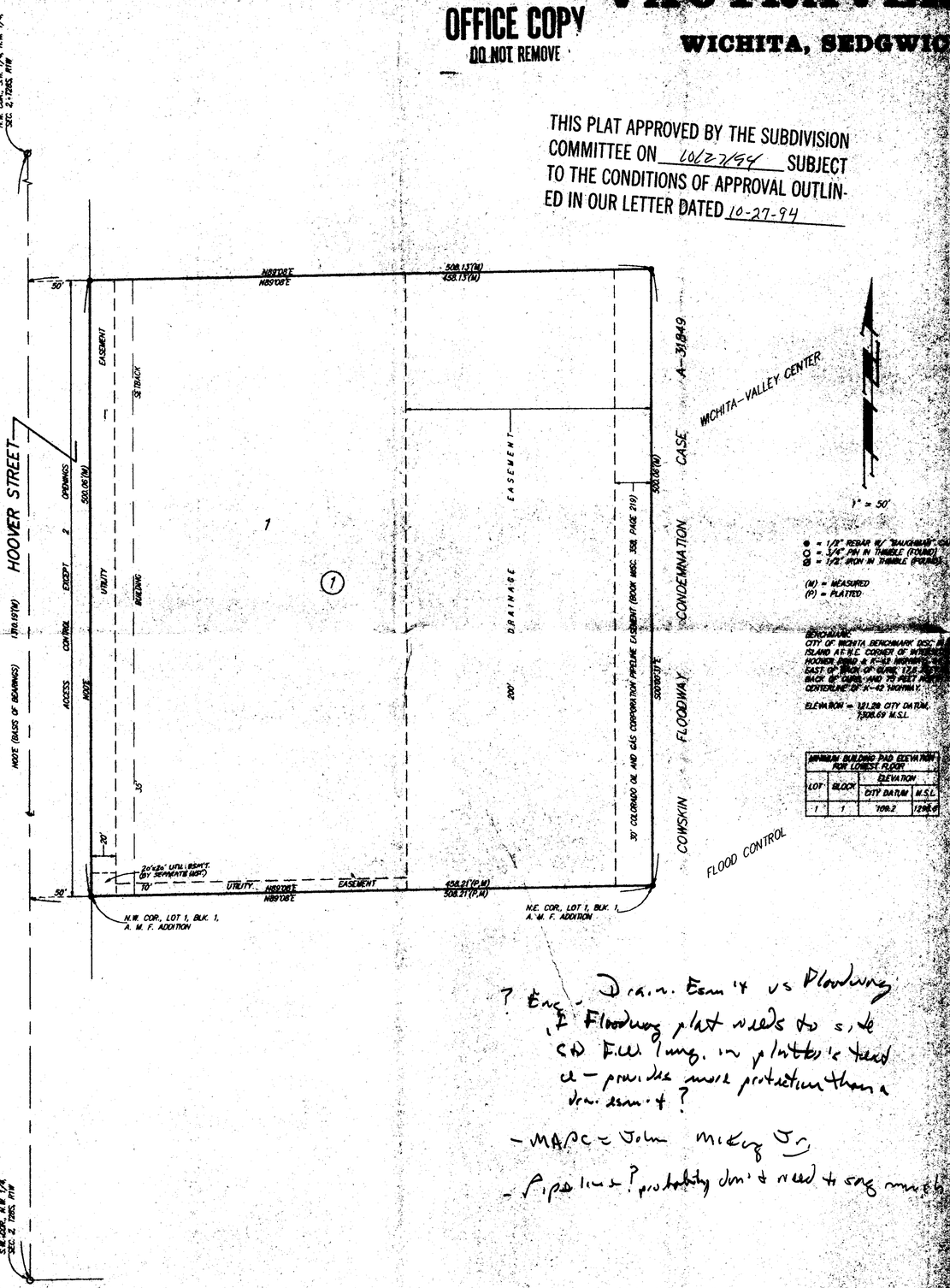
FINAL PLAT

OFFICE COPY
DO NOT REMOVE

VAUTRAVERS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 10/27/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 10-27-94



MINIMUM BUILDING PAD ELEVATION FOR LOWEST FLOOR			
LOT	BLOCK	ELEVATION	
		CITY DATUM	M.S.L.
1	1	1109.2	1296.6

? Eng. - Drain. Easm't vs Floodway
- If Floodway plat needs to state
CD Fill Insp. in platted Floodway
& - provide more protection than a
drain. easm't ?
- MAPC - John Mickey Jr.
- Pipelines? probably don't need to say much

State of Kansas) SS
Sedgwick County)

We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and platted "VAUTRAVERS ADDITION", to Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as: the south 500 feet of the north 1000 feet of the S.W. 1/4 of the N.W. 1/4 of Sec. 2, Twp. 28-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, lying west of the Wichita-Valley Center Flood Control right-of-way.

Existing easements and dedications being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into a lot and a block to be known as "VAUTRAVERS ADDITION", to Wichita, Sedgwick County, Kansas. The utility easements are hereby granted as indicated for location, and maintenance of all public utilities. The drainage easement is hereby granted as indicated for drainage purposes. The street is hereby dedicated to and for the use of the public. All abutters rights of access to or from Hoover Road over and across the west line of Lot 1, Block 1, are hereby granted to the City of Wichita, Kansas provided, however, that Lot 1 shall have access to Hoover Road at two locations as shall be determined by the City Engineer of the City of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest floor shall be 1109.2 City Datum (1296.6 M.S.L.).

_____ _____
Ralph Vautravers Gaylene Sue Vautravers

State of Kansas) SS
Sedgwick County)

The foregoing instrument acknowledged before me, this _____ day of _____, 1994, by Ralph Vautravers and Gaylene Sue Vautravers, husband and wife.

_____ Notary Public

My App't. Exp. _____

This plat of "VAUTRAVERS ADDITION", an Addition to Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this ____ day of _____, 1994.

Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. Miner — Chairman

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1994.

_____ Mayor
Elma Broadfoot

_____ City Clerk
Pat Burnett

Entered on transfer record this _____ day of _____, 1994.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas) SS
Sedgwick County)

This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1994, at ____ o'clock ____ M. and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Rosa