

METROPOLITAN AREA PLANNING
DEPARTMENTCITY 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 platting 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.

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:



Handwritten: 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

State of Kansas) *ss* We, *Baughman Company, P.A.*, Surveyors in Sedgwick 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.

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. Minor Chairman

 Marvin S. Krout Secretary

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

 Baughman Company, P.A.

 Gregory F. Severns Surveyor

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

 Elma Broadfoot Mayor

 Pat Burnett City Clerk

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 installation 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 109.2 City Datum (1296.6 M.S.L.).

 Ralph Vautravers

 Gaylene Sue Vautravers

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

 Susan E. Crockett-Spoon County Clerk

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

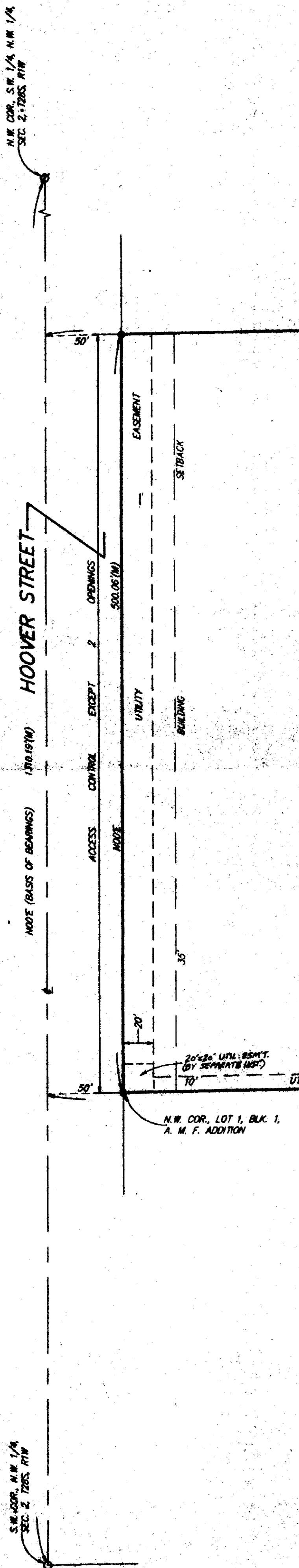
State of Kansas) *ss* This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 1994, at _____ o'clock _____ M., and is duly recorded.

 Notary Public

 Pat Kettler Register of Deeds

 Ed Rosa Deputy

My App'l Exp. _____



- = 1/8" IRON NAIL (BAUGHMAN) OR NAIL
- = 3/4" PIN IN THIMBLE (FOUND)
- ⊙ = 1/2" IRON IN THIMBLE (FOUND)
- (M) = MEASURED
- (P) = PLATTED

BENCHMARK
 CITY OF WICHITA BENCHMARK 125.2
 ISLAND AT N.E. CORNER OF INTERSECTION OF
 HOOPER ROAD & F-512 UNIVERSITY ST.
 EAST OF CORNER OF 17.5 FEET NORTH
 BACK OF CURB AND 75 FEET WEST
 CENTERLINE OF F-512 UNIVERSITY
 ELEVATION = 121.28 CITY DATUM
 1296.6 M.S.L.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST FLOOR		
LOT	BLOCK	ELEVATION
		CITY DATUM M.S.L.
1	1	109.2
		1296.6

? Eng. Drain. Easmt vs Flooding
 Flooding plat needs to side
 with Flood. in platting need
 a - provide more protection than a
 drain. easmt?
 - MAPC = John Mickey Jr.
 - Pipes lines? probably don't need to say much