

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-44 Name Caliendo 9th Addition

Date Application Rec'd 5-26-83

Preliminary Approval _____

Scheduled S/D Meeting 7-7-83

DESCRIPTION

General Location North side of 21st St. North, approximately 1/3 mile east of Oliver

Owner Caliendo Investment Corporation

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Ks.

Zip Code 67211

Phone 262-7271

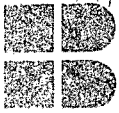
- | | |
|---|---|
| 1. Gross Acreage of Plat <u>2.53 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots :
Residential _____
Commercial <u>1</u>
Industrial _____
Other _____
Total Number of Lots <u>1</u> | a. <u>50</u> R/W <u>166.11</u> ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>166.11</u> ft. |
| 3. Minimum Lot Frontage <u>166.10 ft.</u> | 8. Sidewalk adjacent to all streets <u>X</u> yes _____ no |
| 4. Minimum Lot Area <u>101,954 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC (Z-2515)</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: An application for LC zoning has been submitted for this property and will be reviewed by the Planning Commission on June 30, 1983.

- A. A reference tie to a section corner or previous platted lot corner shall be added to the final plat. This property is located between Old Manor and Parkwood Lane as extended from the south and is just west of Woodgate Second Addition.
- B. The City Engineer's representative shall be prepared to comment on the proposed grading plan for this lot and state whether any off-site drainage easements or agreements are required.
- C. Approval of this plat shall be subject to approval of the associated zone case. If LC zoning is granted, a 35-foot building setback shall be shown on the final plat tracing.
- D. If two openings are desired to serve this property, it is recommended that an additional ten feet be dedicated for 21st Street and a decel lane be guaranteed. It is anticipated that future rezonings and replattings will occur to the west and the decel lane will be continued west.
- E. The applicant shall guarantee extension of sanitary sewer to serve the lot.
- F. The applicant shall guarantee reconstruction of the sidewalk at the new property line.
- G. A 10-foot utility easement shall be added to the north line of the lot.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- I. Approval of this plat will require a waiver of the lot width-to-depth ratio of the Subdivision Regulations.
- J. 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.



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

**CONFIRMATION
MEMO**

PROJECT CALIENDO 9TH ADDITION

JOB NO. _____
TO CHRIS BREITENSTEIN
FROM BRENT WOOTEN
REFERENCE DRAINAGE PLAN

DATE 7-1-83

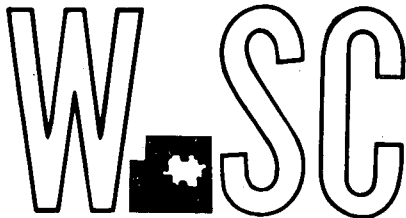
COPIES TO:

The final plat is scheduled for Subdivision for July 7, 1983.

This lot will be commercial with a runoff factor of 0.60.

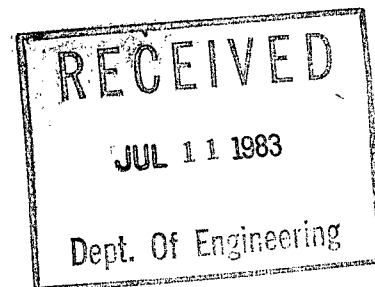
The south 100' will drain south to 21st St. which drains east. Discharge will be thru driveways. The north 2.15 acres will drain north and be conveyed into a drainage easement or equivalent to be carried across the adjacent property to the north. This adjacent property is to be platted in approximately two weeks and adequate drainage dedications will be addressed at that time.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 8, 1983

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

Re: S/D 83-44 - Final plat of Caliendo 9th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 7, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. A reference tie to a section corner or previous platted lot corner shall be added to the final plat.
- B. The applicant's drainage plan has been approved subject to submission of adequate off-site drainage easements.
- C. Approval of this plat shall be subject to approval of the associated zone case. If LC zoning is granted, a 35-foot building setback shall be shown on the final plat tracing.
- D. An additional ten feet shall be dedicated for 21st Street and a guarantee submitted for a decel lane. It is anticipated that future rezonings and replattings will occur to the west and the decel lane will be continued west.
- E. The applicant shall guarantee extension of sanitary sewer to serve the lot.
- F. The applicant shall guarantee reconstruction of the sidewalk at the new property line.
- G. A 10-foot utility easement shall be added to the north line of the lot.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.

Baughman Company, P.A.
July 8, 1983
Page 2

- I. The Subdivision Committee recommends a waiver of the lot width-to-depth ratio of the Subdivision Regulations.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 July 14, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Caliendo Inv. Corp., 400 N. Woodlawn, 67206
X Mike Lindebak, City Engineer