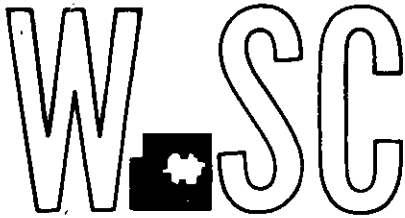


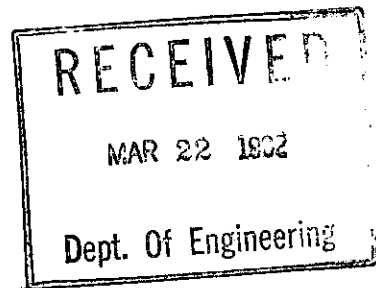
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

March 19, 1982 (P) 268-4561



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

Re: S/D 81-51 - Final plat of American Legion Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 18, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- B. The applicant shall guarantee the extension of City water to serve all lots not already served.
- C. The applicant shall guarantee the paving of 32nd Street South Circle.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- E. 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 March 25, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,
Forrest L. Nagley
Forrest L. Nagley, Junior Planner

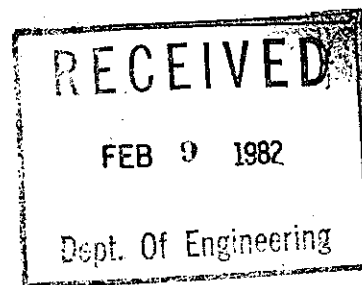
cc: American Legion, Robert Buckel,
101 E. 21st St. So., 67216
X Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



February 5, 1982

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

Re: S/D 81-51 - Preliminary plat of American Legion Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 4, 1982, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Since no street separates Blocks 1 and 2, the final plat shall number all lots consecutively from 1 to 18, all in one block.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- C. The applicant shall guarantee the extension of City water to serve all lots not already served.
- D. The applicant shall guarantee the paving of 32nd Street South Circle.
- E. The applicant shall guarantee any drainage improvements necessary for development of this land.
- F. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- G. The final plat shall show the following setback lines:
 1. 35 feet from 31st Street South on Lot 1, Block 1;
 2. 25-foot front yard and 15-foot side yard setbacks on the corner lots at Wichita and 32nd St. South Circle.

Baughman Company, P.A.

2-5-82

Page 2

- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: American Legion, Robert Buckel, Vice Commander, 101 E. 21st St.
South, 67216

XMike Lindebak, City Engineering

S/D No. 81-51 Name American Legion Addition
Date Application Rec'd. May 8, 1981 Preliminary Approval _____
Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location South of 31st St. South in an area east of Wichita Street

Owner American Legion, Robert Buckel, Vice Commander
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>4.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>60</u> R/W <u>360</u> ft. |
| Residential <u>17</u> | 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>18</u> | TOTAL <u>360</u> ft. |
| 3. Minimum Lot Frontage <u>60 ft</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>6120 sq. ft.</u> | |
| 5. Existing Zoning <u>AA and LC</u> | |
| 6. Proposed Zoning <u>AA, A, and LC</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) <u>Yes</u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: Proposed Lot 1, Block 1 has been approved for "LC" zoning; Lots 2-4, Block 1 have been approved for "A" zoning; the balance of the lots are "AA".

- A. Since no street separates Blocks 1 and 2, the final plat shall number all lots consecutively from 1 to 18, all in one block.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- C. The applicant shall guarantee the extension of City water to serve all lots not already served.
- D. The applicant shall guarantee the paving of 32nd Street South Circle.
- E. The City Engineer's representative shall be prepared to comment on the applicant's drainage plan.
- F. The applicant shall guarantee any drainage improvements necessary for development of this land.
- G. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- H. The final plat shall show the following setback lines:
 - 1. 35 feet from 31st Street South on Lot 1, Block 1;
 - 2. 25-foot front yard and 15-foot side yard setbacks on the corner lots at Wichita and 32nd St. South Circle.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 81-51 Name American Legion Addition
Date Application Rec'd. May 8, 1981 Preliminary Approval 2-4-82
Scheduled S/D Meeting 3-18-82

DESCRIPTION

General Location South of 31st St. South in an area east of Wichita Street

Owner American Legion, Robert Buckel, Vice Commander

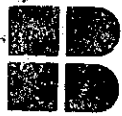
Surveyor/Engineer Bauchman Company, P.A.

Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>4.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>60</u> R/W <u>360</u> ft. |
| Residential <u>17</u> | 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>18</u> | TOTAL <u>360</u> ft. |
| 3. Minimum Lot Frontage <u>40 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>6,120 sq. ft.</u> | |
| 5. Existing Zoning <u>AA and LC</u> | |
| 6. Proposed Zoning <u>AA, A and LC</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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan and state if any drainage improvements need to be guaranteed with this plat.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- C. The applicant shall guarantee the extension of City water to serve all lots not already served.
- D. The applicant shall guarantee the paving of 32nd Street South Circle.
- E. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.



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

CONFIRMATION MEMO

PROJECT American Legion Addition

DATE January 29, 1982

JOB NO. _____

COPIES TO:
 Mike Lindebak ✓

TO Chris Breitenstein

FROM N. Brent Wooten

RECEIVED
 FEB 1 1982
 Dept. Of Engineering

REFERENCE Drainage Plan

REFERENCED PRELIM. PLAT TO BE HEARD BEFORE SUBDIVISION ON 2-4-82.

AREA A (0.7 AC) (RES. DEV.) WILL DRAIN TO WICHITA ST. VIA 3 DRIVEWAY OPENINGS. APPROX. 0.4 CFS PER DR. WILL DRAIN TO STREET.

AREA B (0.9 AC) (COMMERCIAL DEV) WILL DRAIN TO WICHITA ST. VIA 1 DR. OPENING.
 $Q = 0.85(4.06)0.9 = 3.1 \text{ cfs.}$

AREA C (1.7 AC) (COM DEV) WILL DRAIN NORTH TO 31st ST SO. VIA 1 DR OPENING
 $Q = 0.85(4.06)1.7 = 5.9 \text{ cfs.}$

AREA D (2.6 AC) (RES. DEV) WILL DRAIN TO 32ND ST CIRCLE, WEST TO WICHITA ST, & NORTH TO 31st ST. SO. TO EXISTING SKS.

[Handwritten signature]



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

CONFIRMATION
MEMO

PROJECT _____

DATE _____

JOB NO. _____

COPIES TO:

TO _____

FROM _____

REFERENCE _____

NOTE: A 30" STORM SEWER & INLETS
EXIST AT THE 31st ST. AND WICHITA ST INTERSECTION
WHICH WILL COLLECT ALL RUNOFF FROM THIS DEV.
PRESENTLY NO DEVELOPMENT IS PLANNED FOR
SEVERAL YEARS FOR THESE AREAS.

WHEN DEVELOPMENT DOES OCCUR,
THE EXISTING BLDG. & PARKING LOT WILL HAVE TO
BE REMOVED AND LOT 1, BLK 1, WILL BE GRADED
TO DRAIN TO 31st ST & WICHITA ST. AS
INDICATED ON THE PLAN.