

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

April 7, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-19 - AMBURGEY 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 1989, 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 obtain, by separate instrument, the 4.5 foot wide off-site utility easement required adjacent to the south line of this plat. This instrument shall be submitted to the Planning Department for processing.
- B. The applicant is advised that this portion of 13th Street North is a part of the designated collector street system. The final plat tracing shall indicate the platting of 35-foot half-street right-of-way.
- C. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- 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 the habitable structures constructed on subject property.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- H. 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.
- I. Recording of the plat within 30 days after approval by the City Council.

Note: This plat is in final form only.

The enclosed "marked" copy of the final plat is for your information files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, April 13, 1989. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew  
Senior Planner

DL:sm

Enclosure

cc: Jack R. Amburgey, 1325 Smith, Wichita, KS 67212  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

April 6, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 89-19 - AMBURGEY 2ND ADDITION

OWNER/APPLICANT: Jack R. Amburgey, 1325 Smith, Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: South side of 13th Street North in an area west of Smith Street.

SITE SIZE: 0.23 acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

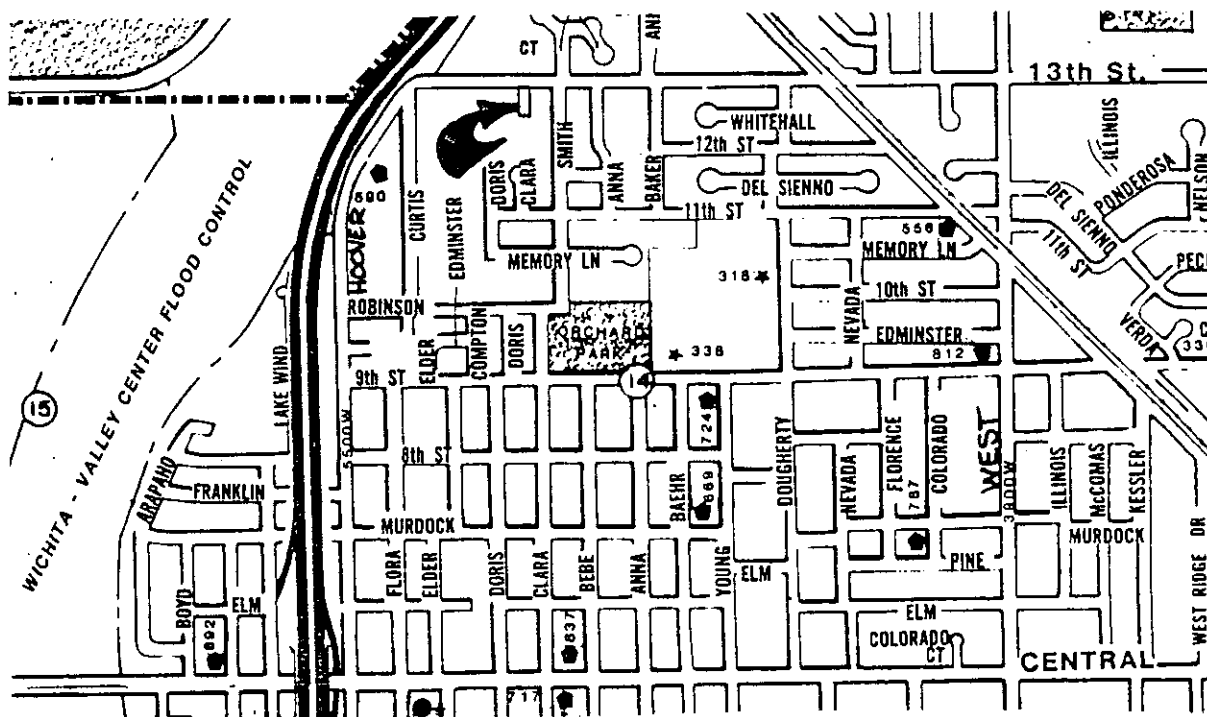
MINIMUM LOT AREA: 9,075 sq. ft.

CURRENT ZONING: "AA" One-family Dwelling

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VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall obtain, by separate instrument, the 4.5 foot wide off-site utility easement required adjacent to the south line of this plat. This instrument shall be submitted to the Planning Department for processing.
- D. The applicant is advised that this portion of 13th Street North is a part of the designated collector street system. The final plat tracing may indicate the platting of 35-foot half-street right-of-way.
- E. Should the applicant choose to dedicate only the 5-foot of additional half-street right-of-way then; approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- F. 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 the habitable structures constructed on subject property.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. 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.

- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property? Also, would the dedication of only 5-feet of additional street right-of-way conflict with any projects Engineering has for 13th Street?

Note: This plat is in final form only.

# 13th STREET

W.L. E1/2, Lot 5, R.A. Morris Tracts To W.L. Zoo Blvd.

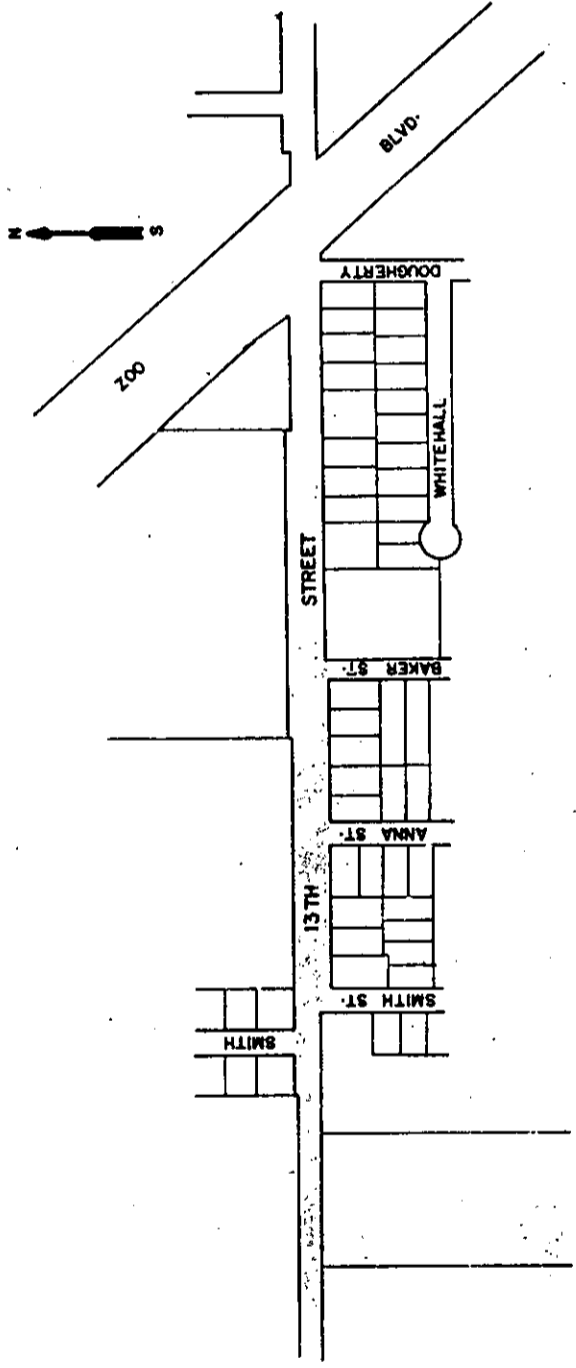
FORM SEWER CONTRACTOR  
AND OTHER AGENCIES  
ALL  
ENGINEER CAN BE SAVED,

ROADS (INCLUDING 13TH  
AND OTHER) INCIDENTAL TO

BLOCKS AROUND PIPES  
PIPE REMOVAL.

P.L. (FOR CONSTRUCTION OF  
ACTOR SHOULD CONTACT

1', 1-24', 1-27' AND  
WARRANT TO BE CONSTRUCTED.  
IS PROJECT.



City Of Wichita, KS.

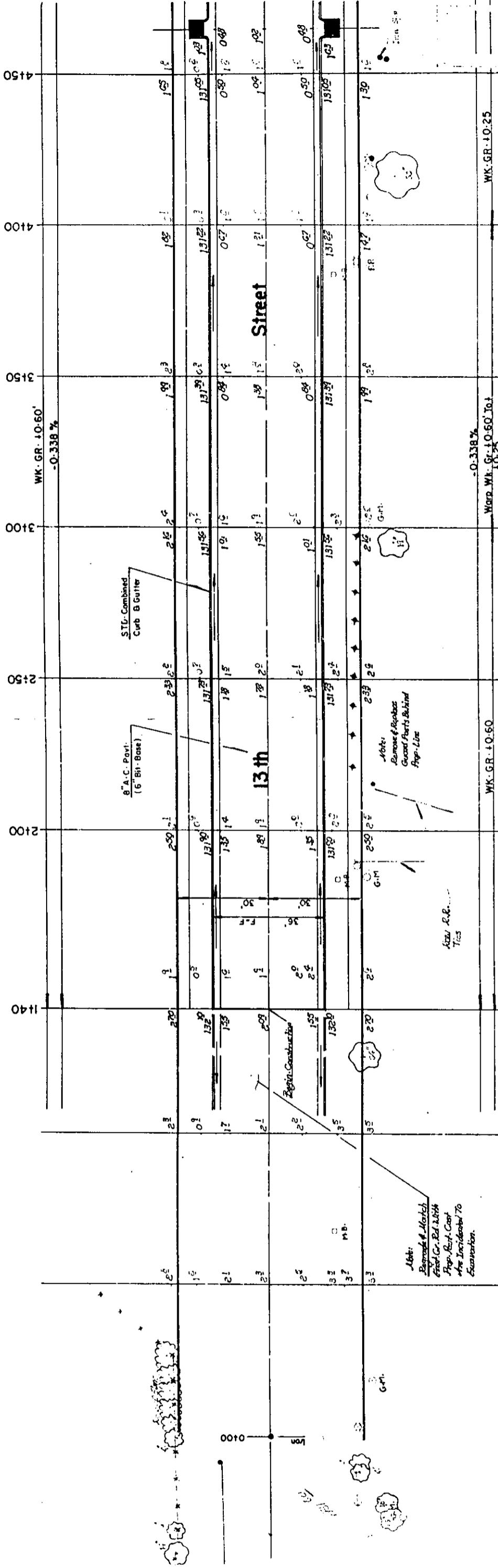
R.W. Bruggeman Director Of Engineering/City Engineer  
Proj. No. 472-76-245-80458-000-000-001



Disc. 26'



Scale: 1" = 20'



**SUB-GRADE**

TYPE OF SUB-GRADE TREATMENT SHALL BE DETERMINED BY THE FIELD ENGINEER. SUB-GRADE TREATMENT MAY CONSIST OF LIME TREATMENT, CEMENT TREATMENT, SUB-GRADE MODIFICATION, OR ANY COMBINATION OF THESE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING PROPERTY IRONS. THE CONTRACTOR SHALL BE REQUIRED TO RE-ESTABLISH ANY PROPERTY IRONS WHICH ARE DAMAGED OR DESTROYED BY HIS CONSTRUCTION OPERATIONS. SUCH IRONS SHALL BE RE-ESTABLISHED BY A LICENSED PROFESSIONAL SURVEYOR OR A LICENSED PROFESSIONAL ENGINEER IN ACCORDANCE WITH STATE LAWS.

CAUTION

UNDERGROUND UTILITIES

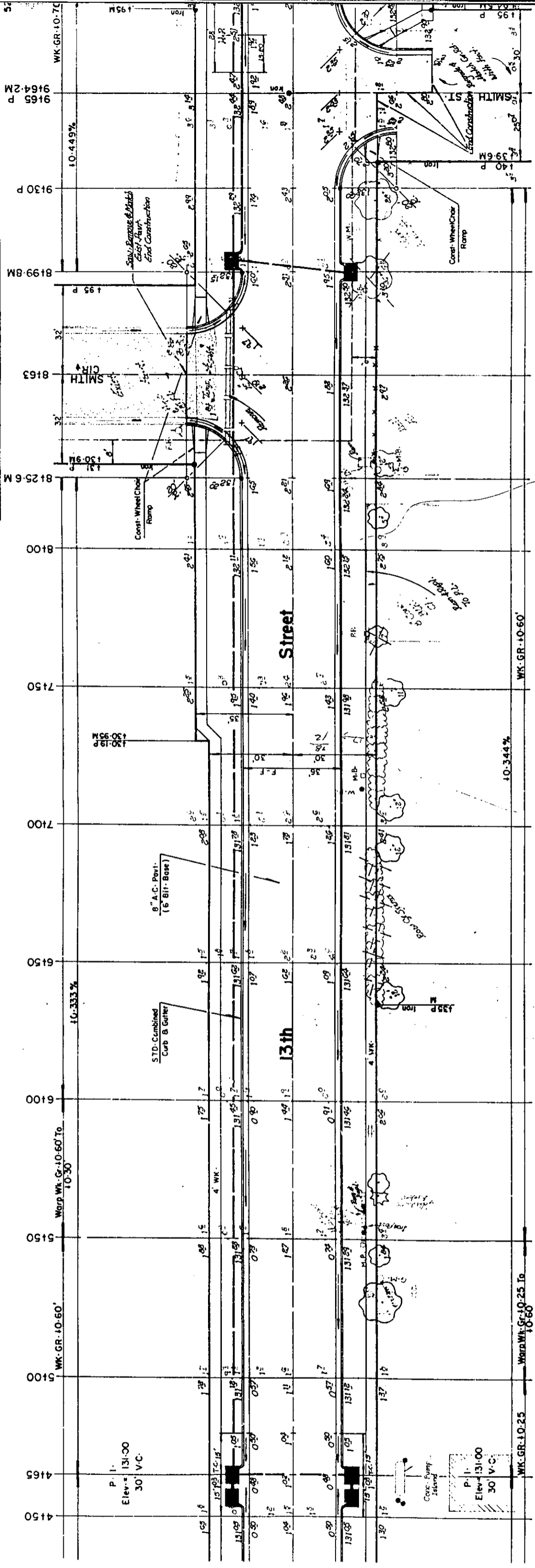
Please check with K.C.E. or Southwestern Bell Telephone Co. for Location

EXCAVATION	4907.90 c/y
110%	450.79 c/y
<b>TOTAL</b>	<b>5398.69 c/y</b>
Comp. Fill (wk.)	191.40 c/y
110%	19.14 c/y
<b>TOTAL</b>	<b>210.54 c/y</b>
Manipulation	11987.20 s/y

13th Street

**INTERSECTION QUANTITIES**

40.0	S.Y. Pavement Removed (Exc. Curb & Gutter)
188.5	S.Y. Asphaltic Conc. Pavement
16.3	S.Y. 3" Bituminous Base
582.7	L.F. Combined Curb & Gutter
595.0	L.F. Pipe Removed
97.5	S.F. 4" Wheelchair Ramp
82.0	S.F. 4" Walk
	C.Y. Excavation
17.3	C.Y. Compacted Fill
35.5	L.F. Saw Joint
2027.7	S.Y. Manipulation
2.6	Tons Lime or Cement
	S.Y. V.G. Concrete & Asphaltic Concrete Base



**INTERSECTION QUANTITIES**

	S.Y. Concrete Pavement
188.5	S.Y. Asphaltic Conc. Pavement (L.C. Bituminous Base)
16.3	S.Y. 3" Bituminous Base
582.7	L.F. Combined Curb & Gutter
595.0	L.F. Pipe Removed & Replaced
97.5	S.F. 4" Wheelchair Ramp
82.0	S.F. 4" Walk
	C.Y. Excavation
17.3	C.Y. Compacted Fill
35.5	L.F. Saw Joint
2027.7	S.Y. Manipulation
2.6	Tons Lime or Cement