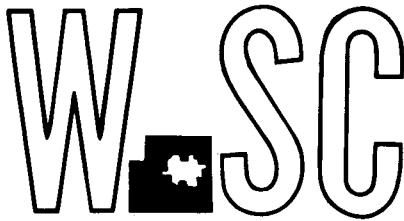
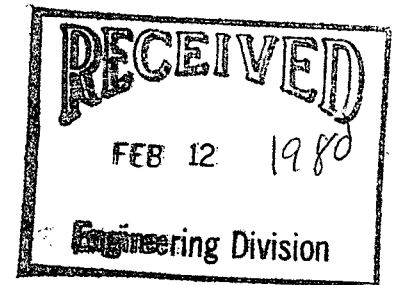


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 11, 1980

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

Re: S/D 80-6 - Preliminary plat of Rockhurst Sixth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 1980, 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. The applicant shall submit a final drainage plan to the City Engineer's office prior to or at the time of submitting a final plat.
- B. The drainage way along the west line of the plat shall be labeled drainage easement on the final plat.
- C. Prior to submitting a final plat, the applicant shall contact K.G. and E. relative to easement requirements for this plat.
- D. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- E. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- F. The applicant shall guarantee the paving of Farmview Court and Lawrence Lane.
- G. In accordance with the City sidewalk ordinance, sidewalks shall be guaranteed at the following locations:
 1. West side of Gouverneur adjacent to Lots 12-15, Block 2 (collector).
 2. Both sides of Farmview adjacent to this plat (collector).

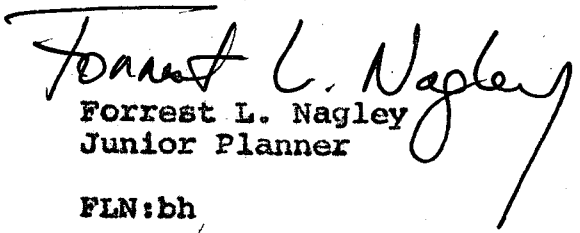
Baughman Co.
Page 2
Feb. 11, 1980

- H. This plat proposes the vacation of Gouverneur Street north of the north line of Farmview. The west half of Gouverneur, at this location, can be vacated by this plat, however, the east half must be vacated by separate application. Vacation of the west half of this street, by this plat, shall be subject to the approval of a separate vacation request for the east half.
- I. If the vacation of Gouverneur street north of the north line of Farmview is approved, the applicant shall guarantee the reconstruction of the street curb at this intersection.
- J. The final plat shall indicate the correct spelling of Gouverneur.
- K. 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.
- L. 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.

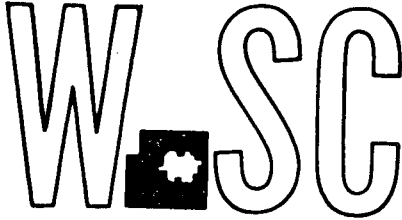
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: ✓ Bob Peters, 1106 N. Armour, 67206
Dean Sellers, Acting City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 21, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-6 - Final plat of Rockhurst Sixth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 20, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this plat which vacates the west half of Gouverneur north of Fairview shall be subject to approval of the associated vacation case V-1015 which vacates the east half of Gouverneur.
- B. The applicant shall guarantee the reconstruction of the Farmview-Gouverneur intersection. This reconstruction shall include a private driveway approach into the school site.
- C. The applicants shall guarantee the extension of sanitary sewer to serve all lots which are not already served with sewer.
- D. The applicant shall guarantee the extension of City water to serve all lots which are not already served with water.
- E. The applicant shall guarantee the paving of Lawrence Lane and Farmview Court.
- F. Since both Farmview Lane and Gouverneur Road are collectors, sidewalks are required on both sides of these streets. However, since no sidewalks exist on the west side of Gouverneur north of 14th Street, the Subdivision Committee recommends that the applicant not be required to construct sidewalks on Gouverneur. In accordance with the sidewalk ordinance, the applicant may request of the City Commission, in writing, the waiver of the sidewalk requirement on Gouverneur.

3-21-80

For the sidewalks that are required, the applicant shall submit a notarized certificate indicating that sidewalks will be required as a condition to the issuance of a building permit. A fiscal guarantee for sidewalk construction will be required at the time building permits are obtained.

- G. 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. 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 27, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,

LO
Louise Olivarez
Senior Planner

LO:bh

cc: Bob Peters, 1106 N. Armour, 67206
 ✓ Dean Sellers, Acting City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-6 Name Rockhurst Sixth Addition
Date Application Rec'd. 1-25-80 Preliminary Approval _____
Scheduled S/D Meeting 2-7-80

DESCRIPTION

General Location North and south sides of Farmview in an area west of Gouverneur

Owner Bob Peters
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>7.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>60'</u> R/W <u>200</u> ft. |
| Residential <u>21</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>21</u> | TOTAL <u>200</u> ft. |
| 3. Minimum Lot Frontage <u>78</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>8580 sq.</u> ft. | |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"AA" and "A"</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept plan. *Not approved*
- B. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- D. The applicant shall guarantee the paving of Farmview Court and Lawrence Lane.
- E. In accordance with the City sidewalk ordinance, sidewalks shall be guaranteed at the following locations:
 - 1. West side of Gouverneur adjacent to Lots 12-15, Block 2, (collector).
 - 2. Both sides of Farmview adjacent to this plat, (collector).
- F. This plat proposes the vacation of Gouverneur Street north of the north line of Farmview. The west half of Gouverneur, at this location, can be vacated by this plat, however, the east half must be vacated by separate application. Vacation of the west half of this street, by this plat, shall be subject to the approval of a separate vacation request for the east half.
- G. If the vacation of Gouverneur Street north of the north line of Farmview is approved, the applicant shall guarantee the reconstruction of the street curb at this intersection.
- H. The final plat shall indicate the correct spelling of Gouverneur.
- 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.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-6 Name Rockhurst Sixth Addition
Date Application Rec'd. 1-25-80 Preliminary Approval 2-7-80
Scheduled S/D Meeting 3-20-80

DESCRIPTION

General Location North and south sides of Farmview, in an area west of Gouverneur

Owner Bob Peters

Surveyor/Engineer Baughman Company

Address 330 Laura Phone 262-7271

- 1. Gross Acreage of Plat 7.3
- 2. Number of Lots:
 - Residential 21
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 78 ft.
- 4. Minimum Lot Area 8580 sq. ft.
- 5. Existing Zoning "AA"
- 6. Proposed Zoning "AA" and "A"
- 7. Lineal Feet of New Streets:
 - a. 60' R/W 550 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 550 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

Note: A request for duplex zoning has been submitted for Block 1 and Lots 12-15 in Block 2.

- A. Approval of this plat which vacates the west half of Gouverneur north of Fairview shall be subject to approval of the associated vacation case V-1015 which vacates the east half of Gouverneur.
- B. The applicant shall guarantee the reconstruction of the Farmview-Gouverneur intersection. This reconstruction shall include a private driveway approach into the school site.
- C. The applicants shall guarantee the extension of sanitary sewer to serve all lots which are not already served with sewer.
- D. The applicant shall guarantee the extension of City water to serve all lots which are not already served with water.
- E. The applicant shall guarantee the paving of Lawrence Lane and Farmview Court.
- F. Since both Farmview Lane and Gouverneur Road are collectors, sidewalks are required on both sides of these streets. The streets are already paved, therefore, the applicant shall submit a notarized certificate indicating that sidewalks will be required as a condition to the issuance of a building permit. A fiscal guarantee for sidewalk construction will be required at the time building permits are obtained.
- G. The applicant's surveyor should check the recorded Continental pipeline easement to make sure that no building setback is required which would hinder the development of Lot 6, Block 1.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.