



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION
MEMO

PROJECT Donna's 4th Addition

DATE October 15, 1982

_____ JOB NO. _____

COPIES TO:

TO Chris Breitenstein

FROM N. Brent Wooten

REFERENCE Drainage Plan

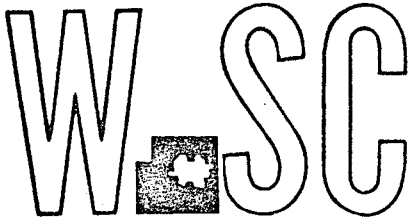
Plat is scheduled for subdivision for October 28, 1982.

Lots will be developed for multifamily dwelling.
Runoff factor = 0.60.

4 Lots (0.60 AC) will drain to Vermont Ct. (unpaved) and west to St. Clair. Existing 18" storm sewer exists in St. Clair. St. Clair is paved to standards. Discharge to Vermont Ct. will be thru a 24' approach to the Lots as indicated. Runoff flo = 3.2 C.F.S.

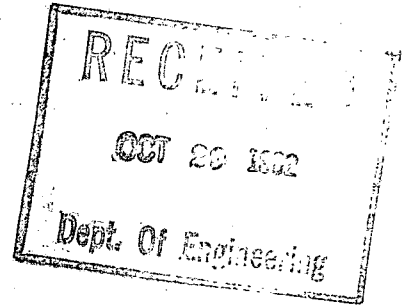
The proposed storm sewer improvements are indicated on the plan which will be constructed with the Vermont Ct. cul-de-sac pavement project. Improvements include two inlets and 15" pipe to connect to the existing manhole at the intersection. A total drainage area of 1.3 Acres will discharge to St. Clair from the cul-de-sac.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



October 29, 1982

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

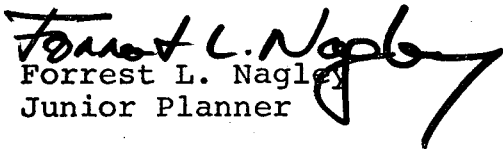
Re: S/D 82-60 - Preliminary plat of Donna's 4th Addition

Gentlemen:

The above captioned case was considered at the regular meeting of the Subdivision Committee on October 28, 1982. The action of the Subdivision Committee was to defer consideration of this preliminary plat and authorize the submission of a final plat indicating the redesign which was discussed at the meeting. In addition, the Committee authorized the platting of reduced building setbacks from Vermont Circle in an effort to encourage the provision of additional offstreet parking.

Should you have any questions about the Committee's action or the particulars of the redesign discussed at the meeting, please call me at 268-4421.

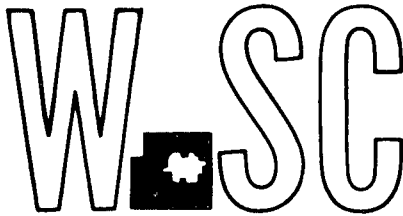
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

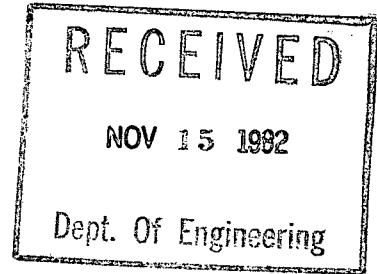
cc: Ford M. Duke, 1602 Westlynn, 67212
Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



November 12, 1982

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

Re: S/D 82-60 - Final plat of Donna's 4th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The street name on the final plat tracing shall be Vermont Circle not Vermont Court.
- B. The applicant shall guarantee the paving of Vermont Circle from the east line of St. Clair to the east line of the cul-de-sac.
- C. The applicant shall guarantee extension of City water to serve each lot.
- D. For those improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since shared drives are being proposed, joint access easements covering the driveways should be delineated on the plat and should be granted by separate instrument. This separate instrument shall address the construction and maintenance responsibilities of the common drives and shall be submitted to the Planning Department for review prior to being recorded. The recording data shall be shown on the final plat tracing.
- F. Closure computations shall be submitted with the final plat tracing.
- G. A reference tie to a section corner or previous lot corner shall be added to the face of the plat.

Baughman Company, P.A.
November 12, 1982
Page 2

H. 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 Thursday, November 18, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Louise Olivarez *LO*
Senior Planner

LO:bh

cc: Ford M. Duke, 1602 Westlynn, 67212
X Mike Lindebak, City Engineering

S/D No. 82-60 Name Donna's 4th Addition
Date Application Rec'd. 10-15-82 Preliminary Approval N/A
Scheduled S/D Meeting 11-10-82

DESCRIPTION

General Location East of St. Clair at the end of Vermont Circle

Owner Ford M. Duke
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | | | |
|---|---|------------------------------|-----------------|
| 1. Gross Acreage of Plat | <u>0.8</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ | ft. |
| Residential | <u>4</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>4</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | _____ | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>6,002.6 sq. ft.</u> | streets | yes <u>X</u> no |
| 5. Existing Zoning | <u>A</u> | | |
| 6. Proposed Zoning | <u>A</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: The preliminary plat of Donna's 4th Addition was deferred for redesign at the last meeting and submission of a final plat was authorized based on the proposal presented to the Committee by the applicant's agent.

- A. The street name on the final plat tracing shall be Vermont Circle not Vermont Court.
- B. The applicant shall guarantee the paving of Vermont Circle from the east line of St. Clair to the east line of the cul-de-sac.
- C. The applicant shall guarantee extension of City water to serve each lot.
- D. For those improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since shared drives are being proposed, joint access easements covering the driveways should be delineated on the plat and should be granted by separate instrument. This separate instrument shall address the construction and maintenance responsibilities of the common drives and shall be submitted to the Planning Department for review prior to being recorded. The recording data shall be shown on the final plat tracing.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 82-60 Name Donna's 4th Addition
 Date Application Rec'd. 10-15-82 Preliminary Approval _____
 Scheduled S/D Meeting 10-28-82

DESCRIPTION

General Location East of St. Clair at the end of Vermont Circle

Owner Ford M. Duke
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | | | |
|--------------------------|------------------------|-------------------------------------|-----------------------|
| 1. Gross Acreage of Plat | <u>0.8 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | <u>4</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>4</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | <u>0 ft</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>xno</u> |
| 4. Minimum Lot Area | <u>6,008.8 sq. ft.</u> | | |
| 5. Existing Zoning | <u>A</u> | | |
| 6. Proposed Zoning | <u>A</u> | | |
9. Is public water available X Yes _____ No, Name City of Wichita
 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. It is strongly recommended that this plat be deferred for redesign in order to provide street frontage for each lot. This type of redesign would eliminate the need for extension of sanitary sewer to serve Lot 1, eliminate the need for the private water line easement and make unnecessary a potential Board of Zoning Appeals case to allow parking in a front yard setback.
- Should the Committee choose not to defer this plat for redesign, the following comments apply:
- B. The representative of the City Engineer's Office should be prepared to comment on how drainage will be provided for Lots 2 and 3.
- C. The applicant shall guarantee the extension of sanitary sewer to serve proposed Lot 1.
- D. The applicant shall guarantee the extension of City water to serve each lot.
- E. The street name on the final plat shall be Vermont Circle not Vermont Court.
- F. The applicant shall petition for the paving of Vermont Circle.
- G. For those improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit to the Planning Department a draft of the proposed ingress/egress easement for review and approval. The instrument shall reference a legal description of the easement along with construction and maintenance responsibilities of each party.
- I. The applicant shall submit to the Planning and Water Departments a draft of the proposed private water easement for review and approval.
- J. The final plat tracing shall indicate a 10-foot building setback from the east and west lines of the proposed ingress/egress easement on Lots 1, 2, 3 and 4.

- K. It should be noted that Vermont Circle is being realigned by this replat.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).