

# MEMO



TO: Sedgwick County Department of

Public Works

1248 S. Seneca

ATTN: Phil Dietrich

PROJECT NO. 36-81256-1340

PROJECT: Orchard View 2nd Addn.

DATE: March 30, 1982

COPIES TO:

George Nicholson

Louise Olivarez

File

Chris Breitenstein

FROM: Charles S. Brown, P.E.

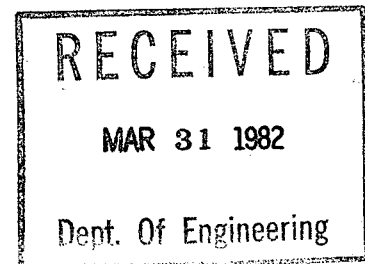
REFERENCE: Minimum Pad Elevations

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

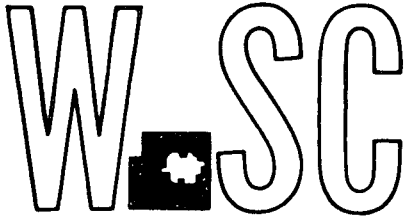
As per our telephone conversation on this date the minimum pad elevation for the referenced plat shall be 1259.0 (MSL). This is a reduction from the elevation of 1260.0 which you previously indicated for the north tier of lots.

As discussed, the minimum pad elevation is the ground elevation at the house. No modification to the 1259.0 elevation will be allowed for mobile homes since this elevation is already below your standard 3' of freeboard.

We are enclosing for your file one print of the revised Drainage Plan which reflects the above elevation change.



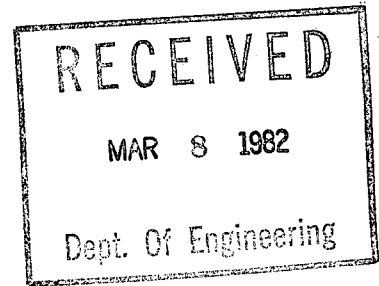
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 5, 1982 (316) 268-4561



**Professional Engineering Consultants, P.A.**

**Gary Wiley**  
1440 E. English  
Wichita, Ks. 67211

**Re: S/D 81-88 - Preliminary plat of Orchard View 2nd Addition**

**Dear Mr. Wiley:**

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 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. Prior to submission of the final plat, the applicant shall obtain approval of his final drainage plan from County Public Works. The necessary drainage easements and/or dedications shall be shown on the final plat. The required minimum pad elevation shall also be referenced. A copy of the final drainage plan shall be submitted to City Engineering.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the improvement of Kansas and the two Kansas Courts to suburban standards.
- D. Complete access control to Kansas from Lots 5, 6 14, 15 and 23 shall be granted because a large drainage ditch is to be built on the east side of Kansas.
- E. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- F. The Subdivision Commission recommends a waiver of the requirement for underground electrical service.
- G. 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.

P.E.C., P.A.,  
Gary Wiley  
Page 2  
March 3, 1982

H. 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,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: George W. Nicholson, 10829 Pine Aire Dr., Sun City, Arizona 85351  
Andy Harkness, County Department of Public Works  
Mike Lindebak, City Engineering



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 16, 1982

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 81-88 - Final plat of Orchard View 2nd Addition

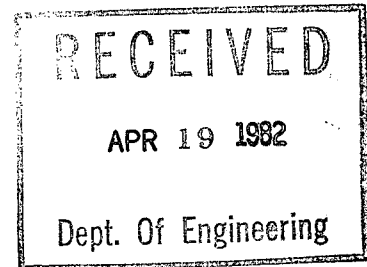
Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 15, 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 the improvement of Kansas and the two Kansas Courts to suburban standards, including associated drainage.
- B. The applicant shall obtain approval from the Health Department for the use of septic tanks and water wells.
- C. The Subdivision Committee has recommended a waiver of the underground utility requirement.
- D. Closure computations shall be submitted with the final plat tracing.
- E. If improvements are guaranteed by petition a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.



P.E.C., P.A.  
4-16-82  
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This matter will be forwarded to the Planning Commission for its consideration on April 22, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: George W. Nicholson, 10829 Pine Aire Dr., Sun City, Arizona, 85351  
Andy Harkness, County Department of Public Works  
/ Mike Lindebak, City Engineering