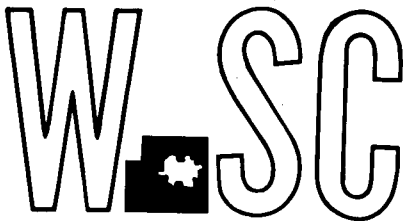
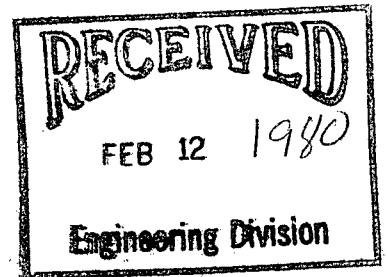


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



Baughman Company
330 Laura
Wichita, Ks. 67211

re: S/D 78-79 - Preliminary plat of Donna's 1st 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. Prior to or at the time of submitting a final plat, the applicant shall submit a final drainage plan to the City Engineer's office.
- B. The applicant shall attempt to obtain the dedication of that portion of the right-of-way for Memory Lane from where this street stops to the east to the east line of this plat. If the applicant is unable to obtain the right-of-way dedication from the property owners to the east, a restrictive covenant shall be submitted which prohibits development of those lots which front into Memory Lane until such time as the street is put through to the east.
- C. The applicant shall guarantee the paving of Curtis and Robinson. If the applicant is successful in obtaining the right-of-way for Memory Lane to the east of this plat, he shall guarantee the paving of this street from Curtis to Doris.
- D. In accordance with the sidewalk ordinance no sidewalks are required.
- E. The applicant shall guarantee the extension of sanitary sewer and City water to serve each lot.
- F. The final plat shall indicate a front yard setback of 25 feet and a side yard setback of 15 feet for the two corner lots (Lot 1 and Lot 12).


Baughman Company
Page 2
2-11-80

- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- H. If right-of-way for Memory Lane to the east of this plat cannot be obtained, then, a temporary turn-around shall be dedicated at the east end of Memory Lane, said dedication to become null and void at such time as the street is extended east.
- I. Prior to filing a final plat, the applicant shall meet with K.G. and E., regarding the location and width of required utility easements.
- J. The applicant shall install guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- K. 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.

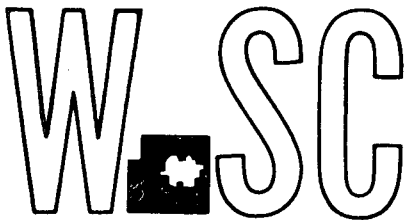
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Ford M. Duke, 1802 West 67212
Dean Sellers, Acting Engineer

WICHITA—SEDGWICK COUNTY

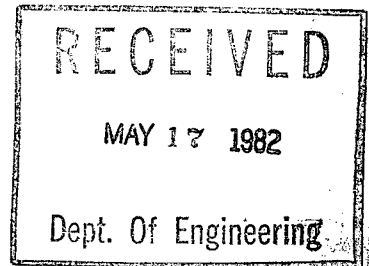


METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 12 1982
(316) 268-4861

Baughman Company
330 Laura
Wichita, Kansas 67211



Re: S/D 78-79 - Final plat of Donna's 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 13, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicants shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building constructed on subject property.
- B. The applicant shall guarantee extension of sanitary sewer to the west line of Lot 1.
- C. The applicant shall guarantee the paving of Memory Lane adjacent to this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Closure computations shall be submitted with the final plat tracing.
- 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.

Baughman Company
5-14-82
Page 2

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

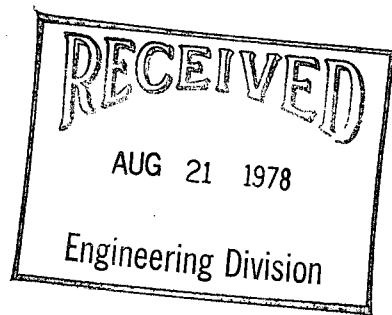
This matter will be forwarded to the Planning Commission for its consideration on May 20, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

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



August 18, 1978

Baughman Company
330 Laura
Wichita, Kansas 67211

Subject: S/D 78-79 - Donna's 1st Addition,
Sketch Plat

Gentlemen:

We have reviewed the above referred to sketch plat and find that the same problems and condition still exist on this property as when we reviewed a sketch plat of the same area last year called West Robinson Addition.

The problems of major concern are drainage and utility services such as sewer and water. The subject property is located in an area where there are storm water drains and if you develop the property so that the lots drain to the streets, the streets will need to be paved so as to carry the water runoff, but without a storm water drainage serving the area then there would be no place to carry the runoff to. Therefore, the streets should not be paved until a storm water drain is available. Sanitary sewer is existing in Robinson, but will have to be extended to serve each lot as will the water service. We would, therefore, recommend before proceeding any further with the plat that you contact the Engineering Division of the Department of Public Works, concerning the drainage situation and contact Bill Otten of the City Water Department concerning water service extension costs to serve the plat. If you can resolve the drainage problems of the plat, and then wish to proceed to the preliminary plat stage, the following conditions also apply:

- A. Memory Lane indicated on the sketch cannot be opened until the north half of said street has been dedicated and none of the lots fronting on said street can be built upon until such time as the street has been opened and improved.
- B. An additional 10 feet of street right-of-way for Custer shall be indicated on the plat.
- C. A sidewalk will be required on the south side of Memory Lane.
- D. The applicant shall guarantee the extension of sanitary sewer and City water to serve each lot.

Baughman Company

Page 2

August 18, 1978

- E. Front yard setbacks of 25 feet and side yard setbacks of 15 feet shall be indicated on the two corner lots.
- F. Requirements for a preliminary plat (see Article 5, Part 3) of the MAPC Subdivision Regulations.

These are all the comments we have concerning this sketch plat. If you have any questions concerning this matter, please call.

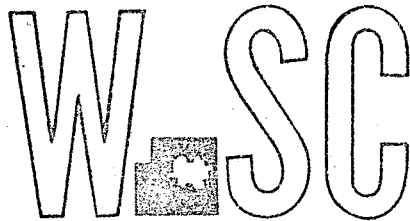
Sincerely,

Curtis L. Newby
Junior Planner

CLN:bh

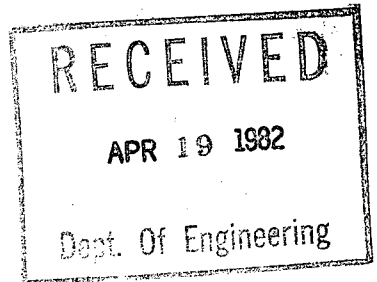
cc: Ford M. Duke, 1602 Westlynn, 67209
Mike Lindebak, Program Development Engineer, Public Works
Department

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 15, 1982

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

Re: S/D 78-79 - Preliminary plat of Donna's 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 15, 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. Block A, as shown on the preliminary plat, shall be deleted from the final plat.
- B. The applicants shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- C. The final plat shall indicate an adequately wide utility easement to cover the existing sanitary sewer line in Block B of the preliminary plat.
- D. The Subdivision Committee recommends a waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- E. The applicant shall guarantee the paving of Memory Lane adjacent to Block B.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Closure computations shall be submitted with the final plat tracing.
- 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).

Baughman Company

4-16-82

Page 2

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

S/D No. 78-79 Name Donna's 1st Addition
Date Application Rec'd. 8-4-78 Preliminary Approval 2-7-80 & 4-15-82
Scheduled S/D Meeting 5-13-82

DESCRIPTION

General Location Between Robinson and Memory Lane in an area west of Smith

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>1.58</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>7</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>7</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>58</u> ft | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7,772</u> sq. ft | streets <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"AA"</u> | |
| 9. Is public water available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

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 the platting of this property.
- B. The applicants shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building constructed on subject property.
- C. At the time of preliminary plat approval, the Subdivision Committee recommended a waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- D. The applicant shall guarantee the paving of Memory Lane adjacent to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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.

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 78-79 Name Donna's 1st Addition
Date Application Rec'd. 8-4-78 Preliminary Approval _____
Scheduled S/D Meeting 2-7-80

DESCRIPTION

General Location Northeast corner of Robinson and Curtis

Owner Ford M. Duke
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|---|--|
| <p>1. Gross Acreage of Plat <u>2.59</u></p> <p>2. Number of Lots: Residential <u>12</u> Commercial _____ Industrial _____ Other _____ Total Number of Lots <u>12</u></p> <p>3. Minimum Lot Frontage <u>60</u> ft.</p> <p>4. Minimum Lot Area <u>8,100 sq.</u> ft.</p> <p>5. Existing Zoning <u>"AA"</u></p> <p>6. Proposed Zoning <u>"AA"</u></p> <p>9. Public Water Supply <input checked="" type="checkbox"/> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <input checked="" type="checkbox"/> (Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) _____ (Yes-No)</p> <p>12. City of Wichita <u>xx</u>: Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:</p> <p>a. <u>5'</u> R/W <u>360</u> ft.</p> <p>b. <u>10'</u> R/W <u>305</u> ft.</p> <p>c. <u>30</u> R/W <u>260</u> ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets? <input type="checkbox"/> yes <input checked="" type="checkbox"/> no</p> |
|---|--|

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept plan and state if the paving of streets is possible.
- B. In July of last year, the applicant's surveyor submitted to the Planning Department an instrument dedicating the north one-half of Memory Lane. Due to the time lapse since receipt of this document, the applicant or his surveyor shall be prepared to comment as to whether or not the owners, who signed the not yet recorded instrument (Lewis and Louie Harris), are still the same for that property from which the north one-half of the subject street is to be obtained.
- C. In accordance with the sidewalk ordinance, no sidewalks are required.
- D. The applicant shall guarantee the extension of sanitary sewer and City water to serve each lot.
- E. The final plat shall indicate a front yard setback of 25 feet and a side yard setback of 15 feet for the two corner lots (Lot 1 and Lot 12).
- F. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- G. A temporary turn-around shall be dedicated at the east end of Memory Lane, said dedication to become null and void at such future time as the street is extended east.
- H. The City Engineer's representative shall be prepared to comment on the necessary width of Curtis Street. Forty feet was dedicated on the original R.A. Morris Tracts plat. A replat on the west side of Curtis north of this Donna's 1st location, dedicated an additional 12 feet of half-street right-of-way.

S/D No. 78-79 Name Donna's 1st Addition
Date Application Rec'd. 8-4-78 Preliminary Approval 2-7-80
Scheduled S/D Meeting 4-15-82

DESCRIPTION

General Location North of Robinson between Curtis and Smith

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>4.2 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>5</u> R/W <u>510</u> ft. |
| Residential <u>19</u> | b. <u>10</u> R/W <u>305</u> ft. |
| Commercial _____ | c. <u>30</u> R/W <u>650</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>19</u> | TOTAL <u>1465</u> ft. |
| 3. Minimum Lot Frontage <u>58 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>7772 square feet</u> | |
| 5. Existing Zoning <u>"AA"</u> | |
| 6. Proposed Zoning <u>"AA"</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:

- Note: A preliminary plat for a portion of this property was approved by the Subdivision Committee on February 7, 1980. This revised preliminary plat proposes the addition of 7 lots (Block B) to the east of the original preliminary plat.
- A. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept.
- B. In July of 1979, the applicant's surveyor submitted to the Planning Department an instrument dedicating the north one-half of Memory Lane adjacent to Block A. Due to the lapse of time since receipt of this document, the applicant or his surveyor shall provide proof that the persons who signed the street dedication (Lewis and Louie Harris), are still the owners of the property from which the north one-half of the subject street is to be obtained.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve each lot.
- D. The final plat shall indicate a front yard setback of 25 feet and a side yard setback of 15 feet for the two corner lots (Lot 1 and Lot 12, Block A).
- E. The applicants shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- F. A temporary turn-around shall be dedicated at the east end of Memory Lane adjacent to Lot 6, Block A. This dedication shall be referenced in the plattor's text and shall become null and void at such future time as the street is extended east.
- G. The representative from the City Engineer's office should be prepared to comment on the width of the required east/west utility easement in proposed Block B.

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