



# MEMO

TO: Chris Breitenstein, P.E.  
Drainage Engineer  
City Hall - 7th Floor  
455 N. Main  
Wichita, Kansas 67202

PROJECT NO. 36-81394-501

PROJECT: Laurette Addition

COPIES TO:

ATTN:

DATE: October 30, 1981

Louise Olivarez

FROM: Charles S. Brown, P.E.

Mike Lindebak

REFERENCE: Drainage Concept/Plan

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

Transmitted herewith is one copy of the Drainage Concept/Plan for Laurette Addition to Wichita.

As discussed during our meeting on this date, we are showing the drainage to drain to West Street on that part of the plat which will be developed at this time. The east portion will not be developed at this time and is shown to be draining to the east toward 1st Street.

If you have any questions, please call.

S/D No. 81-119 Name Laurette Addition  
Date Application Rec'd. 10-30-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-12-81

DESCRIPTION

General Location East of West Street in an area south of Second

Owner Kenneth and Laurette Anderson  
Surveyor/Engineer Professional Engineering Consultants  
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

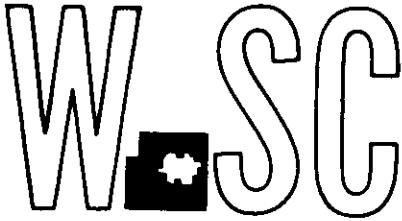
- |  |                               |
|--|-------------------------------|
| 1. Gross Acreage of Plat <u>0.91 ac.</u>   | 7. Lineal Feet of New Street  |
| 2. Number of Lots :  | a. _____ R/W _____ ft.        |
| Residential <u>1</u>   | b. _____ R/W _____ ft.        |
| Commercial _____   | c. _____ R/W _____ ft.        |
| Industrial _____   | d. _____ R/W _____ ft.        |
| Other _____  | e. _____ R/W _____ ft.        |
| Total Number of Lots <u>1</u>  | TOTAL <u>None</u> _____ ft.   |
| 3. Minimum Lot Frontage <u>120</u> ft.   | 8. Sidewalk adjacent to all   |
| 4. Minimum Lot Area <u>32,800 sq. ft.</u>  | streets <u>X</u> yes _____ no |
| 5. Existing Zoning <u>A and B</u>  |                               |
| 6. Proposed Zoning <u>A and B</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:

- A. The east 150 feet of this property is zoned "A". The balance is zoned "B". The applicant has indicated that he plans to construct a medical office on this site. The applicant shall be advised that no parking is allowed within the building setbacks (without a BZA variance) or on any of the "A"-zone property (without a BZA exception).
- B. The Subdivision Committee members (Engineering, Fire, etc.) shall be prepared to comment on the adequacy of the proposed hammerhead turnaround on 1st Street. The applicant shall guarantee the paving of the turnaround.
- C. Since this applicant is not extending 1st Street west to West Street, he shall contact the owner of North Star Addition and attempt to obtain his signature on an application to vacate the north half of 1st Street west of the turnaround. If vacated, there will be no need for the platted 35-foot building setback on the proposed lot except adjacent to the turnaround.
- D. Complete access control to the turnaround from proposed Lot 1 shall be granted in the plat's text and shown on the face of the plat.
- E. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- F. The applicant shall guarantee extension of sanitary sewer to serve this lot.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR

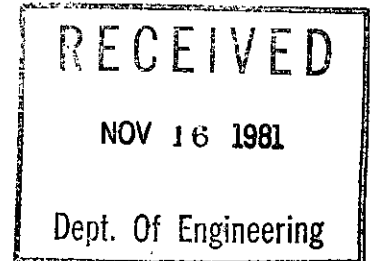
November 13, 1981  
451 NORTH 10TH STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

Professional Engineering Consultants, P.A.

Gary Wiley

1440 E. English

Wichita, Ks. 67211



Re: S/D 81-119 - Final plat of Laurette Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission November 12, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

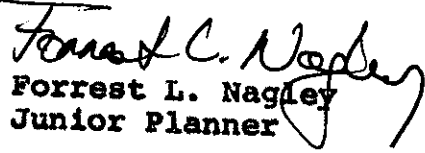
- A. The east 150 feet of this property is zoned "A". The balance is zoned "B". The applicant has indicated that he plans to construct a medical office on this site. The applicant shall be advised that no parking is allowed within the building setbacks (without a BZA variance) or on any of the "A"-zone property (without a BZA exception).
- B. Since this applicant is not extending 1st Street west to West Street, he shall contact the owner of North Star Addition and attempt to obtain his signature on an application to vacate the north half of 1st Street west of the turnaround. If vacated, there will be no need for the platted 25-foot building setback on the proposed lot except adjacent to the turnaround.
- C. The applicant shall be advised that whenever First Street and the turnaround are paved, this lot will be subject to street paving assessments.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 19, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

P.E.C., P.A., Gary Wiley  
11-13-81  
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Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Kenneth and Laurette Anderson, 11201 Valley Hi Drive, 67209  
X Mike Lindebak, City Engineering