

**BAUGHMAN CO.**

S U R V E Y O R S

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

**CONFIRMATION  
MEMO**

PROJECT Shadow Lake Add.

DATE July 6, 1982

JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

Louise Olivarez  
Mike Lindebak

FROM John Lundblade

REFERENCE Drainage Plan

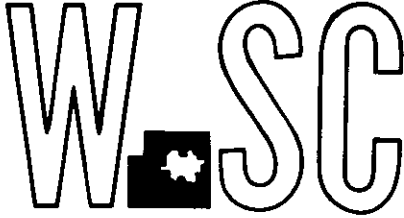
Attached is the lot grading plan  
for the above referenced project.

Plat submitted to planning June 25, 1982

To be heard by Subdivision Committee July 8

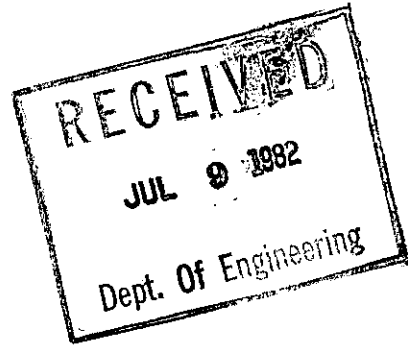
RECEIVED  
JUL 7 1982  
Dept. Of Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 9, 1982

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

Re: S/D 81-136 - Preliminary plat of Shadow Lake Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 8, 1982, the above captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. Within the urban growth area, and particularly within the City limits, lots this large are discouraged because of the potential for very large assessments for sewer, water, and paving. At the present time, none of these urban facilities are available but petitions are being circulated for paving Seneca and for extending water north beyond this plat. The applicant shall sign these petitions if they are presented to him.
- B. A 20-foot drainage easement shall be granted on the south side of this plat from Seneca to the lake. The purpose of this easement will be to drain Seneca, when paved, into the lake.
- C. Since Seneca Street is not classified as an arterial street at this location, the final plat does not need to indicate access controls.
- D. 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 private water wells. A memorandum shall be obtained specifying approval. The Health Department advises there may be problems with contamination of the water supply and problems with suitability of the soils for septic tanks.

Baughman Company, P.A.  
July 9, 1982  
Page 2

- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

If you have any questions concerning this matter, please call.

Sincerely,

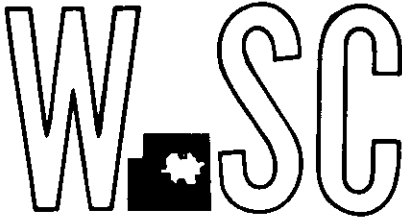


Louise Olivarez  
Senior Planner

LO:bh

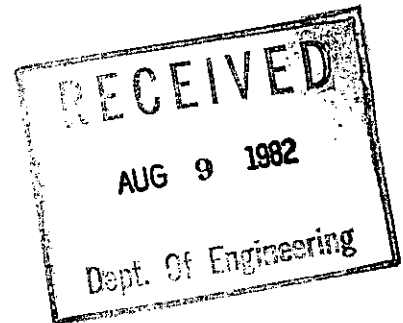
cc: Don K. Smith, 8727 E. Boston, 67207  
Richard A. Shull, Suite 312, Century Plaza Bldg., 67202  
X Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
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CITY HALL - TENTH FLOOR  
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(316) 268-4561



**August 6, 1982**

**Baughman Co., P.A.  
330 Laura  
Wichita, Ks. 67211**

**S/D 81-136 - Final plat of Shadow Lake Addition**

**Gentlemen:**

**At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 5, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:**

- A. Within the urban growth area, and particularly within the City limits, lots this large are discouraged because of the potential for very large assessments for sewer, water, and paving. At the present time, none of these urban facilities are available but petitions are being circulated for paving Seneca and for extending water north beyond this plat. The applicant shall sign these petitions if they are presented to him.**
- B. 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 private water wells. A memorandum shall be obtained specifying approval. The Health Department has advised there may be problems with contamination of the ground water supply and problems may exist with the suitability of the soils for a septic tank.**
- C. The plat's text shall be amended to reference that the 20-foot drainage easement adjacent to the south line of this plat is for purposes of draining storm waters from Seneca to the lake on this property.**
- D. Closure computations shall be submitted with the final plat tracing.**
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.**

Baughman Co. - Page 2  
August 6, 1982

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, August 12, 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: Don K. Smith, 8727 E. Boston, 67207  
Richard A. Shull, Suite 312, Century Plaza Bldg., 67202  
~~Mike Lindebak, City Engineering~~