

S/D No. 83-36 Name Riverwalk Addition
Date Application Rec'd. 4-29-83 Preliminary Approval 5-12-83
Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location North side of 34th St. North, west of the Little
Arkansas River

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

- | | |
|---|---------------------------------------|
| 1. Gross Acreage of Plat <u>11.0 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>60'</u> R/W <u>600</u> ft. |
| Residential <u>18</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>18</u> | TOTAL <u>600</u> ft. |
| 3. Minimum Lot Frontage <u>60* ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,500 sq. ft.</u> | streets <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>"AA"</u> | * at building setback |
| 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: This plat was reviewed as a revised preliminary plat on May 12, 1983, under the name Waterfront West Addition.

- A. The applicant shall guarantee the paving of all streets being dedicated on this plat.
- B. The applicant shall guarantee the extension of municipal water to serve all lots.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots, including a lift station and force main.
- D. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and state what drainage improvements need to be guaranteed. Any required drainage improvements shall be guaranteed by the applicant.
- E. The applicant's surveyor shall be prepared to tell the Committee whether or not the existing garage on Lot 16 encroaches the 10-foot utility easement.
- F. It is noted that a 10-foot rear yard setback is being platted in lieu of the usual 20-foot setback required by the zoning ordinance.
- G. Bearings for all lot lines not perpendicular to the street shall be shown or, for lot lines radial to the cul-de-sacs, sufficient information to determine the location of the radius points may be given.
- H. Closure computations shall be submitted with the final plat tracing.
- I. The Utility Advisory Committee shall be prepared to state whether or not an easement is needed on the south side of Lot 7.
- J. If improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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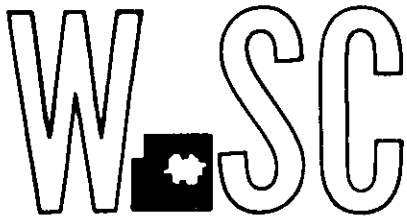
- | | |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>11.0 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>60'</u> R/W <u>600</u> ft. |
| Residential <u>18</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>18</u> | TOTAL <u>600</u> ft. |
| 3. Minimum Lot Frontage <u>60*</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,500 sq. ft.</u> | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>"AA"</u> | * At building setback |
| 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: This preliminary plat supersedes the approved but unrecorded final plat of Sloan-Linnen Addition (S/D 79-93) which was reviewed by the Subdivision Committee February 7, 1980.

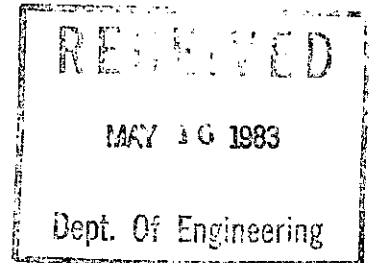
- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each proposed lot including a lift station and force main.
- D. The applicant shall guarantee the extension of municipal water to serve each proposed lot.
- E. The applicant shall guarantee the paving of 34th Street Court and 34th Street Circle adjacent to this plat.
- F. The final plat shall indicate a 15-foot building setback from 34th Street North on Lot 1.
- G. The preliminary plat indicates a 25-foot combination building setback and utility easement adjacent to 34th Street North on Lots 8 through 18. Proposed lot 16 is already developed and shows a garage encroaching the 25-foot utility easement being granted by this plat. Either the garage shall be removed prior to this plat being forwarded to the City Commission for review, or a contingent easement shall be granted at this location.
- 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).

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 13, 1983

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

Re: S/D 83-36 - Preliminary plat of Waterfront West
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 12, 1983, 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. The applicant's drainage concept has been approved. Appropriate minimum building pad elevations shall be shown on the final plat. All drainage improvements required by the platting of this property shall be guaranteed by the applicant.
- B. The 25-foot front yard utility easement may be reduced to 10 feet. The applicant's surveyor shall be prepared to state at the final plat hearing whether the garage on Lot 16 will encroach this 10-foot easement.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each proposed lot including a lift station and force main.
- D. The applicant shall guarantee the extension of municipal water to serve each proposed lot.
- E. The applicant shall guarantee the paving of 34th Street Court and 34th Street Circle adjacent to this plat.
- F. The final plat shall indicate a 15-foot building setback from 34th Street North on Lot 1.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are

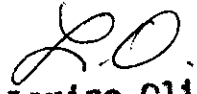
applicable and described in Article 8 of the MAPC
Subdivision Regulations.

- 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,

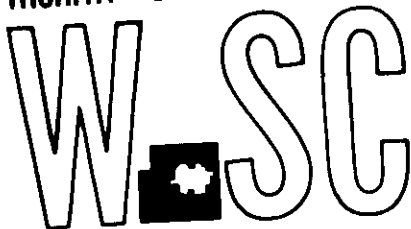


Louise Olivarez
Senior Planner

LO:bh

cc: Ray Linnen, 3001 River Park Drive, 67203
W. F. Endicott, 1225 W. 34th St. No., 67204
X 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

June 10, 1983

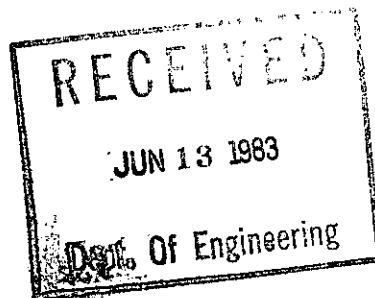
Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 83-36 - Final plat of Riverwalk Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 9, 1983, 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 paving of all streets being dedicated on this plat, including storm sewers.
- B. The applicant shall guarantee the extension of municipal water to serve all lots.
- C. The applicant shall guarantee the extension of sanitary sewer to serve all lots, including a lift station and force main.
- D. The garage located within the utility easement on Lot 16 shall be removed prior to recording the plat.
- E. Bearings for all lot lines not perpendicular to the street shall be shown or, for lot lines radial to the cul-de-sacs, sufficient information to determine the location of the radius points may be given.
- F. Closure computations shall be submitted with the final plat tracing.
- G. A 15-foot utility easement shall be platted along the south side of Lot 7.
- H. If improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording.



Baughman Company, P.A. - Page 2
June 10, 1983

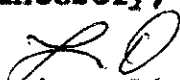
I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, June 16, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Ray Linnen, 3001 River Park Dr., 67203
W. E. Endicott, 1225 W. 34th St. North
+ Mike Lindebak, City Engineering