

BAUGHMAN CO.

S U R V E Y O R S

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

**CONFIRMATION
MEMO**PROJECT Savina 4th Add.DATE Jan. 9, 1980

JOB NO. _____

COPIES TO:

TO Chris BreitensteinLouise Olivarez
Mike LindebakFROM John LundbladeREFERENCE Drainage Plan

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

Plat submitted to planning Jan 9, 1980

To be heard by Subdivision Committee Jan. 22, 1980

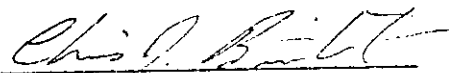
THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING DATE January 12, 1981

TO Jack Galbraith, Chief Planner
FROM Chris J. Breitenstein, Acting Drainage Engineer
SUBJECT Lot Grading Plans

The following plans are approved:

- Savina 4th Addition
- Lot Split No. L/5 0491
- Star Lumber Company 7th Addition
- Andeed 2nd Addition


Chris J. Breitenstein
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez
Baughman Company

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-4 Name Savina 4th
Date Application Rec'd. 1-9-81 Preliminary Approval _____
Scheduled S/D Meeting 1-22-81

DESCRIPTION

General Location North side of 21st between Burns and Woodland

Owner Mike J. Savina
Surveyor/Engineer Baughman Company
Address 330 Laura 67211 Phone 262-7271

1. Gross Acreage of Plat 1.0 acres 7. Lineal Feet of New Streets:
2. Number of Lots: a. _____ R/W _____ ft.
Residential 2 b. _____ R/W _____ ft.
Commercial _____ c. _____ R/W _____ ft.
Industrial _____ d. _____ R/W _____ ft.
Other Business 1 e. _____ R/W _____ ft.
Total Number of Lots 3 TOTAL _____ ft.

3. Minimum Lot Frontage 85 ft. 8. Sidewalk adjacent to all
4. Minimum Lot Area 11,700 sq. ft. streets? yes no
5. Existing Zoning AA
6. Proposed Zoning RB and BB (Z-2304)

9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2304) requesting "AA" to "RB" and "BB" will be considered by the Board of City Commissioners on January 27, 1981.

- A. The representative from City Engineering should be prepared to discuss the status of the applicant's drainage concept plan.
- B. Since the vacation of 22nd Street North is proposed, the applicant shall guarantee the closing of this street at both Woodland and Burns.
- C. The applicant is proposing to vacate a portion of the north/south alley in Block 2, Kansas City Addition by this replat. In order to avoid having to dedicate an appropriate turn around for the remaining alley right-of-way to the north, it is recommended that the applicant attempt to vacate the entire north/south alley by separate instrument. If the entire alley cannot be vacated, an appropriate turn around for this alley shall be dedicated on this replat or right-of-way shall be dedicated in order to "L" the alley out to either Woodland or Burns.
- D. The final plat shall indicate 30 feet of half-street right-of-way for Woodland adjacent to the proposed 22nd Street vacation.
- 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).

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-93 - SAVINA 4TH ADDITION

OWNER/APPLICANT: Savina Builders, Inc.

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of 33rd Street North, in an area east of Arkansas.

SITE SIZE: 7.1 Acres

NUMBER OF LOTS:

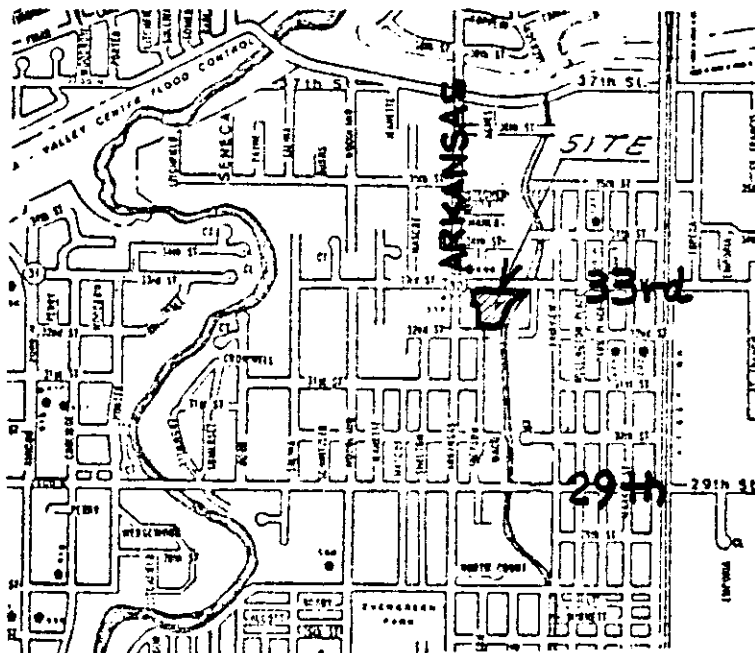
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 285,735 Sq. Ft.

CURRENT ZONING: "RB" and "A"

PROPOSED ZONING: "R-6" (Z-2836)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2836) requesting "A" and "RB" to "R-6" has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on 33rd Street North at the time of site development. (Multi-Family Zoning)
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing, the plattor's text shall be amended to reference the platting of the 10-foot drainage and access easement.
- E. Since "complete access control" is being dedicated to 32nd Street North from this multi-family zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- F. The south half of street right-of-way for 32nd Street North, east of Jackson, was vacated by City Ordinance 36-428. This street right-of-way vacation was a requirement of Savina 2nd Addition. It was required because the previous plat didn't dedicate the north half of the right-of-way. The associated vacation case was V-0967. The City Council vacated the right-of-way on January 29, 1980.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required? Is the platting of a minimum building pad elevation needed?

NOTE: This plat has been submitted in final form only.

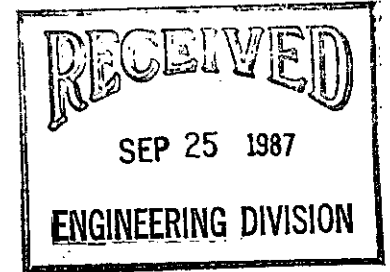
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 25, 1987



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-93 - SAVINA 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 24, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The Subdivision Committee recommends that the Planning Commission recommend that the City Council waive Section 3(C)(4) of the City's Sidewalk Ordinance which requires a guarantee for sidewalks on streets adjacent to property zoned for multi-family purposes. This waiver is recommended because of the ditch along 33rd Street that would interfere with sidewalk construction.
- B. On the final plat tracing, the plattor's text shall be amended to reference the platting of the 10-foot drainage and access easement.
- C. Since "complete access control" is being dedicated to 32nd Street North from this multi-family zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- D. The south half of street right-of-way for 32nd Street North, east of Jackson, was vacated by City Ordinance 36-428. This street right-of-way vacation was a requirement of Savina 2nd Addition. It was required because the previous plat didn't dedicate the north half of the right-of-way. The associated vacation case was V-0967. The City Council vacated the right-of-way on January 29, 1980.
- 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.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-93 - SAVINA 4TH ADDITION

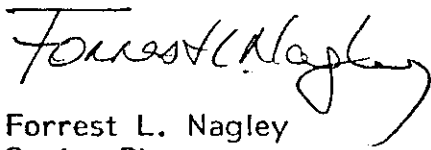
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- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

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, October 1, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Savina Builders, Inc., c/o Richard Savina, 1904 Wellington Place,
Wichita, KS 67203
Joel Pollack, 1035 N. Emporia, Wichita, KS 67214
✓ Mike Lindebak, City Engineer