

**BAUGHMAN CO.**  
S U R V E Y O R S

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

**CONFIRMATION  
MEMO**

PROJECT Schlender Add.

DATE Dec. 11, 1981

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 Dec. 11, 1981

To be heard by Subdivision Committee Dec. 21, 1981

*Taken to O & M.  
12/21/81*

*WJ*

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SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-130 Name Schlender Addition  
Date Application Rec'd. 12-8-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-21-81

DESCRIPTION

General Location S.E. corner of Hood and 31st St. North

Owner Kurt Schlender  
Surveyor/Engineer Baughman Company  
Address 330 Laura, Wichita Ks. Zip Code 67211 Phone 262-7271

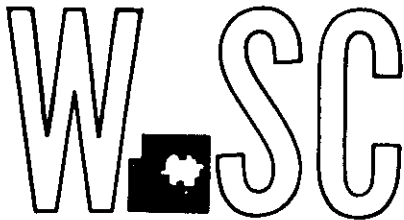
- |   |  |
|---|--|
| <p>1. Gross Acreage of Plat <u>1.3 acre</u></p> <p>2. Number of Lots :<br/>             Residential <u>5</u><br/>             Commercial _____<br/>             Industrial _____<br/>             Other _____<br/>             Total Number of Lots <u>5</u></p> <p>3. Minimum Lot Frontage <u>65</u> ft</p> <p>4. Minimum Lot Area <u>6,548 Sq. Ft.</u></p> <p>5. Existing Zoning <u>"AA"</u></p> <p>6. Proposed Zoning <u>"AA"</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street<br/>             a. <u>30</u> R/W <u>178</u> ft.<br/>             b. _____ R/W _____ ft.<br/>             c. _____ R/W _____ ft.<br/>             d. _____ R/W _____ ft.<br/>             e. _____ R/W _____ ft.<br/>             TOTAL <u>178</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no</p> |
|---|--|

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve Lot 4.
- C. The applicant shall attempt to obtain the dedication of the east half of Payne from the property owners to the east. If this right-of-way cannot be obtained, then the applicant shall submit a restrictive covenant which states that Lot 4, cannot be developed until the full right-of-way is obtained and the street is opened.
- D. A temporary turnaround easement measuring 8' x 35' shall be indicated on the final plat tracing in the southeast corner of Lot 4. The plattor's text shall reference this easement and state that it will expire at such time as Payne is extended further south.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- F. City Engineering shall be prepared to comment on the applicant's lot grading plan and state if any drainage improvements need to be guaranteed.
- G. A reference to the quarter section, township and range in which this plat is located shall be added to the surveyor's text.
- 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  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

December 22, 1981

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

Re: S/D 81-130 - Final plat of Schlenker Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 22, 1981, 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 extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee extension of City water to serve Lots 2, 3 and 4.
- C. The applicant shall attempt to obtain the dedication of the east half of Payne from the property owners to the east. If this right-of-way cannot be obtained, then the applicant shall submit a restrictive covenant which states that Lot 4 cannot be developed until the full right-of-way is obtained and the street is opened.
- D. A temporary turnaround easement measuring 8' x 35' shall be indicated on the final plat tracing in the southeast corner of Lot 4. The plat's text shall reference this easement and state that it will expire at such time as Payne is extended further south.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording.
- F. A reference to the quarter section, township and range in which this plat is located shall be added to the surveyor's text.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

RECEIVED

DEC 23 1981

Dept. Of Engineering

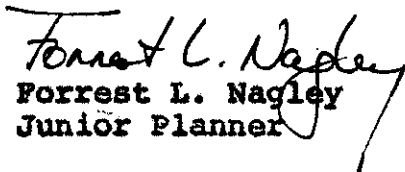
Baughman Company, P.A.  
12-22-81  
Page 2

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 January 14, 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: Kurt Schlender, 3265 Hood Ct., 67204  
X Mike Lindebak, City Engineering