

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE November 29, 1988

TO Monty Robson, Superintendent of CID

FROM Chris Breitenstein, Civil Engineer III. 

SUBJECT Minimum Pad Elevations  
for Schraft 4th Addition

The question has come up concerning minimum pad requirements for garages.

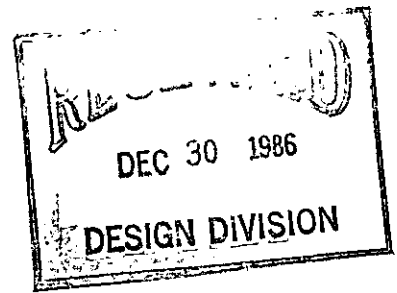
The intent of the floodplain ordinance and national regulations is to the livable area of a structure not to an area usable solely for the parking of vehicles.

The national regulations have been changed to better clarify this intent and the City is in the process of changing its regulations.

On this basis, please issue building permits for Schraft 4th Addition with the house at 1282.85 and the garage at 1282.0.

CJB:cyp





December 29, 1986

Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, Kansas 67211

Re: S/D 86-116 - Schraft 4th Addition. Generally located on the south side of 35th Street South, between Bonn and Glenn.

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Monday, December 29, 1986, 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 shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water to serve lots 1 thru 5.
- C. Since the storm water sewer required by this plat has already been guaranteed, a guarantee with this plat is not required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this plat requires the waiving of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations. Section 7-204 (D)(1)
- F. 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.

S/D 86-116 Letter to P.E.C.  
December 29, 1986  
Page 2

G. 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 information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:blw  
Enclosure

cc: Michael J. Boyd, 128 South Dellrose, Wichita, KS. 67208  
Mike Lindebak, City Engineer

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Pre-Sub. 12-29-86

1. Slawson Investment Corp. Vacation of Utility Easement. Easement to be vacated was for phase 3 Tollgross Inn. No mains are within the easement being vacated. No water problem.
2. Schraft 9th Addition. Preliminary Plat. Main in 35th St. So. needs to be extended from Bonn to Hiram to serve lots 1 through 5. All other lots are now served. No water problem.
3. Mediterranean Plaza. Preliminary Plat. Item 6, mains to be extended. Existing 8" main in 31st St. No. is existing. Main to be extended in 32nd St. to serve all adjacent property. Main in 31st St. to be abandoned at time of vacation of 31st St. Existing main in Penstemon to be extended to 32nd and tied into main in 32nd. Proposed main in 32nd St. to be 12". Cost of abandoned line to be expense of Developer.
4. JSJ Enterprises. Grant Utility Esmt. No water problem.
5. JSJ Enterprises. Dedicate additional St. E/W. No water problem.
6. Other matters.

S/D No.: 86-116 Name: SCHRAFT 4TH ADDITION

Preliminary Approved: . . . . .  
Scheduled S/D Meeting: 12/29/86

DESCRIPTION

General Location: South side of 35th Street South, between Bonn and Glenn.  
Owner: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67208  
Surveyor/Engineer: Professional Engineering Consultants, P.A.,  
1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 5.5+
  2. Number of Lots:
    - Residential: 16
    - Office:
    - Commercial:
    - Industrial:
    - Total: 16
  3. Minimum Lot Area: 6,325 Sq. Ft.
  4. Existing Zoning: "A" and "RB"
  5. Proposed Zoning: "AA" (Z-2829)
- 

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2829) requesting "A" and "RB" to "AA".

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- 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).
- G. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, is the proposed drainage dedication acceptable?

S/D No.: 86-116 Name: SCHRAFT 4TH ADDITION

Preliminary Approved: 12/29/86  
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: South side of 35th Street South, between Bonn and Glenn.  
Owner: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67208  
Surveyor/Engineer: Professional Engineering Consultants, P.A.,  
1440 E. English, Wichita, KS 67211

1. Gross Acreage of Plat: 5.5+
  2. Number of Lots:
    - Residential: 16
    - Office:
    - Commercial:
    - Industrial:
    - Total: 16
  3. Minimum Lot Area: 6,325 Sq. Ft.
  4. Existing Zoning: "A" and "RB"
  5. Proposed Zoning: "AA" (Z-2829)
- 

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2829) requesting "A" (duplex) and "RB" (four-family) to "AA" (single-family).

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water to serve Lots 1 through 5.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. At the time of approving the preliminary plat, the Subdivision Committee voted to recommend the waiver of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations.
- E. At the time of approving the preliminary plat, City Engineering advised a drainage plan had been approved for this property and that additional information was not required with the final plat.
- F. On the final plat tracing, the City Commission signature block shall be corrected to reference Dale E. Rea as Deputy City Clerk.
- G. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

1. Phillip E. Hesse. Vacation of platted drainage & utility easement. No water problem.
2. Gene Mills. Vacation of platted minimum building pad elevation. No water problem if streets and parking grade are not lowered.
3. Abel F. and Lois M. Bond. Vacation of utility easement. No water problem.
4. I-C Investments. Vacation of platted access control. No water problem unless fire hydrant relocation is necessary. Developer to pay any F.H. relocation costs.
5. Ormo Second Addition. Preliminary Plat. Area now served along Central. No water problem.
6. Mediferroncon Plaza Commercial Addition. Preliminary Plat. Item C, mains to be extended. Existing 8" main to be relocated, cost to be paid by Developer. Main to be extended along Ansterman to be tied to main in 2nd St. North.
7. Woodland Estates 3rd Addition. Final Plat. Main extension guaranteed by petition for Woodland Estates and Addition.
8. Willowbend Eighth Addition. Final plat. Item 8, existing main to be abandoned and new main constructed. Plans to be approved before construction.
9. Schraft 4th Addition. Final Plat. Item 8, mains to be extended to serve Lots 1-5, all other lots are served.
10. Northborough 4th Addition. Final Plat. Plat now served. No water problem.
11. Mt. Pleasant Acres. Final plat. No city water available. No water problem (County)
12. Portdale Addition. Preliminary Plat. Area now served. No water problem. Services to be relocated at Developer's expense.
13. Powell 11th Addition. Final plat. Area now served. No water problem.
14. Dugan Industrial Third Addition. Preliminary Plat. Nearest City water at Pawnee and Lort or Hoover and 3rd St. No water problem. Item D, wells.
15. Amorado Estates Third Addition. Final Plat. Item 8, mains to be extended. No water problem.
16. Dept. of Transportation Second Addition. Final Plat. Site is isolated. No city water available to site at this time. Nearest city water at Hydraulic and McFarland. No water problem. Item D, wells.
17. Wayne Tjaden. Dedicate Street E/W. Existing water main on East side of Madison. No water problem.
18. Lakepoint Company. Grant utility easement. No water problem. Purpose of 20' easement?
19. Larry and Valerie Spika. Grant utility easement. No water problem.
20. Filing Fees.

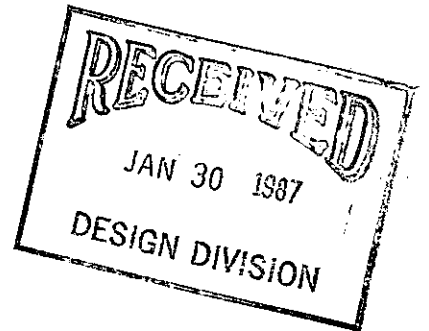
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 29, 1987



Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, KS 67211

Re: Final Plat S/D 86-116 - SCHRAFT 4TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 29, 1987, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of municipal water to serve Lots 1 through 5.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. At the time of approving the preliminary plat, the Subdivision Committee voted to recommend the waiver of the minimum 60-foot wide lot frontage requirement of the Subdivision Regulations.
- E. At the time of approving the preliminary plat, City Engineering advised a drainage plan had been approved for this property and that additional information was not required with the final plat.
- F. On the final plat tracing, the City Commission signature block shall be corrected to reference Dale E. Rea as Deputy City Clerk.
- G. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 86-116 - SCHRAFT 4TH ADDITION

Page 2

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. 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, February 5, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67208  
~~X~~ Mike Lindebak, City Engineer

# MEMO



TO: <u>File thru RWL</u>	PROJECT NO. <u>36-86615-1738</u>
	PROJECT: <u>Schraft 4th Addition</u>
ATTN:	DATE: <u>April 2, 1987</u>
FROM: <u>Michael W. Berry, P.E. MB</u>	
REFERENCE: <u>FEMA Requirements for Conditional LOMR</u>	

COPIES TO:

Michael J. Boyd

C. J. Breitenstein, P.E.

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

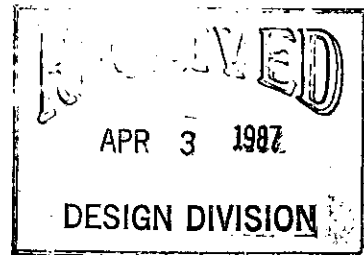
In a telecon this date, the writer discussed with Mr. Chris Breitenstein, P.E., of the City Engineer's office, the requirements of the Federal Emergency Management Agency (FEMA) concerning the request for a Conditional Letter of Map Revision (LOMR). Mr. Breitenstein stated that the owner is to provide all required information to the City Engineer's Office. The formal request is made by the City of Wichita to FEMA. Mr. Albert Schulz, P.E., of the FEMA Kansas City Regional office has instructed Mr. Breitenstein to send all LOMR requests of more than one lot directly to the Washington FEMA office.

In accordance with 44 CFR Part 72, FEMA charges a fee to cover the cost of processing LOMR's. The amount cannot be estimated in advance, and is determined by FEMA on a case-by-case basis. As an example, Mr. Breitenstein stated that processing of the LOMR for Lakepoint Estates has an estimated fee of \$1,700.00. For each request, FEMA will not initiate final processing until it receives an agreement from the owner to pay the cost.

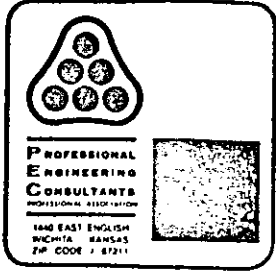
Mr. Breitenstein gave the following as a timetable for processing once the request is mailed from Wichita:

1. Three to four weeks: Verification of receipt
2. Five to six additional weeks: Initial processing, which determines if additional information is required and the estimate of fees.
3. One to four additional months: Final processing and issuance or denial of LOMR.

MWB/kss



# MEMO



TO: Mr. Michael E. Lindebak, P.E. PROJECT NO. 36-86615-1738  
City Engineer  
7th Floor - City Hall PROJECT: Schraft 4th Addition  
455 N. Main Lots 1-15, Block 1  
Wichita, Kansas 67202

COPIES TO:

ATTN: Mr. Chris Breitenstein, P.E. DATE: April 3, 1987

Michael J. Boyd

FROM: Michael W. Berry, P.E. *MWB*

File thru RWL

REFERENCE: Request for Conditional Letter of Map  
Revision

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

On behalf of Michael J. Boyd and Linda Glascock Boyd, we are transmitting herewith two (2) copies of supporting materials for the request for a Conditional Letter of Map Revision (LOMR) for Lots 1 through 15, inclusive, Block 1, Schraft 4th Addition. The basis for this request is proposed earthen fill to elevation 1282.0 NGVD.

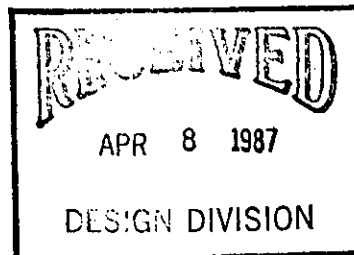
The materials are as follows:

1. Exhibit A: A copy of the recorded deed.
2. Exhibit B: A copy of the recorded plat for Schraft 4th Addition, Wichita, Sedgwick County, Kansas.
3. Exhibit C: A topographic map (preliminary plat), scale 1" = 100', showing the subject property, existing ground elevations, and proposed contours.
4. Exhibit D: FIRM Panel No. 200328 0035 B on which the subject property has been plotted to scale.
5. An executed Request for Letter of Map Revision (218-65).

Please forward these materials along with the formal request to the Federal Emergency Management Agency offices in Washington, D.C. at your earliest convenience.

If there are any questions, please advise.

MWB/kss



JOINT TENANCY WARRANTY DEED (Kansas Statutory Warranty Form)

Entered in Transfer Record in my office this  
\_\_\_\_ day of \_\_\_\_\_, A.D., 19\_\_\_\_

County Clerk.

Michael J. Boyd and Linda Glascock Boyd, husband and wife

CONVEY<sup>S</sup> AND WARRANT<sup>S</sup> TO

Michael J. Boyd and Linda Glascock Boyd

as JOINT TENANTS with rights of survivorship and not as tenants in common, all the following described  
REAL ESTATE in the County of ~~Harvey~~ <sup>Sedgwick</sup> and the State of Kansas, to-wit:

Lots 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33  
and 34, Schraft 3rd Addition, Wichita, Kansas.

STATE OF KANSAS }  
SEDGWICK COUNTY } 23  
FILED FOR RECORD AT  
4:30 P.M.

DEC 4 1986

NO. 8 49675  
PAT KETTLER  
REGISTER OF DEEDS

for the sum of -----ten dollars & 00¢-----

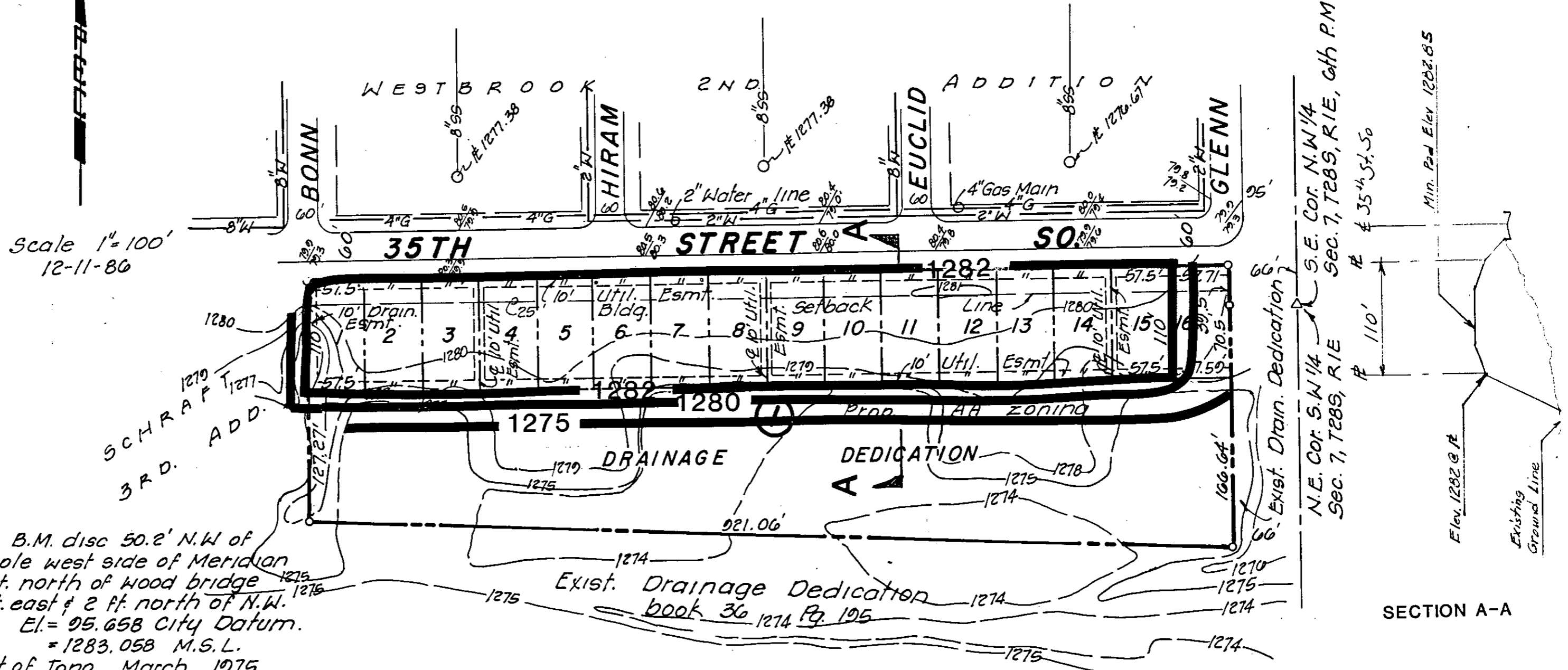
EXCEPT AND SUBJECT TO: easements and restrictions of record, if any.

Wichita



PRELIMINARY PLAT OF  
**SCHRAFT 4th ADDITION**  
 TO WICHITA, SEDGWICK COUNTY, KANSAS.

**EXHIBIT C**



Scale 1"=100'  
 12-11-86

City B.M. disc 50.2' N.W. of  
 p. pole west side of Meridian  
 30 ft. north of Wood bridge  
 6' ft. east & 2 ft. north of N.W.  
 cor. El. = 95.658 City Datum.  
 = 1283.058 M.S.L.  
 Dat of Topo March, 1975  
 Min. Pad Elev = 1282.85 m.s.l.

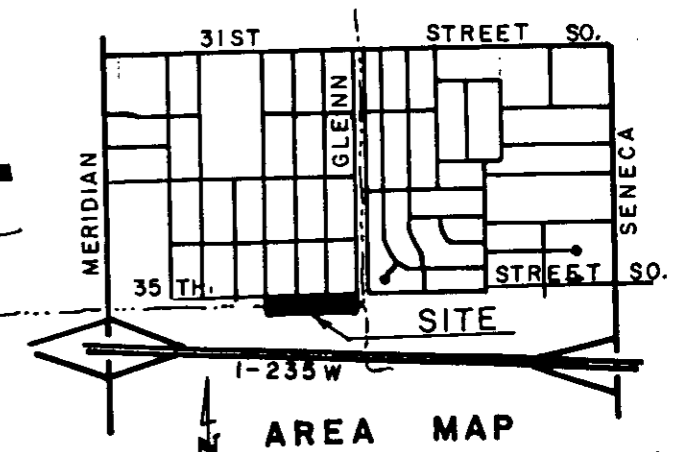
**Owner: Michael J. Boyd - Walter Morris & Son**  
 128 S. Dellrose 67208

**Engineer: PEC p.a.**  
 1440 English 67211

Reference: FIRM Panel No. 200328 0035B

**LEGEND**

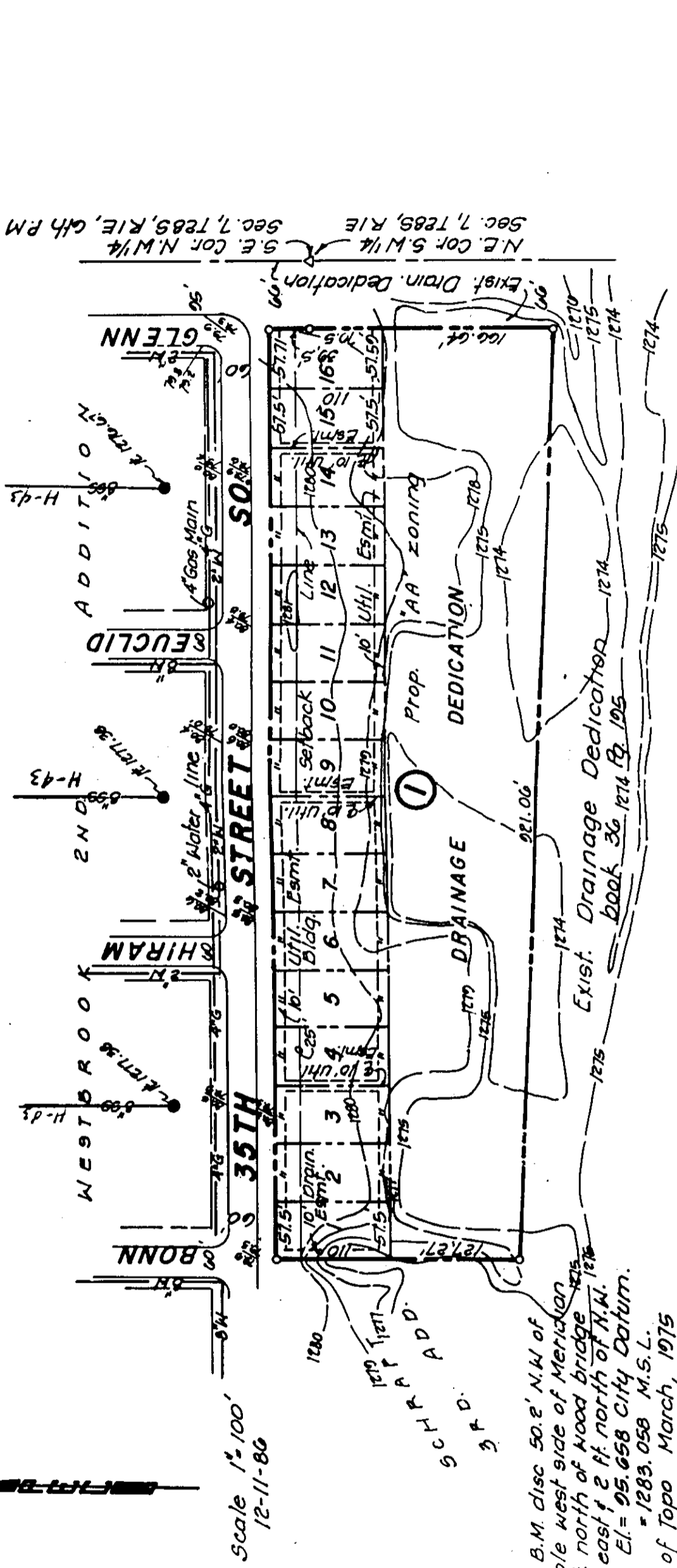
- Proposed Contour **1280**
- Existing Contour **1274**
- Spot Elevations: Top of Curb & Flowline **80.4 / 128**



SECTION A-A

Cont

**PRELIMINARY PLAT OF  
SCHRAFT 4th ADDITION - DRAINAGE PLAN  
TO WICHITA, SEDGWICK COUNTY, KANSAS.**



N.E. Cor. S.W. 1/4  
S.E. Cor. N.W. 1/4  
Sec. 7, T28S, R1E, 4th PM  
Exist. Drain. Dedication

City B.M. disc 50.2' N.W. of  
p. pole west side of Meridian  
30 ft. north of Wood bridge  
6 ft. east of 2 ft. north of N.W.  
cor. El. = 95.658 City Datum.  
= 1283.058 M.S.L.  
Dot of Topo March, 1975  
Min. Rod Elev - 1282.85 m.s.l.

Owner: Michael J. Boyd - Walter Morris & Son  
128 S. Dellrose 67208  
The Lots shall be  
graded to drain to  
the street & the  
Drainage R/W.

Engineer: PEC P.A.  
1440 English 67211

