

S/D NO. 75-16 Name SCHRAFT 3RD ADDITION
Date Application Rec'd. 3-10-75 Preliminary Approval
Scheduled S/D Meeting 3-20-75

DESCRIPTION

General Location South side of 35th Street South between Meridian and Glenn.
Owner Schraft Corp.
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- 1. Gross Acreage of Plat 11.6
- 2. Number of Lots:
 - Residential 1
 - Commercial 1
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 2
- 4. Minimum Lot Frontage 762.31 ft.
- 5. Minimum Lot Area 69,696.0 sq.ft.
- 6. Existing Zoning AA
- 7. Proposed Zoning R-6 & LC *RS*
- 7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL None ft.
- 8. Sidewalk adjacent to all streets? yes X no
- 9. Public Water Supply (Yes-No), Name
- 10. Public Sanitary Sewers (Yes-No), Name
- 11. Health Department Approval (where applicable) (Yes-No)
- 12. City of Wichita X : Three-Mile Area (Yes-No)

STAFF COMMENTS:

- A. Approval of this plat is subject to approval of the associated zone case Z-1688 from "AA" to "R-6" and "LC", and the associated vacation case V-0712 - vacation of a drainage easement.
- B. An additional 20 feet of half-street right-of-way shall be indicated for the south half of 35th Street in order to bring it up to a high density area street standard. The building setbacks shall be appropriately adjusted.
- C. A 25 foot building setback from 35th Street shall be indicated on Lot 2.
- D. The 35 foot building setback on Lot 1 shall be adjusted accordingly from the new right-of-way line for 35th Street.
- E. The applicant shall be advised that no parking will be permitted within the 25 foot building setback from 35th Street on Lot 2.
- F. The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of 35th Street South.
- G. The applicant shall guarantee the paving of 35th Street South from Meridian to St. Clair.
- 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D NO. 75-16 Name SCHRAFT 3RD ADDITION
Date Application Rec'd. 3-10-75 Preliminary Approval 3-20-75
Scheduled S/D Meeting 4-3-75

DESCRIPTION

General Location South side of 35th Street South between Meridian and Glenn.
Owner Schraft Corp.
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | | | |
|--|-------------------------|--|--|
| 1. Gross Acreage of Plat | <u>11.6</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. | |
| Residential | <u>1</u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u>1</u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>2</u> | TOTAL <u> </u> None <u> </u> ft. | |
| 3. Minimum Lot Frontage | <u>762.31</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u>X</u> no | |
| 4. Minimum Lot Area | <u>69,696.0</u> sq. ft. | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>R-6 & LC</u> | | |
| 9. Public Water Supply <u> </u> (Yes-No), Name <u> </u> | | | |
| 10. Public Sanitary Sewers <u> </u> (Yes-No), Name <u> </u> | | | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u> </u> | | | |

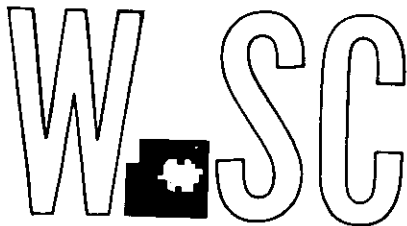
STAFF COMMENTS:

- A. Approval of this plat is subject to approval of the associated zone case Z-1688 from "AA" to "R-5", and the associated vacation case V-0712 - vacation of a drainage easement.
- B. Approval of this zone case is subject to the applicant amending vacation case ~~V-0712~~ ^{vacation} to include the street vacation and receiving approval for the vacation of 35th Street South between St. Clair and the east end of the cul-de-sac indicated on this plat.
- C. The south half of said portion of 35th Street to be vacated should be incorporated in the plat and the appropriate dedication for a curve radius at the intersection of 35th Street and St. Clair shall be indicated on the plat.
- D. The applicant shall guarantee the paving of 35th Street South from Meridian to and including the cul-de-sac; and th widening of 35th Street from St. Clair to Glenn. No reqd.
- E. The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of 35th Street from Meridian east to and including around the cul-de-sac.
- F. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- G. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- H. The applicant's surveyor shall contact the Water Department relative to providing water service to subject property.
- I. The applicant's surveyor shall appropriately amend the legal description to subject property.

Extend Drainage across lot 1

- J. The applicant's surveyor shall submit a site development plan to the City Fire Department prior to the issuance of any building permits on subject property.
- K. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- L. The applicant shall provide a 30 foot firelane easement adjacent to the south and east lines of subject property. An emergency firelane access point shall be provided to subject property south of Glenn.
- M. The applicant shall contact Tim Cain of the Department of Public Works relative to the appropriate name to be indicated on the plat tracing for the cul-de-sac east of Meridian referred to as 35th Street South on this final plat.
- N. The County Commission signature lines shall be appropriately amended.
- O. The County Clerk's signature line shall be amended to read "George Pierce".
- P. The book and page numbers for the drainage dedication and the 15 foot ingress-egress easement shall be indicated on the face of the plat.
- Q. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

April 8, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 75-16 - Final plat of
SCHRAFT 3RD ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 3, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be deferred indefinitely at the applicant's request.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Schraft Corp.
c/o William G. Schraft
805 South Main, 67213

✓Dean Sellers, Assistant City Engineer

S/D No. 75-16 Name Schraft 3rd Addition
Date Application Rec'd. 3-10-75 Preliminary Approval 3-6-80
Scheduled S/D Meeting 9-17-81

DESCRIPTION

General Location East of Meridian between I-235 and 35th St. South

Owner William G. Schraft
Surveyor/Engineer Baughman Company
Address 330 Laura Wichita, Ks. Zip Code 67211 Phone 262-7171

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>14.0 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>37</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>37</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>66.5 feet</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7,315 square feet</u> | streets <u> </u> yes <u> </u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA and RB</u> | |
| 9. Is public water available <u>x</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

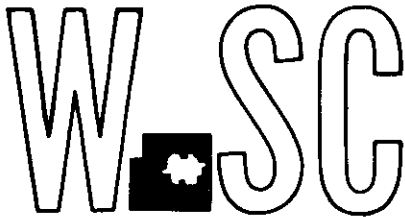
STAFF COMMENTS:

NOTE: "RB" zoning has been approved for proposed Lots 9, 10, 17, 18, 25, 26, 33 and 34 subject to platting. The balance of this property is zoned "AA".

- A. The City Engineer's office shall be prepared to comment on the applicant's final drainage plan and state what drainage improvement guarantees are needed and what minimum building pads are required. This entire area is currently within the regulatory floodway as shown on the most recent federal flood insurance maps. These maps are in the process of being revised, however, and the area may be removed from the floodway.
- B. A requirement of preliminary plat approval was that the applicant contact the property owner on the north side of 35th east of Meridian and obtain his signature on an application to vacate 35th adjacent to proposed Lot 1. This is desirable because of the close proximity of the 35th-Meridian intersection to the I-235-Meridian intersection which creates traffic conflicts. This vacation application has not been submitted. The Subdivision Committee shall be prepared to discuss this street vacation.
- C. Since some existing drainage right-of-way on the south side of 35th Street is being vacated by this plat, reference to this fact and to the appropriate Kansas statute should be made in the surveyor's text.
- D. The applicant shall guarantee the paving of 35th Street South including a sidewalk on the south side.
- E. The existing amount of right-of-way for 35th Street shall be shown on the final plat tracing.
- F. The applicant shall submit a restrictive covenant which provides for the construction and maintenance of the joint drives proposed to serve the four-plex lots. Construction shall occur prior to development of either lot served by each drive.
- G. The final plat tracing shall indicate the recording data for the existing drainage dedications bordering the plat.

- H. The applicant shall guarantee extension of sanitary sewer to serve all lots being platted.
- I. The applicant shall guarantee extension of City water to serve all lots being platted.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Since a 25-foot front yard is required in the "AA" zoning district, the building setback as shown on the AA-zoned lots shall be increased to 25 feet or may be left off of the plat entirely. No setbacks shall be shown on the "RB" lots unless it is a setback measured from the joint drive easements.
- L. At the preliminary plat hearing, K.G. and E. requested a 10-foot utility easement between Lots 35 and 36. This shall be added to the final plat tracing unless K.G. and E. no longer requires it.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY

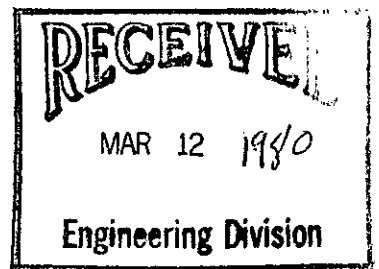


METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company
330 Laura
Wichita, Ks. 67211

March 11, 1980



Re: S/D 75-16 - Preliminary plat of Schraft 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 6, 1980, 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:

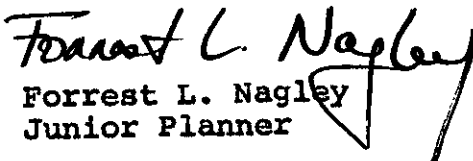
- A. The applicant shall submit a final drainage plan to City Engineering for review and approval prior to submitting a final plat.
- B. The applicant shall guarantee any drainage improvements required by this plat.
- C. During staff's review of this subdivision application, it has been noted that an uncompleted vacation case (V-0712) exists for this property. This vacation case requests the vacation of a drainage dedication on the south side of 35th Street South (obtained during the platting of Westbrook 2nd). If the applicant wishes, this drainage dedication may be vacated by this plat if appropriate reference is made in the engineer's text. Otherwise, approval of this plat shall be subject to completion of the vacation case V-0712.
- D. Since 35th Street South enters Meridian at a location very near where an off-ramp for I-235 exits onto this same arterial street, the applicant shall attempt to obtain a valid vacation application for the vacating of a portion of 35th Street South from Meridian Avenue to an appropriate point to the east.
- E. The applicant shall guarantee the paving of 35th Street South.
- F. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.
- G. The applicant shall guarantee the extension of City water to serve all lots being platted.

- H. If the applicant wishes to plat a building setback from 35th Street South, the final plat shall indicate a 25-foot setback rather than the 20 foot setback that is shown on the preliminary plat.
- I. The final plat shall indicate that the ingress and egress easement shown adjacent to the existing drainage dedication is an access easement for the maintenance of the drainage dedication rather than an access easement to the rear of several of the proposed lots (i.e., label as "Maintenance and Access Easement for Drainage Dedication").
- J. The final plat shall indicate the book and page numbers for the drainage dedication and the 15-foot ingress-egress easement.
- K. The applicant shall guarantee the construction of a sidewalk on the south side of 35th Street South adjacent to this property (greater than 48 dwelling units and multiple family zoning).
- L. The applicant shall submit a restrictive covenant which both establishes and provides for the construction of perpetual maintenance of the proposed ingress and egress easements that are shown on the preliminary plat.
- M. K. G. and E. has requested that a 10-foot utility easement be added between Lots 35 and 36.
- N. 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.
- O. Requirement for a final plage (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,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: ✓ Schraft Corp., 805 S. Main, 67203
Dean Sellers, Assistant City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 75-16 Name Schraft 3rd Addition
Date Application Rec'd. 3-10-75 Preliminary Approval 3-20-75
Scheduled S/D Meeting 3-6-80

DESCRIPTION

General Location East of Meridian between I-235 and 35th St. South

Owner William G. Schraft
Surveyor/Engineer Baughman Company
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 14.0 acres
- 2. Number of Lots:
 - Residential 37
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total Number of Lots 37
- 3. Minimum Lot Frontage 66.5 ft.
- 4. Minimum Lot Area 7,315 square ft.
- 5. Existing Zoning AA
- 6. Proposed Zoning AA and RB
- 7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL None ft.
- 8. Sidewalk adjacent to all streets? yes no
- 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-2187) requesting "AA" to "RB" has been approved by the Board of City Commissioners subject to platting.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept plan and state if any drainage guarantees are anticipated.
- B. During staff's review of this subdivision application, it has been noted that an uncompleted vacation case (V-0712) exists for this property. This vacation case requests the vacation of a drainage dedication on the south side of 35th Street South (obtained during the platting of Westbrook 2nd). If the applicant wishes, this drainage dedication may be vacated by this plat if appropriate reference is made in the engineer's text. Otherwise, approval of this plat shall be subject to completion of vacation case V-0712.
- C. Since 35th Street South enters Meridian at a location very near where an off-ramp for I-235 exit exists onto this same arterial street, it is recommended that the Committee and Advisory Board members be prepared to discuss the feasibility of vacating a portion of 35th Street South, between Meridian and St. Clair, in order to avoid future traffic conflicts.
- D. The applicant shall guarantee the paving of 35th Street South.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots being platted.
- F. The applicant shall guarantee the extension of City water to serve all lots being platted.

- G. If the applicant wishes to plat a building setback from 35th Street South, the final plat shall indicate a 25-foot setback rather than the 20 foot setback that is shown on the preliminary plat.
- H. The final plat shall indicate that the ingress and egress easement shown adjacent to the existing drainage dedication is an access easement for the maintenance of the drainage dedication rather than an access easement to the rear of several of the proposed lots, (i.e., label as "Maintenance and Access Easement for Drainage Dedication").
- I. The final plat shall indicate the book and page numbers for the drainage dedication and the 15-foot ingress-egress easement.
- J. The applicant shall guarantee the construction of a sidewalk on the south side of 35th Street South adjacent to this property, (greater than 48 dwelling units and multiple family zoning).
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

SUBDIVISION COMMITTEE

AGENDA

March 20, 1975

The regular meeting of the Metropolitan Area Planning Commission Subdivision Committee with representatives of the utility companies and officials from various departments of the City of Wichita and County of Sedgwick will be held on Thursday, March 20, 1975, at 1:00 p.m., in Room 401, City Building Annex, 104 South Main, Wichita, Kansas. The following items will be considered:

1. V-0718 - Donald Walenta, requests vacation of a utility easement, legally described as: 5 foot utility easement along east line of Lot 1, Perdel Addition, and 15 foot utility easement along west line of Lot 2, Perdel Addition, Wichita, Kansas. Generally located on the south side of Kellogg, between Dellrose and Pershing.

----- *Cont. NH & E-W Maint. East (15')* -----

2. V-0719 - Unified School District #259, requests vacation of a street and alleys, legally described as: Texas Avenue from the East line of Elizabeth Avenue to the West line of Martinson Avenue; the North/South alley, as platted in Lawrence's Third Addition, between Lots 16 and 18, on Elizabeth on the West and Lots 15 and 17, on Martinson on the East, from the North line of Texas Avenue to the North line of Lawrence's Third Addition; and the North/South alley, as platted in Lawrence's Third and Fourth Additions, in the block bounded by Elizabeth Avenue on the West, Texas Avenue on the North, Martinson Avenue on the East and Burton Avenue on the South, from the North line of Burton Avenue to the South line of Texas Avenue; in Wichita, Sedgwick County, Kansas. Generally located between Douglas and Burton in an area west of Exposition.

----- *Dead end? Driveway? (VAC to SE EW Alley
Remove Int Returns* -----

3. V-0720 - Arthur V. Bordin, requests vacation of a platted setback, legally described as: 30 foot platted setback from McLean Boulevard on Lot 13, Block 3, Pierpoint Acres. Generally located at the southwest corner of Carlock and McLean Boulevard.

----- *Limit to 15'* -----

4. V-0721 - John Frederick Riegler, et. al., requests vacation of an easement, legally described as: Part of the 10 foot easement adjacent to the south line of Lot 1, Block 2, Briarcliff Park Second an Addition to Wichita, Kansas, described as commencing at the intersection of the north line of said easement and the east line of said Lot 1; thence west along the north line of said easement, 34.4 feet for a place of beginning; thence with an angle to the left of 90°-35' a distance of 25.5 feet; thence with an angle to the right of 90° a distance of 4.31 feet; thence east along the north line of said easement 25.86 feet to the place of beginning; AND, part of the 10 foot easement adjacent to the north line of Lot 2, Block 2, Briarcliff Park Second an Addition to Wichita, Kansas, described as beginning at a point on the south line of said easement 48.5 feet west of the east line of said Lot 2; thence west along the south line of said easement 5 feet; thence north at right angles 0.7 feet; thence east 5 feet; thence south 0.7 feet to beginning. AND beginning at a point on the south line of said easement 73 feet west of the east line of said Lot 2; thence west along the south line of said easement 7 feet; thence north at right angles 0.5 feet; thence east 7 feet; thence south 0.5 feet to beginning. Generally located on the west side of Briarcliff Circle in an area south of Zimmerly.

Document to allow continuation of use until structure is removed

5. S/D 75-19 - Preliminary plat of CARRIAGE HOUSE PLAZA SECOND ADDITION, generally located at the northeast corner of Tyler Road and McCormick.

Engineer: Kenneth O. Taylor
Minimum lot area: 10,700 sq. ft.
Acreage: 39.14
Number of lots: 21

*Reconst Ent Paula & Hendrix
Move Lake off easmt*

6. S/D 75-16 - Preliminary Plat of SCHRAFT 3RD ADDITION, generally located on the south side of 35th Street South between Meridian and Glenn.

Engineer: Baughman Company
Minimum lot area: 69,696.0 sq. ft.
Acreage: 11.6
Number of lots: 2

Widen 35th St Part to 40?

" " R/W to 70?

Col on 35th W. of St Clair

7. S/D 75-17 - Final plat of HARPOOL ADDITION, generally located at the southwest corner of 13th and Tyler Road.

Engineer:	Baughman Company
Minimum lot area:	40,000.0 sq. ft.
Acreage:	0.9
Number of lots:	1

8. S/D 75-18 - Final Plat of E. C. I. ADDITION, generally located at the southeast corner of Washington and Indianapolis.

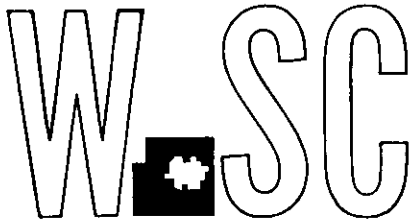
Engineer:	Baughman Company
Minimum lot area:	21,000 sq. ft.
Acreage:	0.5
Number of lots:	1

9. Proposed County Health and Sanitation Code.

NOTE: This matter has been placed on the agenda for information and comment by the Committee members.

10. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

March 21, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 75-16 - Preliminary plat
of SCHRAFT 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 20, 1975, 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. Approval of this plat is subject to approval of the associated zone case Z-1688 from "AA" to "R-5", and the associated vacation case V-0712 - vacation of a drainage easement.
- B. The plat shall be redesigned as a one lot plat.
- C. A 25 foot building setback from 35th Street shall be indicated on the plat.
- D. The applicant shall be advised that no parking will be permitted within the 25 foot building setback from 35th Street.
- E. The applicant shall amend his vacation case V-0712 to a request for the vacation of that portion of 35th Street South adjacent to Lot 8, Hatcher Gomez Addition, and said case shall be reconsidered together with the final plat, by the Subdivision Committee.
- F. Right-of-way for a cul-de-sac having a 50 foot radius to terminate 35th Street immediately west of St. Clair shall be dedicated with the plat.
- G. An additional 15 feet of right-of-way for 35th Street South from Meridian to the cul-de-sac shall be indicated on the plat.

- H. The applicant shall guarantee the paving of 35th Street South from Meridian to and including the cul-de-sac.
- I. The applicant shall install or guarantee the installation of a sidewalk adjacent to the south side of 35th Street from Meridian east to and including around the cul-de-sac.
- J. "Complete access control" adjacent to the south line of 35th Street South from the west line of St. Clair to the east line of Glen, shall be indicated on the plat.
- K. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- L. The applicant's surveyor shall contact the Water Department relative to providing water service to subject property.
- M. The applicant's surveyor shall appropriately amend the legal description to subject property.
- N. The applicant's surveyor shall submit a site development plan to the City Fire Department prior to the issuance of any building permits on subject property.
- O. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- P. The applicant shall provide a firelane easement adjacent to the south and east lines of subject property. An emergency firelane access point shall be provided to subject property south of Glen.
- Q. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- R. 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.

S/D 75-16
March 21, 1975
Page 3

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Schraft Corp.
c/o William G. Schraft
805 South Main
Wichita, Kansas 67213

Dean Sellers, Assistant City Engineer



CONFIRMATION
MEMO

PROJECT Schraft 3rd Addition
JOB NO. _____
TO Chris Breitenstein
FROM N. Brent Wooten
REFERENCE Drainage Plan

DATE September 9, 1981

COPIES TO:

FINAL PLAT IS SCHEDULED TO BE HEARD
ON 9-17-81.

IN REFERENCE TO THE DRAINAGE PLAN,
AREA 1 WILL BE DRAINED TO THE THREE EXISTING
INLETS ON 35TH ST. LOCATED AT EVERETT.

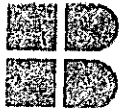
$DA_1 = 3 \text{ AC.}$ DEVELOPMENT RUNOFF FACTOR = 0.35
 $I_c = 4.06 \text{ in/hr}$ FOR A 15 MIN TC.

$$Q = 0.35(4.06)(3.0) = 4.3 \text{ cfs.}$$

AREA 2 WILL BE DRAINED TO THE THREE EXISTING
INLETS ON 35TH ST. LOCATED AT BONW.

$DA_1 = 3.1 \text{ AC}$

$$Q = (0.35)(4.06)(3.1) = 4.4 \text{ cfs.}$$



BAUGHMAN COMPANY, P.A.

SURVEYORS

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

CONFIRMATION
MEMO

PROJECT _____

DATE _____

JOB NO. _____

COPIES TO:

TO _____

FROM _____

REFERENCE _____

AREA 3 WILL DRAIN TO 35TH AS INDICATED
TO THE EXISTING INLETS (3) AT GLENN.

$$DA = 2.2 \text{ AC}$$

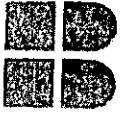
$$Q = 0.35(4.06)(2.2) = 3.1 \text{ cfs.}$$

AREA 1 & AREA 2 -

THE 2 EXISTING LENGTHS OF 18" RCP & OUTFALLS
WILL BE REMOVED. A 28" x 20" CMPA SHALL BE
INSTALLED FROM THE EXISTING INLET TO APPROX.
250' SOUTH TO THE 130' DRAINAGE DITCH. AT EACH LOCATION

THE PIPE FLO LINE AT THE INLET WILL DROP
ONLY 0.1 TO 0.2 FOOT. THERE IS ADEQUATE DROP
TO EASILY DOUBLE OR EVEN TRIPLE THE FLO CAPACITY
IN THE CMPA OVER THE EXISTING 18" RCP SYSTEM.

THE 3 INLETS WILL REMAIN AS THEY ARE AT
EACH LOCATION.



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

CONFIRMATION
MEMO

PROJECT _____

DATE _____

_____ JOB NO. _____

COPIES TO:

TO _____

FROM _____

REFERENCE _____

AREA 3 -

THE EXISTING PIPE SYSTEM WILL REMAIN THE SAME SINCE ONLY A SMALL PORTION OF THE PLOT DRAINS TO THIS INLET SYSTEM.

- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Since a 25-foot front yard is required in the "AA" zoning district, the building setback as shown on the AA-zoned lots shall be increased to 25 feet or may be left off of the plat entirely. No setbacks shall be shown on the "RB" lots unless it is a setback measured from the joint drive easements.
- L. The applicant shall guarantee construction of a sidewalk along the south side of 35th Street South.
- M. Ten-foot utility easements shall be added between Lots 6 and 7 and Lots 35 and 36 (as presently numbered). The applicant's agent shall contact the City Engineer's office regarding proposed sanitary sewer layout. If any additional side lot utility easements are needed for sewers, they shall be shown on the final plat tracing.
- N. The applicant shall be advised that as long as a portion of this property is within a special flood hazard area as designated on the federal flood insurance maps, problems may be encountered in obtaining building permits and/or mortgage monies.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

ctg
M

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 September 24, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

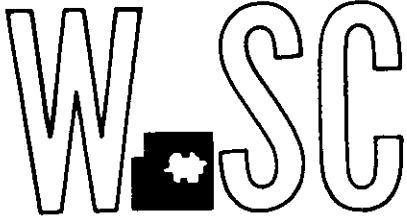
Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

cc: Schraft Corp., 805 S. Main, 67202
Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY

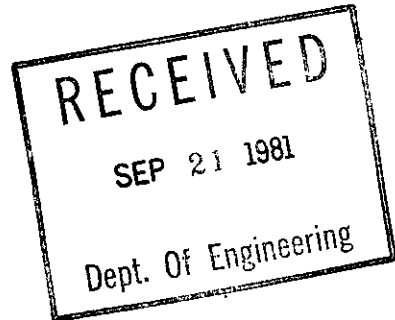


METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

September 18, 1981

Baughman Company
330 Laura
Wichita, Kansas 67212



Re: S/D 75-16 - Final plat of Schraft 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on September 17, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Lots 1, 2 and 3 shall be left off of the final plat tracing and the balance of the lots shall be re-numbered accordingly.
- B. A minimum pad elevation of 1282 M.S.L. shall be shown on the final plat tracing.
- C. The applicant shall guarantee extension of the storm sewers to the drainage dedication area south of the plat.
- D. Since some existing drainage right-of-way on the south side of 35th Street is being vacated by this plat, reference to this fact and to the appropriate Kansas statute should be made in the surveyor's text.
- E. The existing amount of right-of-way for 35th Street shall be shown on the final plat tracing.
- F. The applicant shall submit a restrictive covenant which provides for the construction and maintenance of the joint drives proposed to serve the four-plex lots. Construction shall occur prior to development of either lot served by each drive.
- G. The final plat tracing shall indicate the recording data for the existing drainage dedications bordering the plat.
- H. The applicant shall guarantee extension of sanitary sewer to serve all lots being platted.
- I. The applicant shall guarantee extension of City water to serve all lots being platted.

- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Since a 25-foot front yard is required in the "AA" zoning district, the building setback as shown on the AA-zoned lots shall be increased to 25 feet or may be left off of the plat entirely. No setbacks shall be shown on the "RB" lots unless it is a setback measured from the joint drive easements.
- L. The applicant shall guarantee construction of a sidewalk along the south side of 35th Street South.
- M. Ten-foot utility easements shall be added between Lots 6 and 7 and Lots 35 and 36 (as presently numbered). The applicant's agent shall contact the City Engineer's office regarding proposed sanitary sewer layout. If any additional side lot utility easements are needed for sewers, they shall be shown on the final plat tracing.
- N. The applicant shall be advised that as long as a portion of this property is within a special flood hazard area as designated on the federal flood insurance maps, problems may be encountered in obtaining building permits and/or mortgage monies.
- O. 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 September 24, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Schraft Corp., 805 S. Main, 67202
X Mike Lindebak, City Engineering

WILLIAM L. KORBER

JOHN E. LUNDBLADE

JAMES E. JORDAN

N. BRENT WOOTEN

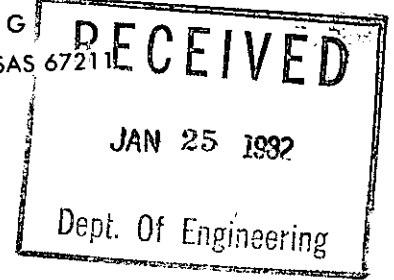


BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

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

January 22, 1982



Mike Lindebak
Project Development
City Engineering Div.
City of Wichita

Re: Schraft 3rd Addition
Wichita, Kansas

Mike,

The minimum pad established at the subdivison meeting for the referenced plat was 1282.00 sea level datum. We would like to raise the minimum pad for the entire plat to 1282.50 elevation, which will be referenced in the text on the final plat. I assume the City of Wichita will agree to this change.

Sincerely,

N. Brent Wooten, P.E.

NBW/mef