

THE CITY OF WICHITA

OFFICE OF

DEPARTMENT OF ENGINEERING

DATE

October 7, 1980

TO

Jack Galbraith, Chief Planner

FROM

Chris J. Breitenstein, Acting Drainage Design Engineer

SUBJECT

South Field Addition  
Drainage Plan

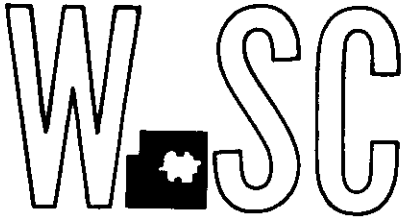
The above referenced drainage plan is approved.

  
Chris J. Breitenstein  
Acting Drainage Design Engr.

CJB:md

cc: Louise Olivarez  
Bill Korber

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 17, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-63 - Final plat of South Field Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 16, 1980, 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 city water to serve all lots.
- B. The applicant shall guarantee the extension of sewer to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets being platted, including sidewalks adjacent to all lots.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The front yard setback on Lots 13 and 14, Block 1 shall be increased to 25 feet as required in the "A" zoning district.
- F. 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. Forms for the bond and irrevocable letter of credit are available from this office. The enclosed certificate is required if petitions are submitted.

The enclosed "marked" copy of the plat is for your information and files.

Baughman Company  
Page 2  
Oct. 17, 1980

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 23, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

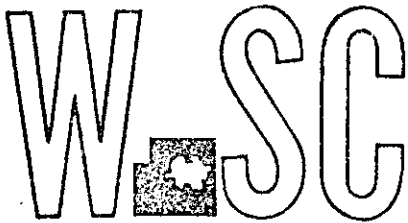
Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Senior Planner

LO:bh

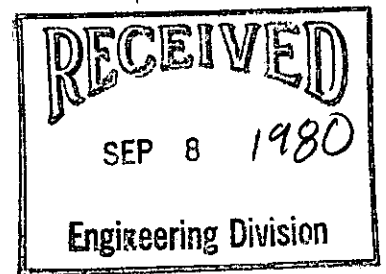
cc: Jerome Holt, P.O. Box 27, 67201  
Howard Pechin, 209 W. Dewey, 67202  
Doyle Hampton, 148 S. West St., Valley Center, 67147  
x Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



September 5, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-63 - Preliminary plat of South Field Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 4, 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 guarantee the extension of sanitary sewer to serve all lots.
- B. The applicant shall guarantee the extension of City water to serve all lots.
- ✓ C. The applicant shall guarantee the paving of all interior streets being platted.
- D. The applicant shall attempt to obtain from the property owners to the north and west a 10-foot utility easement. If this cannot be obtained, it may be necessary to grant additional easement on this plat.
- E. The final plat shall indicate building setbacks on all corner lots. Fifteen feet will be required from one of the streets and either 20 or 25 feet from the other street depending upon the zoning.
- F. The applicant's surveyor shall contact City Engineering about the possible need for minimum pad elevations on some of the lots.
- ✓ G. In accordance with the sidewalk ordinance, sidewalks will be required on both sides of Lulu, Mills and Ellis if a multi-family zoning classification is granted.

WICHITA - SEDGWICK COUNTY


Baughman Company  
Sept. 5, 1980  
Page 2

- H. Easements as requested by K.G. and E. and indicated on the engineer's "marked copy" of the preliminary plat shall be shown on the final plat.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and Jесcribed 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).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

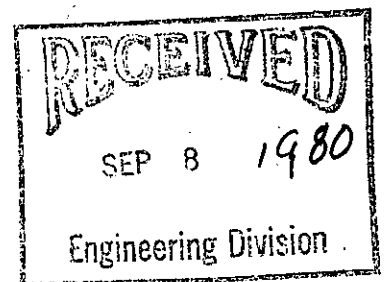
If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Jerome Holt, c/o Doyle Hampton, 147 S. West, Valley Center, 67147  
Doyle Hampton (Howard Pechin, 209 W. Dewey, 67202  
148 S. West, Valley Center, 67147  
✓ Dean Sellers, Assistant City Engineer



S/D NO. 80-63 Name South Field Addition  
Date Application Rec'd. 7-28-80 Preliminary Approval 9-4-80  
Scheduled S/D Meeting 10-2-80

DESCRIPTION

General Location North side of MacArthur Rd., west of Hydraulic

Owner Jerome Holt, P.O. Box 27, 67201  
Surveyor/Engineer Baughman Company  
Address 330 Laura, 67211 Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>7</u>  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:   | a. <u>60</u> R/W <u>1400</u> ft.  |
| Residential <u>28</u>  | b. <u>5</u> R/W <u>417</u> ft.  |
| Commercial _____   | c. _____ R/W _____ ft.  |
| Industrial _____   | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>28</u>   | TOTAL _____ ft.   |
| 3. Minimum Lot Frontage <u>60</u> ft.                                      | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>6300</u> sq. ft.                                    |   |
| 5. Existing Zoning <u>AA</u>   |   |
| 6. Proposed Zoning <u>RB</u>   |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>    |   |
| 10. Public Sanitary Sewer <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) _____ (Yes-No)           |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                       |   |

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2284) requesting "AA" to "RB" will be considered by M.A.P.C. on 9-25-80.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan and state what drainage improvements are required and whether or not minimum building pads are required.
- B. The applicant shall guarantee the extension of sewer and water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. If the applicant does not obtain "RB" zoning for this property, the platted front yard setback shall be increased to 25 feet.
- F. If the applicant does obtain "RB" zoning for this property, sidewalks shall be guaranteed for both sides of Lulu, Mills and Ellis.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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| 4. Minimum Lot Area <u>6300</u> sq. ft.                                    | streets? <u>yes</u> <u>x</u> no  |
| 5. Existing Zoning <u>AA</u>   |                                  |
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SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-63 Name South Field Addition  
Date Application Rec'd. 7-28-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-4-80

DESCRIPTION

General Location North side of MacArthur Rd., west of Hydraulic

Owner Jerome Holt  
Surveyor/Engineer Baughman Company  
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 7
- 2. Number of Lots:
  - Residential 28
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other \_\_\_\_\_
- 3. Minimum Lot Frontage 60 ft.
- 4. Minimum Lot Area 6300
- 5. Existing Zoning AA
- 6. Proposed Zoning RB
- 7. Lineal Feet of New Streets:
  - a. 60 R/W 1400 ft.
  - b. 5 R/W 417 ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
- 8. Sidewalk adjacent to all streets? yes x 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:

- A. The applicant has indicated that a request for "RB" zoning will be filed. The property is currently zoned "AA".
- B. The applicant shall guarantee the extension of sewer and water to serve all lots.
- C. The applicant shall guarantee the paving of all interior streets being platted.
- D. The applicant shall attempt to obtain from the property owners to the north and west a 10-foot utility easement. If this cannot be obtained, it may be necessary to grant additional easement on this plat.
- E. The final plat shall indicate building setbacks on all corner lots. Fifteen feet will be required from one of the streets and either 20 or 25 feet from the other street depending upon the zoning.
- F. The City Engineer's office shall be prepared to comment on the applicant's drainage concept.
- G. In accordance with the sidewalk ordinance, sidewalks will be required on both sides of Lulu, Mills and Ellis if a multi-family zoning classification is granted.
- 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).

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  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL \_\_\_\_\_ ft.
- 8. Sidewalk adjacent to all streets? yes x 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)
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## BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

February 3, 1981

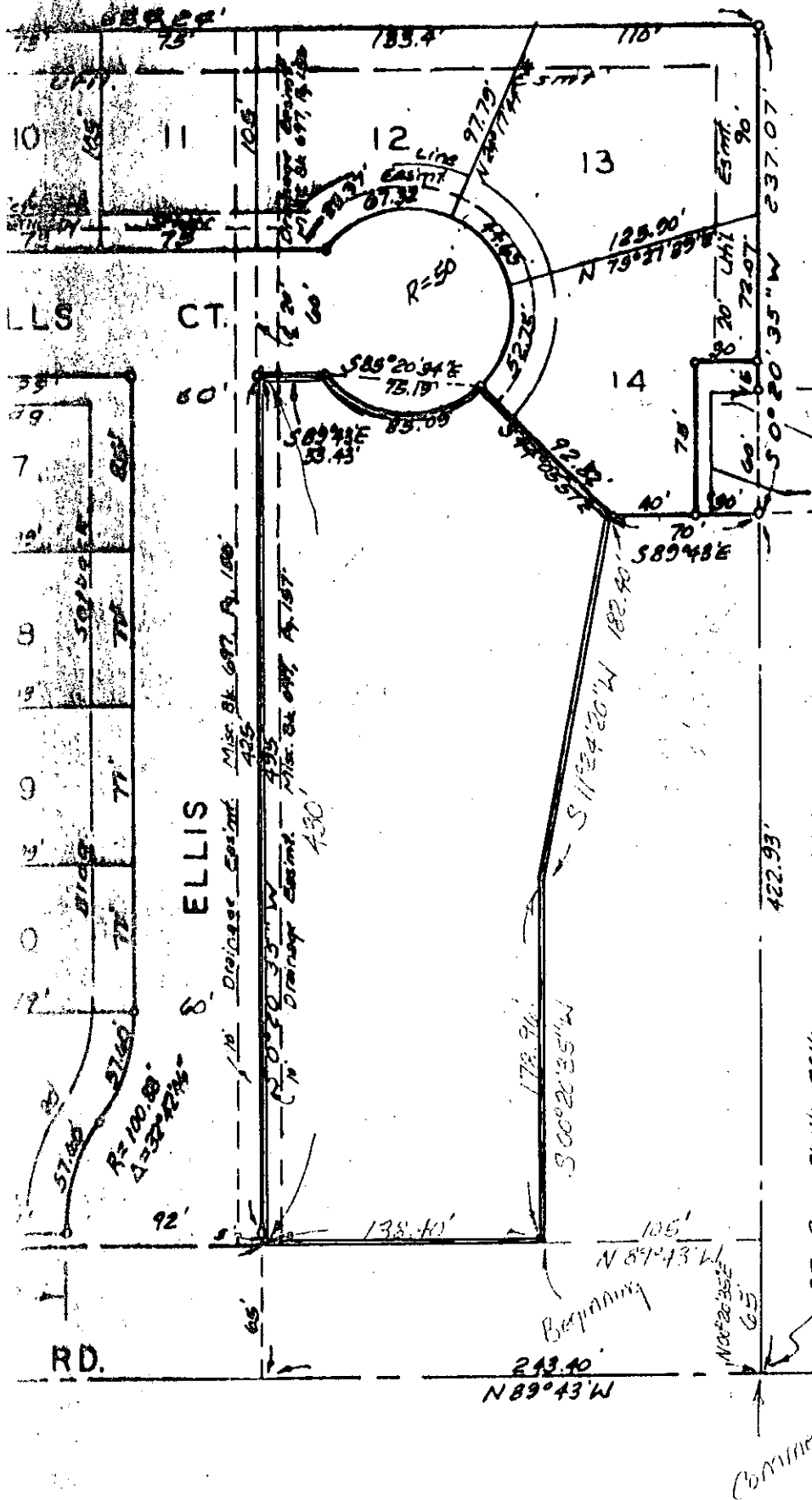
## DESCRIPTION

Part of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Sec. 9, Twp. 28-S, R-1-E, Sedgwick County, Kansas, described as commencing at the S.E. Corner thereof; thence N 00°20'35"E, along the east line of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said SE $\frac{1}{4}$ , 65 feet; thence N 89°43'W, parallel with the south line of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said SE $\frac{1}{4}$ , 105 feet for a place of beginning; thence N 89°43'W 138.40 feet; thence N 00°20'35"E, 430 feet; thence S 89°43'E, 33.43 feet; thence southeasterly, easterly and northeasterly along a curve having a radius of 50 feet on a chord bearing S 85°20'34"E, 75.19 feet; thence S 44°05'57"E, 92.82 feet to a point 422.93 feet north and 70 feet west of the S.E. Corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said SE $\frac{1}{4}$ ; thence S 11°24'20"W, 182.40 feet; thence S 00°20'35"W, 178.96 feet to the place of beginning.

*Elbert O. & Mary E.  
Guthrie*

# SOUTH FIELD ADDITION

WICHITA, KANSAS



This plat  
Wichita, Kan.  
approved by  
Metropolit  
Wichita, Kan.

Wichita-Se  
Area Plann

MILLS AVE.  
Complete Access Control

This  
shown here  
Commission  
day of \_\_\_\_\_

This  
shown here  
Commission  
this \_\_\_\_\_ d

WICHITA, P.A. SURVEYORS