

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

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

**CONFIRMATION  
MEMO**

PROJECT Shad & April Add.

DATE Aug 7, 1981

\_\_\_\_\_ JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

Louise Olivarez  
Mike Lindebak

FROM \_\_\_\_\_

REFERENCE Drainage Plan

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

Plat submitted to planning Aug 7, 1981

To be heard by Subdivision Committee Aug 20

S/D No. 81-84 Name Shad and April Addition  
Date Application Rec'd. 8-7-81 Preliminary Approval 8-20-81  
Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location Northeast corner of 10th and Sheridan

Owner Donald Hill  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>1.4 acres</u>   | 7. Lineal Feet of New Street                    |
| 2. Number of Lots :   | a. <u>        </u> R/W <u>        </u> ft.      |
| Residential <u>        6        </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>        6        </u>   | TOTAL <u>        </u> ft.                       |
| 3. Minimum Lot Frontage <u>        60        </u>   | 8. Sidewalk adjacent to all                     |
| 4. Minimum Lot Area <u>        6,772.50 sq. ft.        </u>   | streets <u>        </u> yes <u>    X    </u> no |
| 5. Existing Zoning <u>        AA        </u>  |   |
| 6. Proposed Zoning <u>        A        </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: A 5-lot final plat of this property was approved by the Subdivision Committee on August 20, 1981. Due to the high cost of extending a water line to two lots, the applicant is now proposing a 6-lot plat. A request for duplex zoning on all six lots has been filed.

- A. The applicant shall guarantee extension of water to Lots 4, 5 and 6.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 81-84 Name Shad and April Addition  
Date Application Rec'd. 8--7-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-20-81

DESCRIPTION

General Location Northeast corner 10th and Sheridan

Owner Donald Hill  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

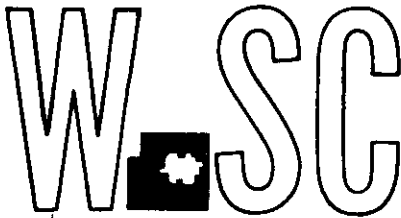
- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>1.4 acres</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. _____ R/W _____ ft.                                     |
| Residential <u>5</u>  | b. _____ R/W _____ ft.                                     |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>5</u>   | TOTAL _____ ft.  |
| 3. Minimum Lot Frontage <u>60</u> ft.   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>8780</u> sq ft   |  |
| 5. Existing Zoning <u>"AA"</u>  |  |
| 6. Proposed Zoning <u>"A"</u>   |  |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u>     |  |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u>  |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |  |

STAFF COMMENTS:

- A. This replat is located in an area where a requirement for a 30-foot street dedication off of the east 30 feet of this property would normally be made. This requirement would provide for the extension of Mt. Carmel Street through this block and thereby allow the replatting or lot splitting of the existing 300-foot deep lots. The applicant is not proposing to dedicate street right-of-way for a new portion of Mt. Carmel Street on this replat. Since existing structures in this block were built at locations which prevent the extension of Mt. Carmel Street, and further, since the sanitary sewer line was not constructed through the center of the west tier of lots in this block, the half street dedication is not being requested on this replat.
- B. The applicant shall guarantee the extension of City water to serve proposed lots 4 and 5.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since Sheridan is not a collector, no additional street right-of-way is needed from this property.
- E. The applicant shall be advised that the existing house on Lot 1 will no longer have the required 20-foot rear yard. A variance through the Board of Zoning Appeals may be needed if any additions to this structure are ever proposed.
- F. Closure computations shall be submitted with the final plat tracing.
- G. 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.

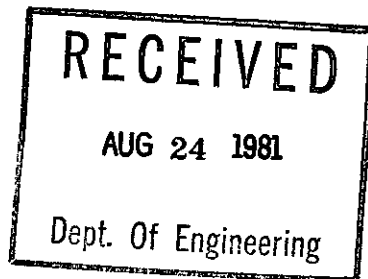
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 261-1561

August 21, 1981



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

Re: S/D 81-84 - Final plat of Shad and April Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on August 20, 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 the extension of City water to serve proposed Lots 4 and 5.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since Sheridan is not a collector, no additional street right-of-way is needed from this property.
- D. The applicant shall be advised that the existing house on Lot 1 will no longer have the required 20-foot rear yard. A variance through the Board of Zoning Appeals may be needed if any additions to this structure are ever proposed.
- E. Closure computations shall be submitted with the final plat tracing.
- 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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

Baughman Company

Page 2

August 21, 1981

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 August 27, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

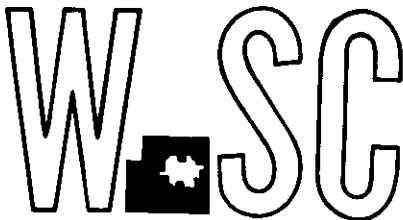
*Louise Olivarez*

Louise Olivarez  
Senior Planner

LO:bh

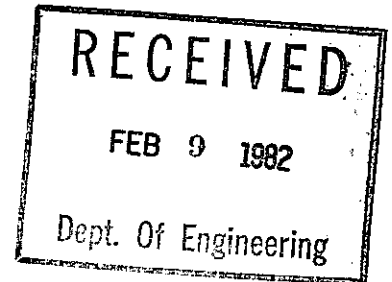
cc: Donald Hill, 1624 N. Charles, 67203  
Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



February 5, 1982

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 81-84 - Final plat of Shad and April Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 4, 1982, 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 water to Lots 4, 5, and 6.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall meet with the City Engineering regarding the realignment of Lot 6's west line so as to permit this lot having access to an existing sanitary sewer line.
- D. 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 February 11, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

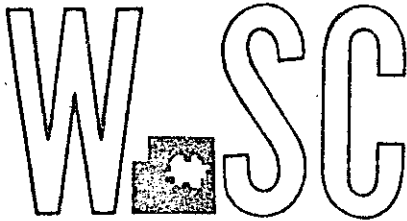
Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Donald Hill, 1624 N. Charles, 67203  
X Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

March 19, 1982

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 81-84 - Revised final plat of Shad and April Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 18, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be reapproved subject to the following additional conditions:

- A. The final plat tracing shall indicate a 10-foot contingent street dedication on the east 10 feet of Lot 6. The contingent dedication shall be based on a need for the property for street purposes. The contingent dedication shall be included as part of the plat's text.
- B. The final plat tracing shall indicate a 10-foot side yard setback from the required contingent dedication.

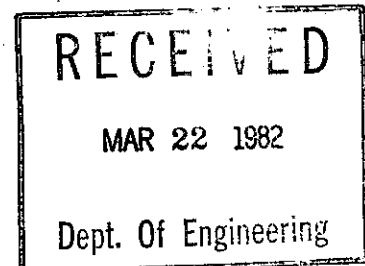
This matter will be forwarded to the Planning Commission for its consideration on March 25, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Donald Hill, 1624 N. Charles, 67203  
Mrs. Gene Martinson, 1144 N. Gordon, 67203  
Mr. and Mrs. R. A. Allred, 1138 N. Sheridan, 67203



Mr. and Mrs. E. H. Falconbridge, 1109 N. Custer, 67203

Mr. and Mrs. Max Prier, 1224 N. Sheridan, 67203

Mr. and Mrs. J. D. Schaffer, 1115 N. Custer, 67203

Mr. and Mrs. Mike Ceranic, 1101 N. Custer, 67203

Mr. and Mrs. Leo Voegeli, 1105 N. Custer, 67203

× Mike Lindebak, City Engineering

For use in conjunction with the MAPC-Sub-Division Meeting 4/15/82

1115 No. Custer  
Wichita, Kansas 67203  
April 12, 1982

MAPC Sub-Division Committee:

In view of the opportunity to review a sub-division of the Shad and April addition, I would ask only for it to be treated like a new and unbiased hearing - weighing only on its own merits.

Experience dictates the best way to avoid complications in the future, is to develop anything at all in a natural, neat and orderly fashion. Only one such example would be the little crook in the sewer line on the west side of our block. Who would have ever thought that such an innocent adjustment could ever cause anyone a problem years later; yet, here it is today.

I suggest this developer could use a regular lot split into six neat orderly lots with a 30' road right of way; asking to use that as permanent access to the NE 2 lots. This would be in keeping with the natural order of the existing development of the block; allow him to use his land to his advantage; and allow incentive in equality to the area property owners for the same opportunity to develop or not in the event of a future Mt. Carmel through our block.

We, and neighbors on our block, submit it grossly unfair and unequal to other property owners to have results that would leave 50' road right of way for 10 east side lot owners and only 10' from the west side lots, in spite of the crooked sewer line across 5 lots on the west side. That could only be of benefit to this developer but a penalty and a detriment to the east side property owners.

The five lots on the west side of this block chose to have that sewer like it is, at an even added expense to other neighbors; and seeing the minimum lot size for building exceeds their land available to develop on the east side of their sewer line, they would have to use the west side of their lots to develop anyway and would have a sewer expense. It would be their own responsibility for changes on their property for future development just as it would be mine on my property. It would certainly be unfair to ask ten property owners on the east side of the block to pay (even with their land) for someone else's development.

The residents in this area are not ready for Mt. Carmel at this time - But who is to say what the future might bring; and if a 10 - 50 road right of way is left for the future, by decisions made concerning Shad and April, it would eliminate forever the possibility of Mt. Carmel in our block - due to the strong feelings of inequality about the injustice of that type of split.

In conclusion, I am asking for a 30' road right of way for this plat; or no road right of way at all.

Sincerely,

*John D. Schaffer*  
*Mary B. Schaffer*

RECEIVED

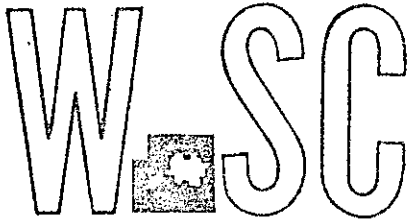
APR 14 1982

METROPOLITAN PLANNING

John D. Schaffer  
Mary B. Schaffer

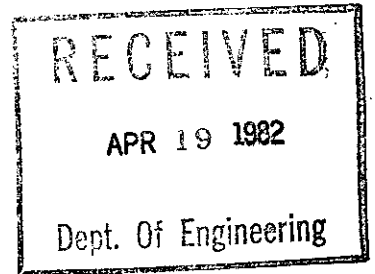
ROUTE  Route

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



April 16, 1982

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

Re: S/D 81-84 - Revised final plat of Shad and April Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 15, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be reapproved subject to the following additional conditions:

- A. The final plat tracing shall indicate a 10-foot contingent street dedication on the east 10-feet of Lot 6. The contingent dedication shall be based on a need for the property for street purposes. The contingent dedication shall be included as part of the plattor's text.
- B. The final plat tracing shall indicate a 10-foot side yard setback from the required contingent dedication.

This matter will be forwarded to the Planning Commission for its consideration on April 22, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads 'Forrest L. Nagley'.  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Donald Hill, 1624 N. Charles, 67203  
Mrs. Gene Martinson, 1144 N. Gordon, 67203  
Mr. and Mrs. R. A. Allred, 1138 N. Sheridan, 67203  
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Mr. and Mrs. Max Prier, 1224 N. Sheridan, 67203  
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Mike Lindebak, City Engineering