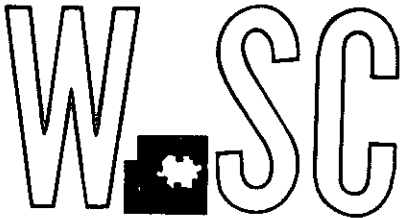


WICHITA - SEDGWICK COUNTY

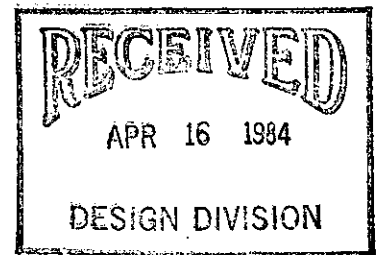


METROPOLITAN AREA PLANNING
COMMISSION

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

April 13, 1984

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



Re: S/D 83-31 - Final plat of Phillips Riverside Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, 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 those lots not already served.
- B. City Engineering has advised that sanitary sewers in this area are shallow.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since Pleasantview Circle was platted with 58 feet of right-of-way, the applicant shall submit a covenant to be recorded with the plat which provides that there will be four off-street parking spaces per dwelling unit.
- E. The applicant is hereby advised that if the existing structure on Lot 1 is to remain, it cannot be expanded within the 25-foot setback from Pleasantview Circle that is required by the "AA" zoning district.
- 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.

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, P.A.
April 13, 1984
Page 2

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, April 19, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

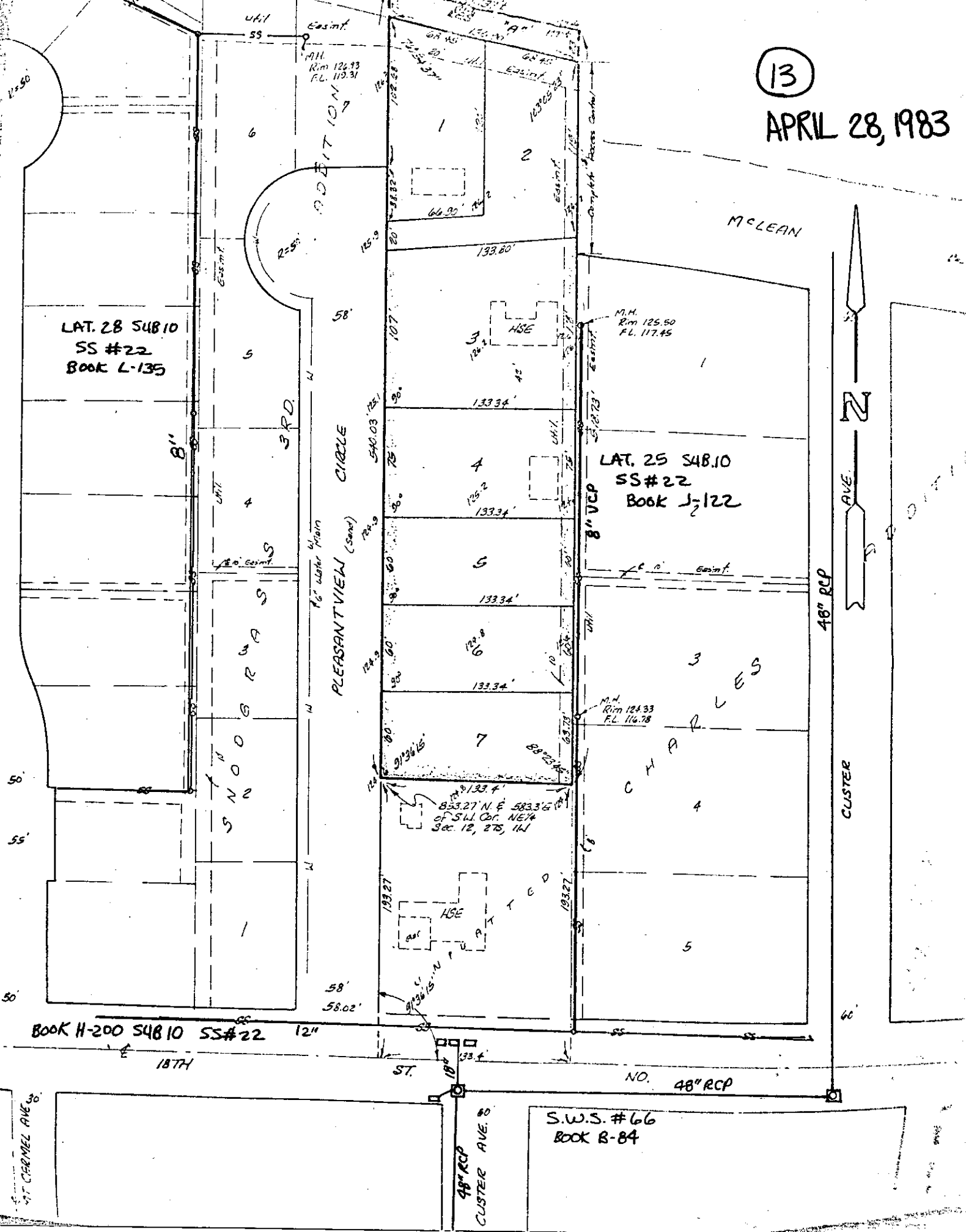
FLN:bh

cc: Lyle W. Phillips, 2027 McLean Blvd., NW, 67203
*Mike Lindebak, City Engineer

LAT. 33, SUB 10
Book M-63 SS #22

13

APRIL 28, 1983



LAT. 28 SUB 10
SS #22
Book L-135

LAT. 25 SUB 10
SS #22
Book J-122

BOOK H-200 SUB 10 SS #22

S.W.S. #66
BOOK B-84



N

AVE.

48" RCP

CLUSTER

66'

MCLEAN

PLEASANT VIEW CABLE

SNOBGRASS

CHAPLAIN

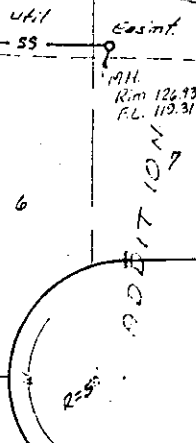
ST. CARMEL AVE. 30'

48" RCP
CLUSTER AVE. 80'

NO. 48" RCP

18TH ST.

ST.



853.27' N. E. 583.35' E.
of S.W. Cor. NE 1/4
Sec. 12, 27S, 14W

M.H.
Rim 125.50
F.L. 117.45

M.H.
Rim 124.33
F.L. 116.78

58'
58.02'

50'
55'

50'

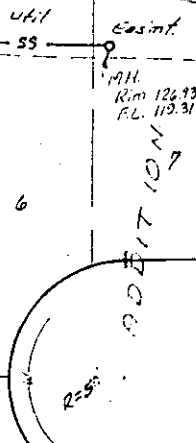
ST. CARMEL AVE. 30'

48" RCP
CLUSTER AVE. 80'

NO. 48" RCP

18TH ST.

ST.



853.27' N. E. 583.35' E.
of S.W. Cor. NE 1/4
Sec. 12, 27S, 14W

M.H.
Rim 125.50
F.L. 117.45

M.H.
Rim 124.33
F.L. 116.78

58'
58.02'

50'
55'

50'

ST. CARMEL AVE. 30'

48" RCP
CLUSTER AVE. 80'

NO. 48" RCP

18TH ST.

ST.

Preliminary plat
SUBDIVISION REPORT

9
SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-31 Name Phillips Riverside Addition
Date Application Rec'd. 4-4-83 Preliminary Approval _____
Scheduled S/D Meeting 4-28-83

DESCRIPTION

General Location North of 18th St. North on the east side of Pleasantview Circle

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

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>1.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>7</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>7</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>60 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>8,000.4 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots not already served.
- D. The applicant shall guarantee the extension of municipal water to serve the lots not already served.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since Pleasantview Circle was platted with 58 feet of right-of-way, the applicant shall submit a covenant to be recorded with the plat which provides that there will be four off-street parking spaces per dwelling unit.
- G. The applicant or his agent shall be prepared to advise the Committee of the applicant's plans for the existing structure on proposed Lot 1. If this structure is to remain, no expansion of the structure within the 25-foot building setback from Pleasantview Circle will be permitted.
- H. Approval of this preliminary plat will require a waiver of the minimum lot frontage requirement of 60 feet. Proposed Lots 1 and 2 do not meet this standard.

(Over)

- I. The platator's text, on the final plat, shall state that Reserve A is dedicated for drainage, riverbank maintenance, flood control and beautification purposes.
- J. The applicant's agent shall be prepared to discuss the configuration of Lots 1, 2 and 3. Should Lots 1 and 2 share a driveway? (This may be necessary if Lot 7 of Snodgrass 3rd Addition has already constructed a driveway.) Should the south line of Lot 3 be moved south to give Lots 1 and 2 more frontage?
- K. The platting of numerous subdivisions west of this site has precluded the extension of McLean Boulevard further west. It is not paved west of Custer at this time and could be vacated. Complete access control from Lot 2 to McLean is being granted so that no driveways will be built to McLean which would make vacation difficult.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 83-31

Name: Phillips-Riverside Addition

Preliminary Approved: 4-28-83
Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: North of 18th St. North on the east side of Pleasantview Circle.

Owner: Lyle W. Phillips

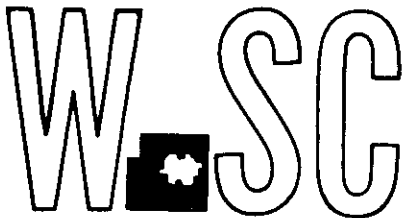
Surveyor/Engineer: Baughman Company, P. A.

1. Gross Acreage of Plat: 1.6 acres
 2. Number of Lots:
 - Residential: 7
 - Office: -
 - Commercial: -
 - Industrial: -
 - Total: 7
 3. Minimum Lot Area: 8,000.4 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required by the platting of this property?
- B. The applicant shall guarantee the extension of sanitary sewer and municipal water to serve those lots not already served.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since Pleasantview Circle was platted with 58 feet of right-of-way, the applicant shall submit a covenant to be recorded with the plat which provides that there will be four off-street parking spaces per dwelling unit.
- E. The applicant is hereby advised that if the existing structure on Lot 1 is to remain, it cannot be expanded within the 25-foot setback from Pleasantview Circle that is required by the "AA" zoning district.
- F. City Engineering has advised that sanitary sewers in this area are shallow.
- G. Closure computations shall be submitted with the final plat tracing.
- H. 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

RECEIVED

MAY 2 1983

Dept. Of Engineering

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

Re: S/D 83-31 - Preliminary plat of Phillips Riverside
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 28, 1983, 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:

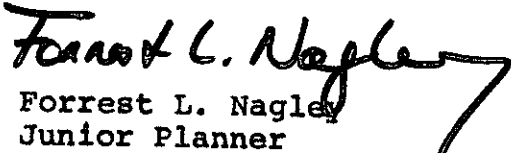
- A. A drainage concept for this property has been approved. Prior to filing a final plat, a drainage plan shall be submitted to City Engineering.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots not already served.
- D. The applicant shall guarantee the extension of municipal water to serve the lots not already served.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since Pleasantview Circle was platted with 58 feet of right-of-way, the applicant shall submit a covenant to be recorded with the plat which provides that there will be four off-street parking spaces per dwelling unit.

- G. The applicant is hereby advised that if the existing structure on Lot 1 is to remain, it cannot be expanded within the 25-foot setback from Pleasantview Circle that is required by the "AA" zoning district.
- H. The Subdivision Committee approved the waiver of the minimum lot frontage requirement of the Subdivision Regulations for proposed Lots 1 and 2.
- I. The plattor's text, on the final plat, shall state that Reserve A is dedicated for drainage, riverbank maintenance, flood control and beautification purposes.
- J. Prior to filing a final plat, the applicant's agent shall check the location of existing driveways at the end of Pleasantview Circle to determine if Lots 1 and 2 need to share a common drive or if the north line of Lot 3 needs to be moved to the south.
- K. City Engineering has advised that sanitary sewers in this area are shallow and sewer extensions to Lots 1 and 2 may have to come from different directions for each lot.
- L. 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.
- M. 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 should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Lyle W. Phillips, 2027 McLean Blvd., N.W. 67203
 Mike Lindebak, City Engineering