



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

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

**CONFIRMATION
MEMO**

PROJECT Rezook Add.

DATE 1-25-80

JOB NO. _____

TO Yash Desai

COPIES TO:
~~Curtis Newby~~ Louise
Mike Lindebak

FROM William L. Korber

REFERENCE _____

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

Plat submitted to planning 1-25-80

To be heard by Subdivision Committee 2-7-80

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE FEBRUARY 5, 1980

TO JACK GALBRAITH, CHIEF PLANNER

FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT DRAINAGE PLAN: RAZOOK ADDITION

Baughman Company has submitted the lot grading/drainage plan for the subject plat. The plan shows the lot shall drain East to Kessler Avenue and South to Douglas Avenue via approved driveways, flumes and/or other approved drainage facilities. Since this is one of the areas in the City with underdesigned storm sewer systems, some flooding occurs, especially at West and Douglas. However, this is the best that can be done under the present circumstances.

I trust this is sufficient information to approve the subject plan. Please feel free to call me at (316)268-4235 if you need additional information.

Yash D. Desai, P.E.
Drainage Chief Engineer

YDD/dla

cc: Robert Feldner, Supt. of Central Inspection
Bill Korber, Baughman Company

S/D NO. 80-4 Name Razook Addition
Date Application Rec'd. Jan. 25, 1980 Preliminary Approval _____
Scheduled S/D Meeting Feb. 7, 1980

DESCRIPTION

General Location Northwest corner of Douglas and Kessler

Owner R and A Properties, c/o Jameel Razook
Surveyor/Engineer Baughman Company
Address 330 Laura 67211 Phone 262-7271

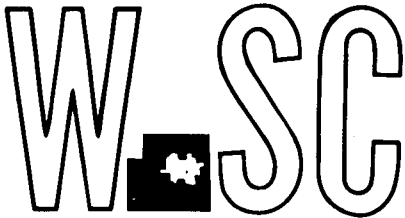
- | | |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>0.38 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>30</u> R/W <u>74</u> ft. |
| Residential _____ | b. <u>50</u> R/W <u>132</u> ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>74</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7,548 square</u> ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>LC</u> | Douglas only |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <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:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage guarantees are required by the platting of this property.
- B. The final plat tracing shall indicate "access control except for one opening" across the south line of the proposed lot to Douglas Avenue.
- C. In accordance with the sidewalk ordinance, a sidewalk is required on the west side of Kessler (commercial zoning).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. *Remove existing Building foundation from the Street R/W.*

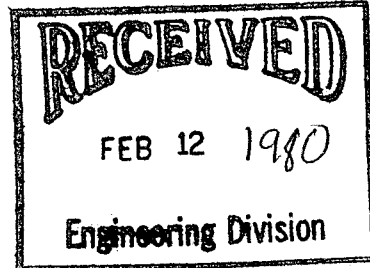
Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 11, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-4 - Final plat of Razook Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 7, 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's lot grading plan has been approved & no drainage guarantees are required.
- B. The final plat tracing shall indicate "access control except for one opening" across the south line of the proposed lot to Douglas Avenue.
- C. In accordance with the sidewalk ordinance, a sidewalk is required on the west side of Kessler (commercial zoning).
- D. The existing building foundation which is located within the area dedicated for Douglas Street must be removed prior to recording the plat. The applicant shall submit a letter to the Planning Department verifying that this structure has been removed prior to release of the plat for recording.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

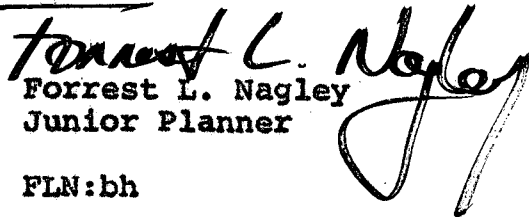
This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 14, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely yours,

Baughman Company

2-11-80

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Forrest L. Nagley
Junior Planner

FLN:bh

cc: R & A Prop., Inc., c/o Jameel Razook, 5900 E. Central, 67208
X Dean Sellers, Assistant City Engineer