

BAUGHMAN COMPANY, P.A.  
SURVEYING & ENGINEERING  
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION  
MEMO

PROJECT RAPID MUFFLER ADDN.

DATE 10-30-81

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

COPIES TO:

TO CHRIS BREITENSTEIN

FROM B. WOOTEN

REFERENCE DRAINAGE PLAN

THE ADDITION LOT (0.23 AC.) WILL DRAIN  
NORTH AND EAST THRU THE EXISTING DRIVE  
APPROACHES AS INDICATED.  
LINCOLN DRAINS WEST & WOODLAWN  
DRAINS SOUTH.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-118 Name Rapid Muffler Addition  
Date Application Rec'd. 10-30-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-12-81

DESCRIPTION

General Location S.W. corner of Lincoln and Woodlawn

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

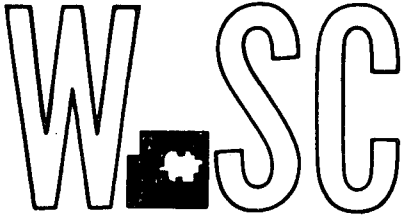
- |  |  |
|--|--|
| <p>1. Gross Acreage of Plat <u>0.23 acres</u></p> <p>2. Number of Lots :<br/> Residential _____<br/> Commercial <u>1</u><br/> Industrial _____<br/> Other _____<br/> Total Number of Lots <u>1</u></p> <p>3. Minimum Lot Frontage <u>100 ft.</u></p> <p>4. Minimum Lot Area <u>10,000 sq. ft.</u></p> <p>5. Existing Zoning <u>LC</u></p> <p>6. Proposed Zoning <u>LC</u></p> <p>9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No</p> <p>12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. _____ R/W _____ ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets _____ yes _____ no</p> |
|--|--|

STAFF COMMENTS:

- A. Lincoln is a designated arterial which requires a minimum of 50 feet of half-street right-of-way. Since all four corners are already developed, the additional 25 feet for arterial intersection construction will not be requested on either street. It is recommended that the additional ten feet on Lincoln be an outright dedication. The setback may remain as shown. *Yes*
- B. The applicant shall guarantee the closure of the two drives closest to the corner. These shall be closed within one year of approval of the plat by the Metropolitan Area Planning Commission. *Yes*
- C. The applicant shall submit an avigational easement and restrictive noise covenant assuring adequate noise construction standards for habitable buildings built on subject property.
- D. If this building is connected to the sanitary sewer in the alley to the west, the applicant shall obtain a minimum 10-foot private sewer easement to cover the line. If this is not possible, then the applicant shall guarantee extension of the public sanitary sewer line to serve this lot.
- E. 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

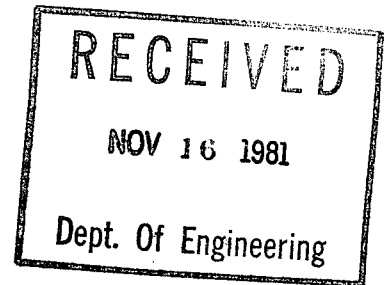
456 NORTH MAIN STREET

WICHITA, KANSAS 67202

(316) 268-4561

November 12, 1981

**Wm. L. Korber**  
**Baughman Company, P.A.**  
**330 Laura**  
**Wichita, Ks. 67211**



**Re: S/D 81-118 - Final plat of Rapid Muffler Addition**

**Gentlemen:**

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission November 12, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

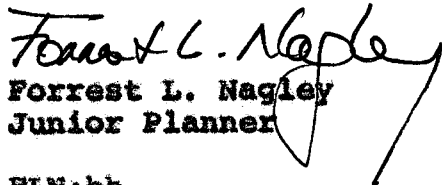
- A. Lincoln is a designated arterial which requires a minimum of 50 feet of half-street right-of-way. Since all four corners are already developed, the additional 25 feet for arterial intersection construction will not be requested on either street. The Subdivision Committee recommends that the additional 10 feet of right-of-way for the 50-foot standard on Lincoln Street be contingently dedicated based on the City's need of the right-of-way for road improvements. Appropriate wording shall be referenced in the plat's text.
- B. The Subdivision Committee recommends that no guarantee be required for closing the two existing curb cuts which are in violation of the access controls being granted on this lot.
- C. The applicant shall submit an avigational easement and restrictive noise covenant assuring adequate noise construction standards for habitable buildings built on subject property.
- D. Since this building is connected to the sanitary sewer in the alley to the west, the applicant shall obtain a minimum 10-foot private sewer easement to cover the line.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Wm. L. Korber - Baughman Company  
K1-13-81 - 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, November 19, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

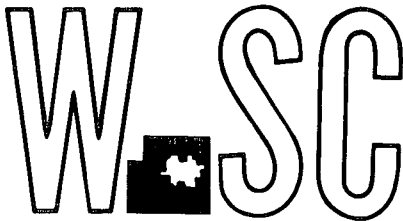
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Burris C. Crawford, 805 N. Mission, 67206  
Joel Pollack, 337 N. Waco, 67202  
X 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

November 20, 1981

Baughman Company  
330 Laura  
Wichita, Kansas 67211

Re: S/D 81-118 - Final plat of Rapid Muffler Addition

Gentlemen:

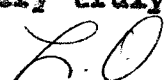
At the regular meeting of the Metropolitan Area Planning Commission on November 19, the above-captioned plat was considered. At the request of Joel Pollack, the applicant, the Commission recommended that no access controls to Lincoln or Woodlawn be shown on the plat. They then recommended approval of the final plat subject to items A, C, D and E as outlined in our letter of November 13, 1981.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all taxes due and payable for 1981 and prior years have been paid.

Please call if you have any questions.

Very truly yours,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Burris Crawford, 805 N. Mission, 67206  
Joel Pollack, 337 N. Waco, 67202  
Mike Lindebak, City Engineering

*ML*