

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

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

**CONFIRMATION
MEMO**

PROJECT Trachtman Add.

DATE Dec. 12, 1980

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

Louise Olivarez
Mike Lindebak ✓

FROM John Lundblade

REFERENCE Drainage Plan

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

Plat submitted to planning Dec 12, 1980

To be heard by Subdivision Committee Dec. 22, 1980

S/D NO. 80-101 Name Trachtman Addition
 Date Application Rec'd. 12-11-80 Preliminary Approval 12-22-80
 Scheduled S/D Meeting 1-22-81

DESCRIPTION

General Location North side of 29th St. North in an area west of Wellington

Owner B. H. Trachtman and Paul Howard
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>2.3 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> 2 </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> 1 </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> 3 </u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u> 100 </u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u> </u> no |
| 4. Minimum Lot Area <u> 25,540 sq. ft. </u> | |
| 5. Existing Zoning <u> AA </u> | |
| 6. Proposed Zoning <u> C and R-6 </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) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> X </u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

Note: The applicant's associated zone cases requesting "AA" to "C" and "R-6" have been approved subject to replatting (Z-2192 and Z-2193). Proposed Lots 1 and 2 have been approved for "R-6" zoning and proposed Lot 3 has been approved for "C" zoning.

- A. City Engineering has advised that the applicant's lot grading plan has been approved.
- B. The applicant shall guarantee the paving of Fairview from the north line of 29th Street to the south line of 30rd Street. The petition shall provide for a sidewalk adjacent to the proposed lots (commercial and multi-family zoning).
- C. That portion of the existing structure on Lot 3 that encroaches into street right-of-way shall be removed prior to recording the plat. When this structure is removed, a letter so stating shall be submitted to the Planning Department.
- D. The applicant shall guarantee that one existing driveway opening to 29th Street North from the west 128.5 feet of Lot 3 shall be closed within six months after approval of this plat by the Metropolitan Area Planning Commission.
- E. Since a portion of an existing utility easement in Lot 1 is being vacated by this replat, the surveyor's text shall so state and reference K.S.A. 12-5 12(b).
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-101 Name Trachtman Addition
Date Application Rec'd. 12-11-80 Preliminary Approval _____
Scheduled S/D Meeting 12-22-80

DESCRIPTION

General Location North side of 29th St. North in an area west of Wellington

Owner B. H. Trachtman and Paul Howard
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Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>2.3 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential <u>2</u> | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>3</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>100</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>25,540 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>C and R-6</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:

Note: The applicant's associated zone cases requesting "AA" to "C" and "R-6" have been approved subject to replatting (Z-2192 and Z-2193). Proposed lots 1 and 2 have been approved for "R-6" zoning and proposed Lot 3 has been approved for "C" zoning.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee the paving of Fairhaven from the north line of 29th Street to the south line of 33rd Street. The petition shall provide for a sidewalk adjacent to the proposed lots (commercial and multi-family zoning).
- C. The applicant's associated zone case requesting "C" zoning was approved for all of proposed Lot 3, including lots 44 and 45, Jones Park Addition, which are not shown as part of this replat. "C" zoning was approved subject to replatting in order to establish access control from this future commercial property to 29th Street North. Since all of the property was approved for "C" zoning is not now being replatted and, further, since the proposed lot has access to two side streets, the following access control to the arterial street is recommended:
1. For the east ~~75 feet of proposed Lot 3~~ - "Complete access control" to 29th Street North.
 2. For the west 128.5 feet of Lot 3 - "Access control except for one opening" to 29th Street North.
- D. That portion of the existing structure on Lot 3 that encroaches into street right-of-way shall be removed prior to recording the plat. When this structure is removed, a letter so stating shall be submitted to the Planning Department.

(Over)

- E. The applicant shall guarantee the closing of one existing driveway opening to 29th Street North from the west 128.5 feet of Lot 3.
- F. The 10-foot east/west utility easement on Lot 3 can be vacated west and east of its intersection with the north/south easement.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 23, 1980

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 80-101 - Preliminary plat of Trachtman Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 22, 1980, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

- A. The applicant shall submit a final drainage plan to City Engineering prior to or at the time of submitting a final plat.
- B. The applicant shall guarantee the paving of Fairview from the north line of 29th Street to the south line of 30th Street. The petition shall provide for a sidewalk adjacent to the proposed lots (commercial and multi-family zoning).
- C. The following access controls shall be indicated on the final plat:
 1. "Access control except for 1 opening" to 27th Street North from the east 75 feet of Lot 3.
 2. "Access control except for 1 opening" to 29th Street North from the west 128.5 feet of Lot 3.
- D. That portion of the existing structure on Lot 3 that encroaches into street right-of-way shall be removed prior to recording the plat. When this structure is removed, a letter so stating shall be submitted to the Planning Department.
- E. The applicant shall guarantee the closing of one existing driveway opening to 29th Street North from the west 128.5 feet of Lot 3.



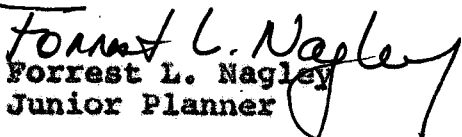
Baughman Company
Page 2
December 23, 1980

- F. The 10 foot east/west utility easement on Lot 3 can be vacated west and east of its intersection with the north/south easement.
- G. All existing sanitary sewer easements on this property shall be labeled as general utility easements on the final plat.
- H. Prior to filing a final plat, the applicant shall meet with City Engineering regarding additional utility easements.
- I. As requested by Bell Telephone, on the final plat, extend the 10-foot easement on Lot 3 to the north.
- J. 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.
- K. 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: B. H. Trachtman, 5647 Coe Ct., 67208
Paul Howard, 3681 Mascot, 67204
/Mike Lindebak, City Engineering

THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING

DATE December 29, 1980

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, Acting Drainage Engineer

SUBJECT Lot Grading Plan
Trachtman Addition

The above referenced plan is approved.

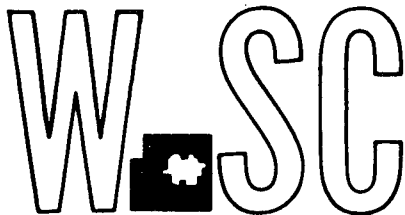


Chris J. Breitenstein
Acting Drainage Engineer

CJB:md

cc: Louise Olivarez

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 23, 1981

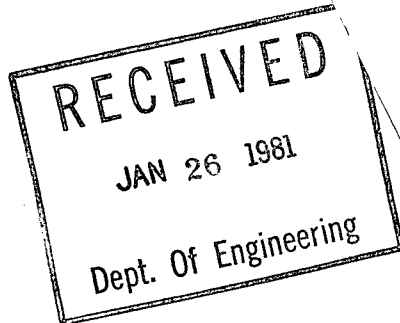
Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 80-101 - Final plat of Trachtman Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 22, 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 paving of Fairview from the north line of 29th Street to the south line of 30th Street. The petition shall provide for a sidewalk adjacent to the proposed lots (commercial and multi-family zoning).
- B. That portion of the existing structure on Lot 3 that encroaches into street right-of-way shall be removed prior to recording the plat. When this structure is removed, a letter so stating shall be submitted to the Planning Department.
- C. [?] *estimated* The applicant shall guarantee that one existing driveway opening to 29th Street North from the west 128.5 feet of Lot 3 shall be closed within one year after approval of this plat by the Metropolitan Area Planning Commission.
- D. Since a portion of an existing utility easement in Lot 3 is being vacated by this replat, the surveyor's text shall so state and reference K.S.A. 12-5 12(b).
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. At the request of Bell Telephone, the utility easement on Lot 3 shall be expanded by 10 feet.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.



Baughman Company, P.A.

1-23-81

Page 2

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 Thursday, January 29, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bn

cc: B. H. Trachtman, 5647 Coe Court, 67208
Paul Howard, 3681 Mascot, 67204
X Mike Lindebak, City Engineering

WICHITA-SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT

Donald C. Gisick, City Clerk

Forrest L. Nagley, Junior Planner

TO

FROM

Release of letter of credit associated with Trachtman Addition (Credit Number 1080)

SUBJECT

We have been advised by Operations and Maintenance that the closure of a curb cut to 29th Street, a condition of approval for Trachtman Addition, has been completed. On January 5, 1982, the Board of City Commissioners "received and filed" a letter of credit in the amount of \$500.00 from East Side Bank and Trust for the account of Bernard H. Trachtman as guarantee that this work would be performed. The letter of credit may now be released.

The original letter of credit is being returned to the bank with their copy of this memorandum.

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLM:kh

cc: Bernard Trachtman, 5647 Coe Court, 67208
East Side Bank and Trust, 7701 E. Kellogg, 67207
*Mike Lindbak, Project Development Engineer, City
Engineering

June 10, 1982

DATE

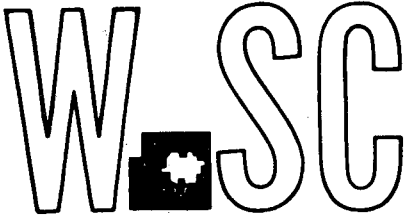
RECEIVED

JUN 10 1982

Dept. Of Engineering

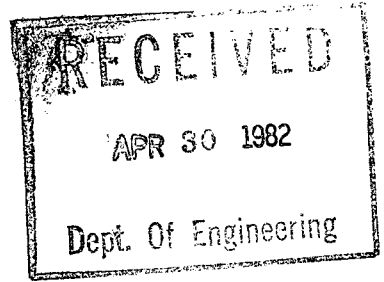
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 30, 1982

Mr. Bernard H. Trachtman
5647 Coe Court
Wichita, Kansas 67208

Re: Letter of credit guaranteeing the closure of a driveway to
29th Street North on the west 128.5 feet of Lot 3, Tracht-
man Addition. (Credit Number 1080).

Dear Mr. Trachtman:

Your letter of credit from East Side Bank and Trust in the amount
of \$500.00 guaranteeing the closing of the above-referenced drive-
way approach is nearing expiration. Our files indicate that you
agreed to close the driveway on or before April 16, 1982. This
agreement on your part was in response to a condition of approval
associated with the platting of Trachtman Addition. A recent field
check of the site has verified that, as of this date, the driveway
has not been closed.

This letter acts to remind you of your agreement to close the drive-
way approach. If this improvement is not completed by May 21, 1982,
I will be required to turn your letter of credit over to the City
Engineer's office for collection.

Should you have any questions about this matter, please do not
hesitate to contact me at 268-4421. I have attached a copy of
your letter of credit for your reference and information.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh
Attachment

cc: Mike Lindebak, Project Development Engineer, City Engineering
East Side Bank and Trust, 7701 E. Kellogg, 67207

ML

16.9.21

15	739
16	40
17	41
18	42
19	43
20	44
21	45
22	46
23	47
24	48

30th ST. NO.

1	128.6'	16'	126.8'	20
2				21
3				22
4	5+37.5 M.H.			23
5		6'		24
6				25
7				26
8				27
9				28
10	JONES		(25)	29
11				30
12		8" V.C.P.		31
13				32
14				33
15		6'		34
16		16'		35
17				36
18				37
19	127.67'		126.8'	38

FAIRVIEW

WELLINGTON

Line #2

39	40	41	42	43	44	45	46	47	48
29'	25'								25'

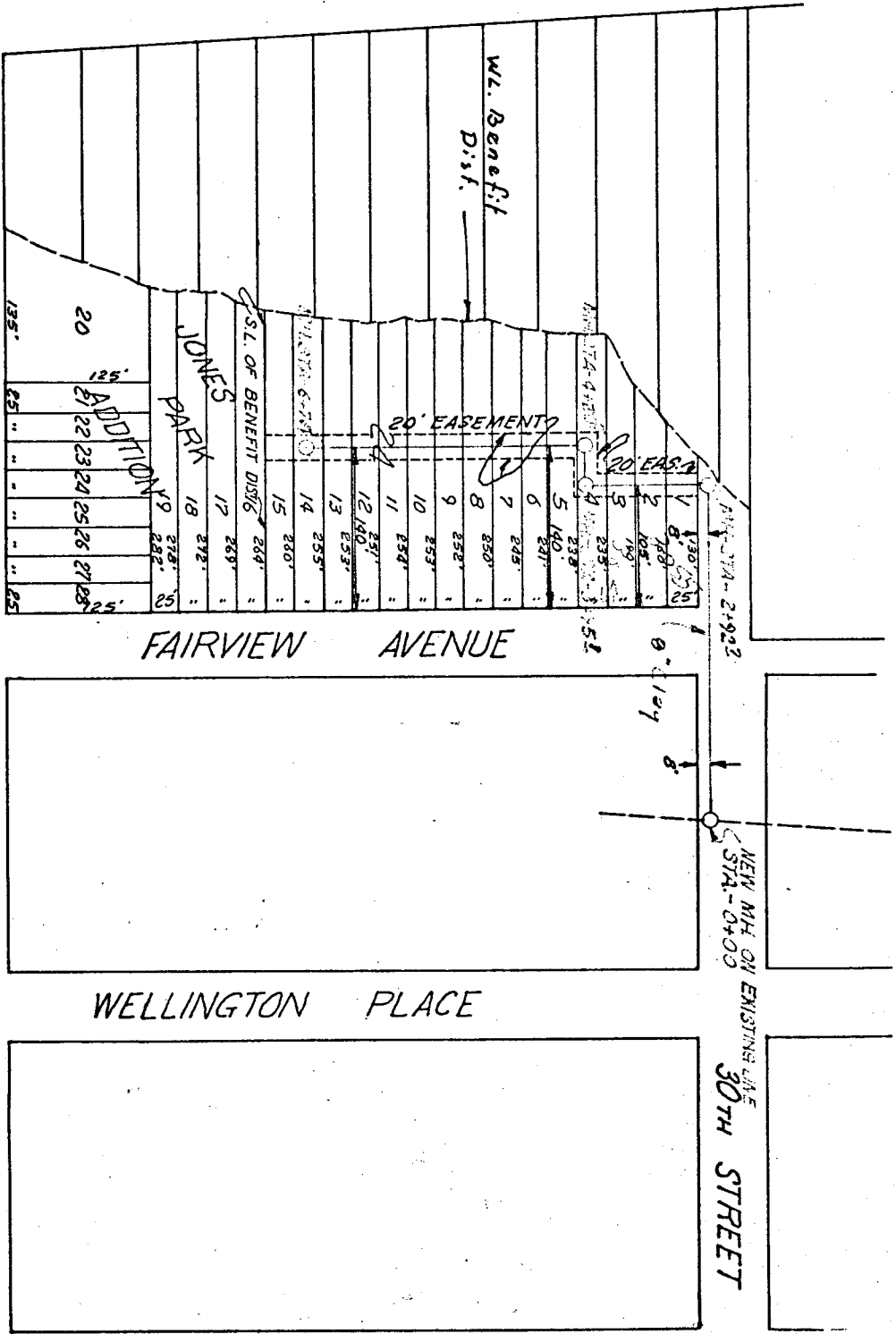
Line #3

29th ST. NO. 0+00

0+30 Begin 8" V.C.P. Exst. 30' 8" V.C.P.

0+16 M.H. 4" Stub N. 4" Stub N.M.

0+00 Exst. M.H.



M.241

31st St. So.

LA,
Bui,
BDD,
Pro,

