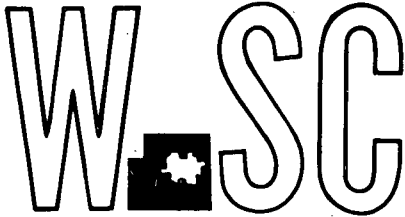


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 17, 1984

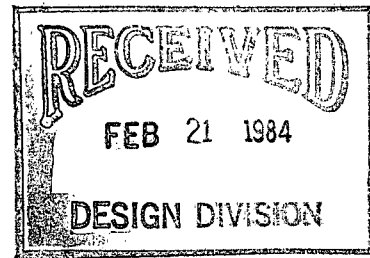
Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 84-12 - Preliminary plat of East Lake Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 16, 1984, 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. Prior to or at the time of filing a final plat, the applicant shall submit a drainage plan to the City Engineer's office.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since the developed property to the west utilizes the lakes within this preliminary plat as part of their drainage system, the final plat shall reflect this agreement by indicating appropriate easements.
- D. The final plat shall indicate access control except for 2 openings to 37th Street North across the south line of this plat.
- E. Prior to submitting a final plat, the applicant shall submit a sanitary sewer layout plan to the City Engineer's office.
- F. The applicant shall guarantee extension of sanitary sewer to serve this property.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.



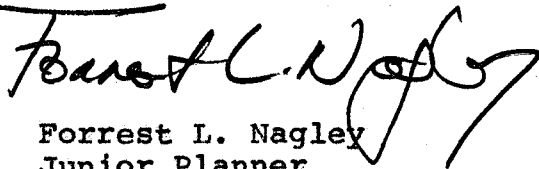
Baughman Company, P.A.
Page 2 - 2-17-84

- H. The final plat shall indicate the existing K.G. and E. easement on this property.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- J. 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.

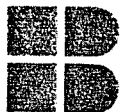
Sincerely,



Forrest L. Nagley
Junior Planner

FLN:bh

cc: Stephen Smith, 14305 Shannon Circle, 67230
x Mike Lindebak, City Engineer

**BAUGHMAN COMPANY, P.A.**

SURVEYING & ENGINEERING

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

**CONFIRMATION
MEMO**PROJECT EAST LAKE ADDITIONDATE 2-6-84

JOB NO. _____

COPIES TO:

TO Chris BreitensteinFROM N. Brent WootenREFERENCE Drainage Plan**RECEIVED**

FEB 6 1984

Dept. Of Engineering

Preliminary plat is scheduled for subdivision for Feb. 16, 1984.

Lot 1 (1.6 Ac.) will drain entirely to the existing lake site within the lot. Discharge from the lake site occurs at the south east corner into the Chisolm Creek and the triple 12' 10" x 8' 4" CMPA at 37th Street.

The minimum pad elevation for this lot will be 176.00 City Datum. Proposed development for this site will be multi-family usage. A runoff factor of 0.70 will be used for all areas within the lot. No runoff from this site will be discharged directly into the floodway area except at the lake discharge point at the southeast corner of the plat.

A structure will need to be constructed at the discharge point into Chisolm Creek once the development plan is completed. A more detailed drainage plan will also be supplied for the final plat which will address the inflo - outflo amounts, type of structure and final lake and usable ground parameters.

Drainage easements will also be required and established for the final plat which will encompass the discharge pipes and locations from areas to the west now draining into the lake.

S/D No. 84-12 Name East Lake Addition
Date Application Rec'd. 2-3-84 Preliminary Approval _____
Scheduled S/D Meeting 2-16-84

DESCRIPTION

General Location North side of 37th St. North, 1/4 mile east of Woodlawn

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

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>9.29</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>1</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>1</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>415 ft</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>9 acres +</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>R-5</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:

Note: The applicant has filed an associated zone case requesting "AA" to "R-5" for this one-lot plat. This zone change request will be heard by the Planning Commission on March 8, 1984.

- 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 any drainage improvements required by the platting of this property.
- C. It is staff's understanding that the existing developed property to the west of this plat utilizes the lakes within this proposed plat as part of their drainage system. The applicant or his agent shall be prepared to discuss this drainage agreement and state how it will be reflected on the final plat.
- D. The final plat shall indicate access control except for 2 openings to 37th Street North across the south line of this plat.
- E. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

*Lake in Reserve
Need Easement
from west
✓ Handicap for
adequacy*