

December 28, 1979

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-141 - Preliminary plat of Joseph A. Budetti Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 27, 1979, 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. The preliminary plat labels that portion of the north/south alley that is to the south of this property as "to be vacated." This will necessitate the filing of a separate vacation request, as only that portion of the alley within this plat's boundaries may be vacated by this replat. Approval of the vacation of that portion of the alley within this plat, without provision for a dead-end alley turnaround, should be made subject to the filing and approval of the above described separate vacation request.
- B. The existing house which is located within the area being dedicated for street right-of-way 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.
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lots 2, 3, and 4.
- D. The final plat shall show the following access controls:
 1. "Access control except for one opening" in the south 50 feet of Lot 1's frontage to Hillside Avenue.

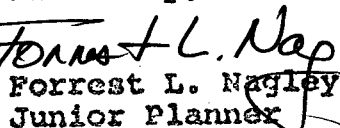
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2. "Complete access control" adjacent to the remainder of Lot 1's frontage to Hillside Avenue.
- E. The applicant shall guarantee the closing of those existing curb returns which are not going to be used as part of this site's development. In this regard, it should be noted that the preliminary plat shows 3 existing curb openings for the proposed Lot 4.
- F. If a sidewalk does not presently exist adjacent to proposed Lots 2, 3, and 4, the applicant shall guarantee the construction of a sidewalk at this location (multi-family zoning).
- G. The applicant shall contact K. G. and E. relative to indicating a 10-foot utility easement on the final plat.
- H. 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.
- I. 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: Joseph A. Budetti, 330 New York St., Hollywood Florida, 33019
Mary Lou Hendricks, 3210 E. Douglas, 67208
X Dean Sellers, Acting City Engineer

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE

JANUARY 29, 1980

TO JACK GALBRAITH, CHIEF PLANNER

FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

**SUBJECT DRAINAGE PLAN: JOSEPH A. BUDETTI
ADDITION**

Baughman Company has submitted the drainage plan for the subject plat to my office for approval. The plan shows Lot 1 to drain to Hillside via drives, flumes and/or other approved drainage systems. The Lots 2, 3 and 4 facing Holyoke shall drain East to Holyoke via drives, flumes and/or other approved drainage methods. The plan as submitted is satisfactory, however, in order to meet this drainage plan requirements, from one to three feet of fill for Lot 1 and at least five feet of fill for Lots 2, 3 and 4 will be required. This can be expensive! It is very important to discuss this plan with the developer and his architect at the time of building on these lots. If an alternate drainage plan is suggested by the developer or his architect in future, it should be approved by the City Engineer's Office. This plan shall be retained in Engineering files for future reference.

I trust this is sufficient information to approve the subject plat. Please feel free to call me at (316)268-4235 if you have any questions.

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

YDD/dla

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