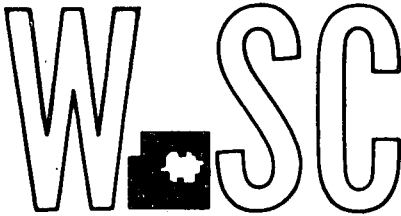


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

January 14, 1980
(316) 268-4561

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-144 - Final plat of Burgardt Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 10, 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 shall guarantee the closing of one curb cut to Pawnee from proposed Lot 3.
- B. On the final plat tracing, the MAPC signature block shall be corrected to read: William J. Goebel, Chairman.
- C. In accordance with the City sidewalk ordinance, the applicant shall guarantee, at this location, a sidewalk adjacent to El Rancho. (Commercial zoning). The sidewalk ordinance also requires the construction of a sidewalk adjacent to this property on Twin Oaks. This requirement would, however, act to provide a side lot line stub extension of sidewalk into a residential area which has no existing sidewalk. Staff recommends that the Subdivision Committee recommend to MAPC the waiving of the sidewalk requirement adjacent to this property on Twin Oaks.
- D. The final plat tracing shall show the 35-foot building setback from Pawnee and the 20-foot building setback from El Rancho extending through the existing building located at the corner of Pawnee and El Rancho. This is necessary in order to insure that, if the existing building is removed, new building construction will observe the building setbacks established elsewhere on this plat from these streets.
- E. The applicant shall guarantee the extension of City water to serve Lot #4.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Company

Page 2

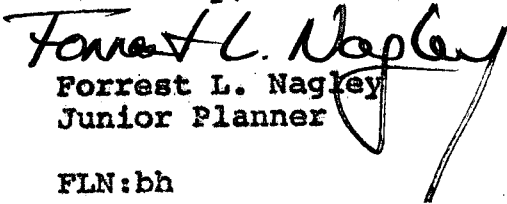
1-14-80

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. 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 January 17, 1980, at 1:30 p.m. If you have any questions regarding this matter, please call.

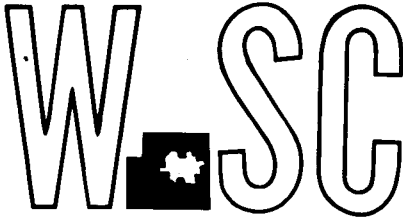
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Cletus T. Bargardt, 125 Penrose, 67206
Dean Sellers, Acting City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 15, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 79-146 - Cencrest Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 10, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The sidewalk ordinance requires a sidewalk adjacent to all "BB" zoned property. However, this requirement for a sidewalk on Crestline would act to provide a "stub extension" into a single family residential neighborhood which has no existing sidewalk. Therefore, it is staff's recommendation that the Metropolitan Area Planning Commission waive this requirement. Section 3-C(4) of the new ordinance empowers the MAPC with this authority.
- B. The final plat tracing shall show a 10-foot utility easement adjacent to the west line of the lot.
- C. 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, January 17, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely yours,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Harley Voth, 3202 W.
13th, 67203
X Dean Sellers, Acting
City Engineer

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE JANUARY 24, 1980

TO JACK GALBRAITH, CHIEF PLANNER

FROM YASH D. DESAI, DRAINAGE CHIEF ENGINEER

SUBJECT DRAINAGE PLAN: BURGARDT ADDITION

Baughman Company has submitted the drainage concept plan for the subject plat to my office for approval. The plan shows Lots 2 and 3 draining against natural grade to Pawnee Avenue, a portion of Lot 1 to Pawnee Avenue and remaining West to Twin Oaks Road. Lot 4 shows draining East to El Rancho Road, against the natural grade.

Such drainage plan is not unsatisfactory; but it will require substantial fill to raise the rear of the lots to drain against the grade. It would be economical to drain only the building setback areas to Pawnee Avenue and then drain the remaining portions of Lots 1, 2 and 3 to rear and then through a flume out under the curb of Twin Oaks Road. A private drainage easement approximately 30 feet wide at rear of Lots 1 and 2 is recommended for this plan. Lot 4 can also be graded to drain to rear and then North to this private drainage easement. The private drainage easement should be recorded with the plat.

Before the final plat is approved, it would be necessary to contact the Engineering Office to decide the final drainage plan. Please feel free to call me at (316)268-4235 if you need to discuss the plan further.

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

YDD/dla

cc: Bill Korber, Baughman Company

SUBDIVISION REPORT

S/D NO. 79-144 Name Burgardt Addition
Date Application Rec'd. 12-28-79 Preliminary Approval _____
Scheduled S/D Meeting 1-10-80

DESCRIPTION

General Location South side of Pawnee between El Rancho and Twin Oaks

Owner Cletus T. Burgardt
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 1.42 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 4
 - Industrial _____
 - Other _____
 - Total Number of Lots 4
- 3. Minimum Lot Frontage 100.0 ft.
- 4. Minimum Lot Area 14,000.0 ft.
- 5. Existing Zoning "LC" and "RB"
- 6. Proposed Zoning "LC" Z-2094
- 7. Lineal Feet of New Streets:
 - a. 10' R/W 300 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

Note: The applicant's associated zone change case Z-2094 requesting "RB" to "LC" has been approved subject to replatting.

- A. The representative from City Public Works should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage guarantees are required by this plat.
- B. The applicant shall guarantee the closing of one curb cut to Pawnee from proposed Lot 3.
- C. On the final plat tracing, the MAPC signature block shall be corrected to read: William J. Goebel, Chairman.
- D. In accordance with the City sidewalk ordinance, the applicant shall guarantee, at this location, a sidewalk adjacent to El Rancho. (Commercial zoning). The sidewalk ordinance also requires the construction of a sidewalk adjacent to this property on Twin Oaks. This requirement would, however, act to provide a side lot line stub extension of sidewalk into a residential area which has no existing sidewalk. Staff recommends that the Subdivision Committee recommend to MAPC the waiving of the sidewalk requirement adjacent to this property on Twin Oaks.
- E. The final plat tracing shall show the 35-foot building setback from Pawnee and the 20-foot building setback from El Rancho extending through the existing building located at the corner of Pawnee and El Rancho. This is necessary in order to insure that, if the existing building is removed, new building construction will observe the building setbacks established elsewhere on this plat from these streets.

T9-303

- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

RECORDED
JAN 3, 1980
Engineering