



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

November 3, 1994

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: S/D 94-77 VAUTRAVERS ADDITION - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, November 3, 1994, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of October 27, 1994.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Ralph Vautravers, 7006 Clearmeadows Circle, Wichita, KS 67205
Mike Lindebak, City Engineer

STAFF COMMENTS:

- A. Any drainage improvements required by the platting of this property shall be done at the time of site development.
- B. As indicated by City Engineering, rather than a drainage easement, this site requires the platting of a Floodway. The platting text shall also be amended to reference the standard floodway language.
- C. The applicant shall submit a copy of the instrument which establishes the Colorado Oil and Gas Corporation Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- E. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay Jr. as Chairman.
- F. 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.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The applicant is advised that this site is located in a designated "ponding area" and at the time of site development, this site's grading plan will require approval by the City's Flood Control Office.

METROPOLITAN AREA PLANNING COMMISSION

November 3, 1994

STAFF REPORT
(Final Plat Approved 10/27/94)

CASE NUMBER: S/D 94-77 VAUTRAVERS ADDITION

OWNER/APPLICANT: Ralph Vautravers, 7006 Clearmeadows Circle, Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Hoover and north of K-42

SITE SIZE: 5.83 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 5.83 Acres

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



copy

FINAL PLAT
OFFICE COPY
DO NOT REMOVE

VAUTRAVERS ADDITION

WICHITA, SEDGWICK COUNTY, KANSAS

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 10/27/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 10-27-94

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) and state do hereby certify that we have surveyed
and plotted "VAUTRAVERS ADDITION", to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as the south 500 feet of the
north 1000 feet of the S.W. 1/4 of the N.W. 1/4 of Sec. 2, Twp. 28-S,
R-1-W of the 6th P.M., Sedgwick County, Kansas, lying west of the
Wichita-Valley Center Flood Control right-of-way.

Existing easements and dedications being vacated by virtue
of K.S.A. 12-512(b).

Baughman Company, P.A.

Gregory F. Severns Surveyor

This plat of "VAUTRAVERS ADDITION", an
Addition to Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.
Dated this _____ day of _____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

James D. Minor Chairman
Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1994.

Elma Broadfoot Mayor
Pat Burnett City Clerk

Entered on transfer record this _____ day
of _____, 1994.
Susan E. Crockett-Spoon County Clerk

Know all men by these presents that we,
the undersigned, have caused the land in the surveyors certificate to
be platted into a lot and a block to be known as "VAUTRAVERS ADDITION",
to Wichita, Sedgwick County, Kansas. The utility easements are hereby
granted as indicated for installation and maintenance of all public utilities.
The drainage easement is hereby granted as indicated for drainage purposes.
The street is hereby dedicated to and for the use of the public. All
adulterers rights of access to or from Hoover Road over and across the
west line of Lot 1, Block 1, are hereby granted to the City of Wichita,
Kansas provided, however, that Lot 1 shall have access to Hoover Road
at two locations as shall be determined by the City Engineer of the City
of Wichita, Kansas. The Minimum Building Pad Elevation for the lowest
floor shall be 109.2 City Datum (1296.6 M.S.L.).

• = 1/8" REDDAR N.W. "BAUGHMAN" CO. (C.D.)
○ = 3/4" PIN IN THIMBLE (FOUND)
□ = 1/2" IRON IN THIMBLE (FOUND)

(M) = MEASURED
(P) = PLATTED

BENCHMARK
CITY OF WICHITA BENCHMARK 125.2
ISLAND AT N.E. CORNER OF INTERSECTION OF
HOOPER ROAD & F-153 HIGHWAY 2.5
EAST OF CORNER OF BLOCK 17.5
BACK OF CURB AND 75 FEET NORTH
CENTERLINE OF F-153 HIGHWAY
ELEVATION = 121.28 CITY DATUM
1296.6 M.S.L.

MINIMUM BUILDING PAD ELEVATION FOR LOWEST FLOOR		
LOT	BLOCK	ELEVATION
1	1	109.2
		1296.6

? Eng. Drain. Easmt vs Flooding
if Flooding plat needs to s, d
CD Elevation in plat is 109.2
d - provides more protection than a
drain. easmt?
- MAPC = John Mickey Jr.
- Pipe line? probably don't need to say much

State of Kansas) SS The foregoing instrument acknowledged be-
Sedgwick County) fore me, this _____ day of _____, 1994, by Ralph
Vautravers and Gaylene Sue Vautravers, husband and wife.

Notary Public

My App't Exp. _____

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1994, at _____ o'clock _____ M., and is duly recorded.

Pat Keltner Register of Deeds
Ed Rees Deputy