

PLAT NO. S/D 84-110 MAP NO. 61⁶⁰ D

NAME E. M. STEVEN'S FOURTH ADDITION

LOCATION: On the south side of Kellogg, east of Webb Road

ENGINEER Baughman Company, P. A.

OWNER Edward M. Steven

APPLICATION FILED 11-21-84

SKETCH PLAT FILED _____

PRELIMINARY FILED 11-21-84

S/D ACTION 12-6-84 approved

FINAL FILED _____

S/D ACTION _____

MAPC ACTION _____

BCC ACTION _____

RECORDED _____

REMARKS _____

3/16/90 File closed

MARKS _____

S/D 84-110 - E.M. STEVEN'S ADDN. - On the
south side of Kellogg east of Webb Road.
(Baughman Company, P.A.)

POSTED 11-29-84 *KL*
of pp

646 D

ACTION

SP COMMITTEE (prelim) approved 12-6-84
SP (final)

DATE

M.A.P.C. _____

B.C.C./B. CO. C. _____

3/16/80 file closed

December 7, 1984

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

Re: S/D 84-110 - Preliminary Plat of E. M. Steven's Fourth
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 6, 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. The applicant shall guarantee the paving of Kellogg Drive adjacent to this plat. The paving guarantee shall provide for a sidewalk on the south side of this frontage road.
- B. The applicant shall guarantee the extension of municipal water to serve this two-lot commercial plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate a 35-foot building setback from Kellogg Drive on Lot 1.
- E. No final plat shall be submitted for any portion of this plat, for which a Community Unit Plan is required, until the required Community Unit Plan has been approved by the Board of City Commissioners.
- F. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.

Baughman Company, P.A.
Re: S/D 84-110 - Preliminary Plat of E. M. Stevens Fourth Addition
December 7, 1984
Page 2

- G. Prior to submitting a final plat, the applicant shall meet with City Engineering to resolve the public/private sewer lateral issue for this plat.
- H. The final plat shall indicate a 10-foot utility easement adjacent to the west line of Lot 1.
- I. The final plat shall indicate an easement on Lot 1 to cover the gas line which serves Lot 2.
- 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).

The enclosed "marked" copy of the plat is for your information and files.

If you should have any questions, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: E. M. Steven, P. O. Box 18688, Wichita, KS 67218
Alan McHenry, 432 Corona, Denver, CO 80218
Mike Lindebak, City Engineer

DATE: December 5, 1984

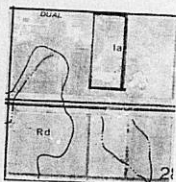
PROPERTY NAME: E.M. Steven's Fourth Addition

LOCATION: On the south side of Kellogg, east of Webb Road

MAILED TO: Baughman Company, P.A.
330 Laura
Wichita, KS 67211

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 67209
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



NW Cor E $\frac{1}{2}$, NW $\frac{1}{4}$ 28-27-2E
Scale: 3.2" equals 1 mile

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Ia	IIIe-1	Irwin silty clay loam, 1 to 3 percent slopes.	Deep, gently sloping, moderately well and well drained soils on uplands and terraces. These soils have medium runoff and high available water capacity. Permeability is very slow and moderate.	D

SCCD-CONS-5 (Rev. 9-79)
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Ia	IIIe-1	Irwin silty clay loam, 1 to 3 percent slopes.	Dwellings Small Commercial Buildings Local Roads & Streets Parks & Playgrounds	Severe Severe Severe Severe	Shrink-Swell, Low Strength Shrink-Swell, Low Strength Shrink-Swell, Low Strength Percs Slowly

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small area as possible, install streets, curbs, water-mains, electric and telephone cables, storm drains and sewers in advance of home or other buildings construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-110

Name: E. M. STEVEN'S FOURTH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/6/84

DESCRIPTION

General Location: On the south side of Kellogg, east of Webb Road.
Owner: Edward M. Steven
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 14.1 Acres
 2. Number of Lots:
 - Residential:
 - Office: 2
 - Commercial: 2
 - Industrial: 2
 - Total: 4
 3. Minimum Lot Area: 4.3 Acres
 4. Existing Zoning: C
 5. Proposed Zoning: C
-

STAFF COMMENTS:

- A. The applicant shall guarantee the paving of Kellogg Drive adjacent to this plat. The paving guarantee shall provide for a sidewalk on the south side of this frontage road.
- B. The applicant shall guarantee the extension of municipal water to serve this two-lot commercial plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate a 35-foot building setback from Kellogg Drive on Lot 1.
- E. Since this property consists of greater than six acres of commercial zoning, Section 28.04.190(B) of the City Zoning Text requires a Community Unit Plan to be submitted for this property. The applicant, or his agent, shall be prepared to comment on the ownership of this property. No final plat shall be submitted for any portion of this plat, for which a Community Unit Plan is required, until the required Community Unit Plan has been approved by the Board of City Commissioners.
- F. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this plat.
- G. The representative from the City Engineer's Office should be prepared to state what size utility easement is required to cover the existing sanitary sewer laterals on this property.
- 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).

6146 D
ap No.: 6146 D
action: NAVA 28
wp.: 27-5
ange: 2-E

S/D No. 84-110

APPLICATION FOR SUBDIVISION APPROVAL

#1

Name of Subdivision: E.M. STEVENS FOURTH ADDITION
General Location: SOUTH SIDE OF KELLOGG EAST OF WEBB ROAD
Name of Property Owner: E.M. STEVEN
Address: P.O. Box 1808 Zip Code: 67208 Phone: 685-4301
Name of Subdivider: ALAN MCHENRY
Address: 432 CORONA DENVER CO Zip Code: 80218 Phone: 303-871-0234
Name of Engineer/Surveyor: BRUSHMAN COMPANY, P.A.
Address: 330 LAURA Zip Code: 67211 Phone: 262-7271
Date of Application: 20 NOV 84

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 14.1 ACRES
- Number of Lots:
 - Residential _____
 - Commercial 2
 - Industrial _____
 - Other _____Total Number of Lots 2
- Minimum Lot Frontage 55' ft.
- Minimum Lot Area 4.3 ACRES
- Existing Zoning C-COMMERCIAL
- Proposed Zoning same
- Is a public water supply available? Yes No, Name _____
- Is a sanitary sewer available? Yes No, Name _____
- Has Health Department approval been obtained (where applicable) Yes No
- City of Wichita Three Mile Area Outside of 3-mile area

- Lineal Feet of New Streets:
 - a. 50 R/W 495 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 495 ft.

- Are Sidewalks existing? Yes No

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature [Signature] AGENT

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by BS
Date 11/21/84
Fee Submitted \$210.00

FORM 29-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT

NAME _____

ADDRESS _____

FUND _____ DUE DATE _____

COMMENTS _____

DATE _____ BY _____