

WICHITA SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

December 1, 1983

TO Bob Blevins, Bob Alley, Don Shue, Gene Curless,
Bill Otten, Walt Campbell, Mike Lindebak

FROM Robert A. Lakin, Director of Planning

SUBJECT Chelsea Square affordable housing proposal.


RECEIVED

DEC 1 1983

Dept. Of Engineering

Attached are prints of the Chelsea Square utility and drainage concept plan and sketch plat. The property is located south of 21st Street on the west side of Broadmoor. The developer proposes 20-foot public streets with 10-foot street, drainage and utility easements adjacent on both sides. He also proposes common trenching for certain utilities, with water and gas on one side of the street and electric, cablevision, and telephone on the other side of the street. Sanitary sewers will not be adjacent to the streets.

I would ask you to stay with us in the City Hall Board Room for awhile after the December 8th Subdivision Committee meeting to discuss this proposal. We have asked the developer to be present. We will want to discuss the responsibility for basic installation in common trenches and how this installation will be guaranteed since we are dealing with a mix of utility companies and City agencies. Additional copies of the plans are being mailed out as noted below. If you would like for anyone else in your respective organizations to be present for this discussion, please invite them. We anticipate the regular subdivision meeting ending by 2 p.m.


Robert A. Lakin
Director of Planning

RAL:bh

cc: w/enclosures

Mr. Don Elliott, Division Manager, Kansas Gas and Electric Company, P.O. Box 208, 67202
Mr. John Quinn, Manager, Outside Plant Engineering, Southwestern Bell, 154 N. Broadway, Room 460, 67202
Mr. Richard Abraham, System Engineer, Multi-Media Cablevision, 604 N. Main, 67203
Mr. Jack Fauchier, Division Superintendent, Gas Service Company, 1021 E. 26th St. North, 67219
Mr. John Wynkoop, Director, Water and Water Pollution Control
Mr. Jim E. Sparr, Chief, Wichita Fire Department
Mr. William McKinley, Traffic Engineer
Mrs. Alice King, Administrative Assistant, Utility Location Coordination Council

Bob Blevins, Bob Alley, Don Shue, Gene Curless,
Bill Otten, Walt Campbell, Mike Lindebak
Page 2 - 12-1-83

w/o enclosures

Mr. Elton Parsons, Sheffield Company, 3500 N. Rock
Road, #100, 67226

Mr. Bill Yung, 8225 E. 35th St. North, 67226

Mr. Ken Bengtson, Mid-Kansas Engineering Consultants,
240 N. Rock Rd., Suite 130, 67206

METROPOLITAN AREA PLANNING DEPARTMENT

December 1, 1983


TO Bob Blevins, Bob Alley, Don Shue, Gene Curless,
Bill Otten, Walt Campbell, Mike Lindebak

FROM Robert A. Lakin, Director of Planning

SUBJECT Chelsea Square affordable housing proposal.

Attached are prints of the Chelsea Square utility and drainage concept plan and sketch plat. The property is located south of 21st Street on the west side of Broadmoor. The developer proposes 20-foot public streets with 10-foot street, drainage and utility easements adjacent on both sides. He also proposes common trenching for certain utilities, with water and gas on one side of the street and electric, cablevision, and telephone on the other side of the street. Sanitary sewers will not be adjacent to the streets.

I would ask you to stay with us in the City Hall Board Room for awhile after the December 8th Subdivision Committee meeting to discuss this proposal. We have asked the developer to be present. We will want to discuss the responsibility for basic installation in common trenches and how this installation will be guaranteed since we are dealing with a mix of utility companies and City agencies. Additional copies of the plans are being mailed out as noted below. If you would like for anyone else in your respective organizations to be present for this discussion, please invite them. We anticipate the regular subdivision meeting ending by 2 p.m.


Robert A. Lakin
Director of Planning

RAL:bh

cc: w/enclosures

Mr. Don Elliott, Division Manager, Kansas Gas and Electric Company, P.O. Box 208, 67202
Mr. John Quinn, Manager, Outside Plant Engineering, Southwestern Bell, 154 N. Broadway, Room 460, 67202
Mr. Richard Abraham, System Engineer, Multi-Media Cablevision, 604 N. Main, 67203
Mr. Jack Fauchier, Division Superintendent, Gas Service Company, 1021 E. 26th St. North, 67219
Mr. John Wynkoop, Director, Water and Water Pollution Control
Mr. Jim E. Sparr, Chief, Wichita Fire Department
Mr. William McKinley, Traffic Engineer
Mrs. Alice King, Administrative Assistant, Utility Location Coordination Council

Bob Blevins, Bob Alley, Don Shue, Gene Curless,
Bill Otten, Walt Campbell, Mike Lindebak
Page 2 - 12-1-83

w/o enclosures

Mr. Elton Parsons, Sheffield Company, 3500 N. Rock
Road, #100, 67226

Mr. Bill Yung, 8225 E. 35th St. North, 67226

Mr. Ken Bengtson, Mid-Kansas Engineering Consultants,
240 N. Rock Rd., Suite 130, 67206

File

September 1, 1981

Mr. Bob Feldner
Superintendent of Central Inspection
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Mr. Feldner:

This is to advise you that the Engineering Department, City of Wichita, has no objection to a building overhang of a maximum of three feet into the platted 30 foot public utility easements in Chelsea Square Addition First Phase.

Sincerely,

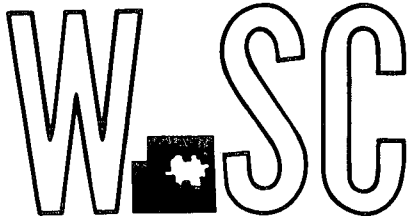


R.W. Bruggeman
Director of Engineering
City of Wichita

RWB:cf

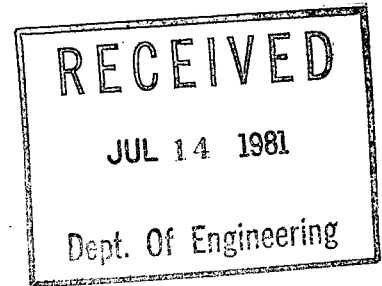
msf

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 13, 1981

Van Doren-Hazard-Stallings
260 North Rock Road, Suite 250
Wichita, Ks. 67206

Re: S/D 81-74 - Final plat of Chelsea Square

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 9, 1981, 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 submit a notarized sidewalk certificate which requires construction of a sidewalk on Broadmoor adjacent to the plat as part of the building permit (collector street and multi-family development).
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since Broadmoor is not an arterial street, access control shall not be granted from the proposed lot to this street on the final plat tracing.
- D. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- E. The applicant shall be advised that the gas company wishes to discuss future gas service for this lot.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

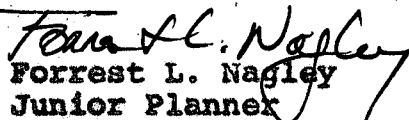
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

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

Van Doren-Hazard-Stallings
July 13, 1981
Page 2

This matter will be forwarded to the Planning Commission for its consideration on July 16, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Landmark Communities and Center City Development Co., 2471 Hathway Circle
67226
X Mike Lindebak, City Engineering

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-74 Name Chelsea Square
Date Application Rec'd. 6-26-81 Preliminary Approval _____
Scheduled S/D Meeting 7-9-81

DESCRIPTION

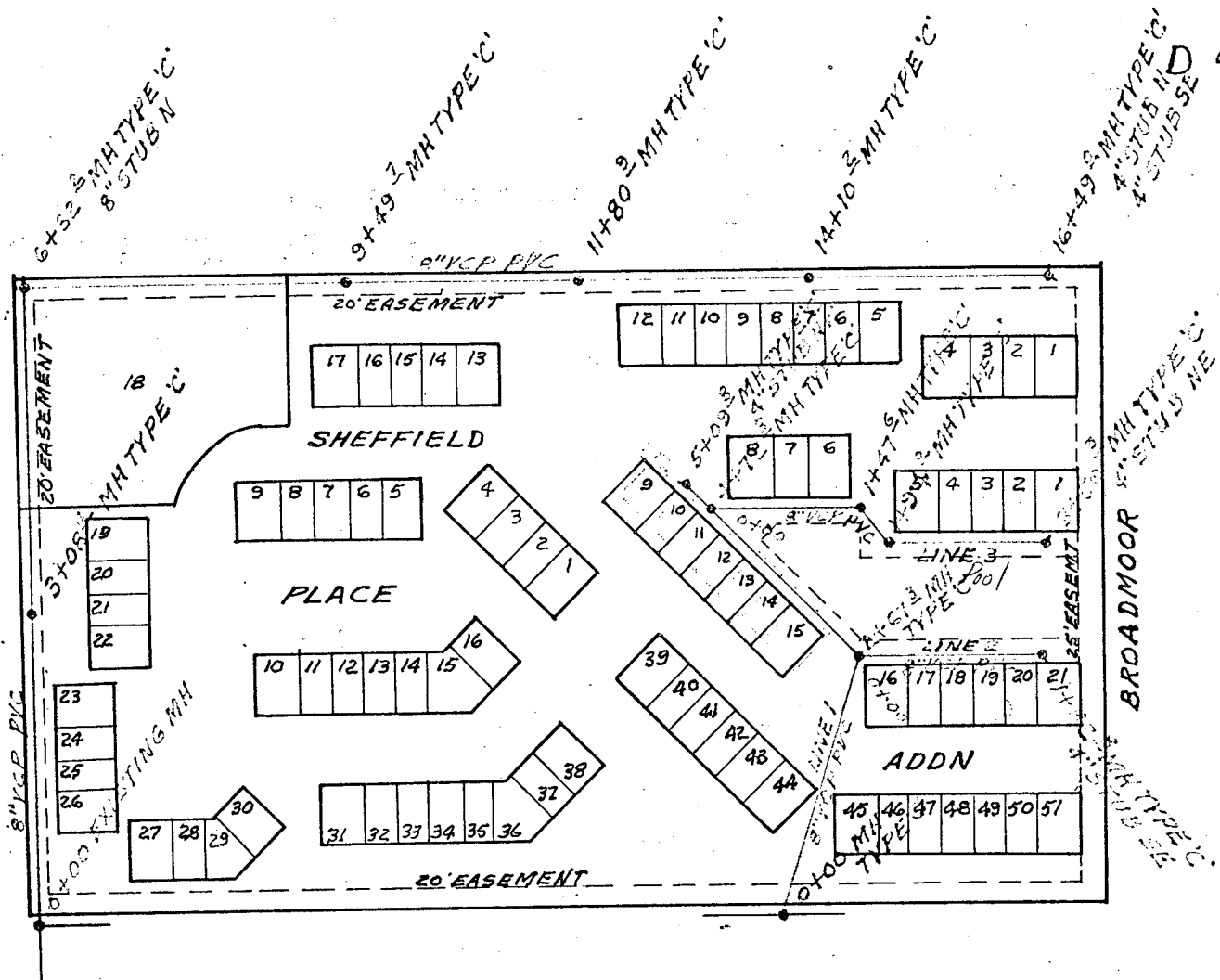
General Location West side of Broadmoor in an area south of 21st
Owner Landmark Communities and Center City Development Company
Surveyor/Engineer Van Doren-Hazard-Stallings
Address 260 N. Rock Rd., Suite 250, Zip Code 67206 Phone 686-7303
1. Gross Acreage of Plat 14.1
2. Number of Lots :
Residential 1
Commercial _____
Industrial _____
Other _____
Total Number of Lots 1
3. Minimum Lot Frontage 265
4. Minimum Lot Area 14.1
5. Existing Zoning "AA" w/CHP (DP-62)
6. Proposed Zoning "AA" w/CHP
7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 0 ft.
8. Sidewalk adjacent to all streets yes no
9. Is public water available x Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

NOTE: This property is subject to the conditions of the Chelsea Station Community Unit Plan (DP-62).

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage guarantees are required.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall submit a notarized sidewalk certificate which requires construction of a sidewalk on Broadmoor adjacent to the plat as part of the building permit (collector street and multi-family development).
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since Broadmoor is not an arterial street, access control shall not be granted from the proposed lot to this street on the final plat tracing.
- F. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.



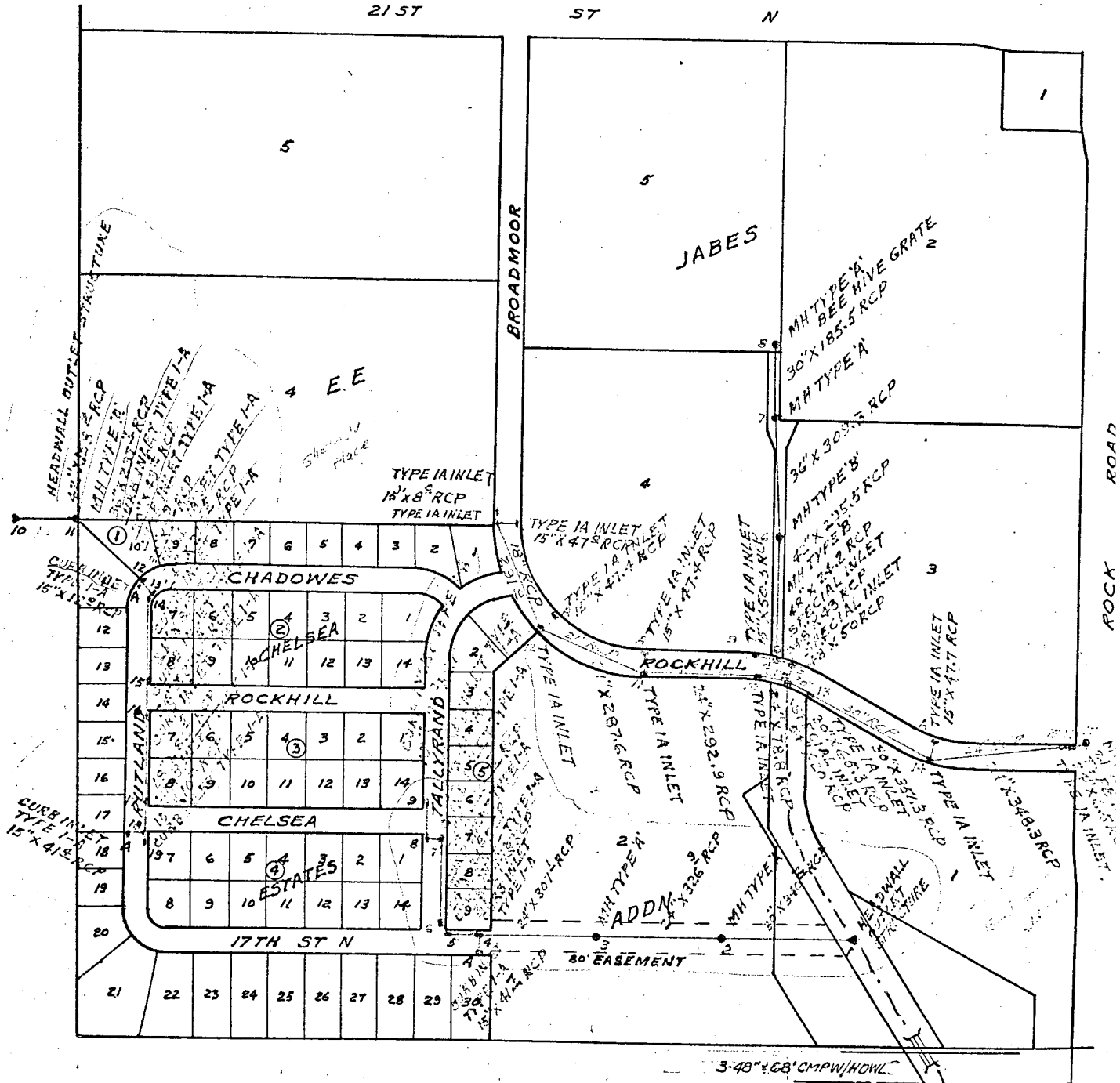
LATERAL 10 MAIN 20 WAR INDUSTRIES SEWA
 BUILT BY: ARKANSAS CONST. CO.
 PROJ. N^o 468-76-245-80552-000-000-001
 BOOKED 1-25-79 FROM IH 94

LATERAL 12 MAIN 20 WAR INDUSTRIES SEWA
 BUILT BY: ARKANSAS CONST. CO.
 PROJ. N^o 468-76-245-80554-000-000-002
 BOOKED 1-29-79 FROM IH 94

21 ST

ST

N



S.W.S.