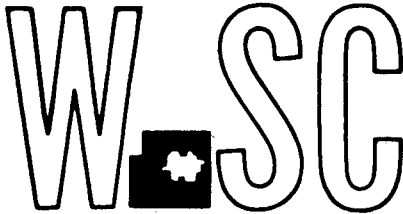


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

March 21, 1985

Air Capitol Land Surveyors  
2160 West 21st Street  
Wichita, KS 67203

Re: S/D 85-11 - Final Plat of Baalman Second Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 21, 1985, 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 March 15, 1985.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

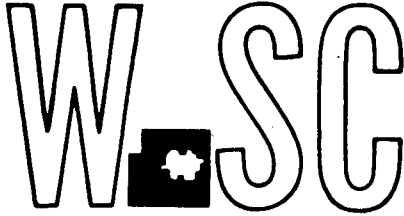
BRB:mlh

cc: Harold Baalman, Pres., Baalman Wholesale Lumber Co., Inc., 11011  
Southwest Blvd., Wichita, KS 67215  
David Spears, Acting Director of County Public Works  
Jack Brown, Health Department  
Mike Lindebak, City Engineer



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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



March 15, 1985

Air Capitol Land Surveyors  
2160 West 21st Street  
Wichita, KS 67203

Re: S/D 85-II - Final Plat of Baalman Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 14, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The propane tank and existing building shall be removed from the street right-of-way being dedicated for MacArthur prior to this plat being scheduled for review by the Board of City Commissioners. A letter from the applicant's agent shall be provided which confirms that the encroachments in the street right-of-way have been removed.
- B. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. Closure computations shall be submitted with the final plat tracing.
- D. 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.

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Air Capitol Land Surveyors

Re: S/D 85-II - Final Plat of Baalman Second Addition

March 15, 1985

Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 21, 1985. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Harold Baalman, Pres., Baalman Wholesale Lumber Co., Inc., 11011  
Southwest Blvd., Wichita, KS 67215  
David Spears, Acting Director of County Public Works  
Jack Brown, Health Department  
✓ Mike Lindebak, City Engineer

# Water

Item Pre Sub 3/13/85

1, 2, 3 No Problem

4 No problem if they do not wish want to cut the parking along the streets.

5 Pawnee Mesa 4th  
Water projects need to be revised with existing costs transferred to new projects to be set up in the future.

6 Le-Paul Addition  
South end of lots 9 and 10 are not adjacent to water mains. Area is served on the other 3 sides.

7 Bealman 2nd  
No water available to site

8 Sycamore Village 4th  
Water is in 24th and in Rock. May be extended by interior mains.

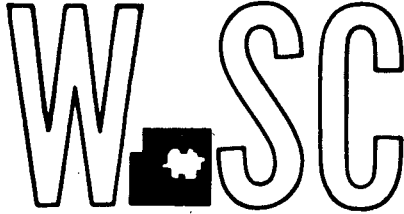
9 Jeff & Jay Addn.  
Will water be constructed all along 29th going W. from Rock?

10 Batson Addn.  
Only a portion is covered by water Petition. Petitions needed for the balance of the project. Item F is incorrect.

11 Anderson Inv. 3rd  
Project under contract to extend water to S in Knight from University. Hold off paving until project is completed.

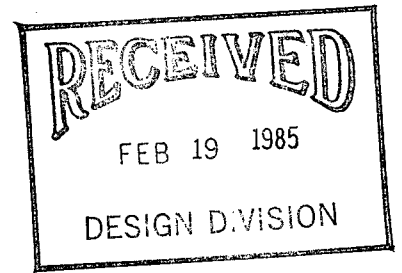
12, 13, 14 No Problems.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



February 15, 1985

Air Capitol Land Surveyors  
2160 West 21st Street  
Wichita, KS 67203

Re: S/D 85-II - Preliminary Plat of Baalman Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 1985, 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 final plat shall indicate a 35-foot building setback from MacArthur Road.
- B. The propane tank and existing building shall be removed from the street right-of-way being dedicated for MacArthur prior to this plat being scheduled for review by the Board of City Commissioners. A letter from the applicant's agent shall be provided which confirms that the encroachments in the street right-of-way have been removed.
- C. The applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for an on-site sewerage facility. A memorandum specifying approval shall be obtained.
- D. Since municipal water does not exist to serve this property, the applicant shall contact the Health Department to find out if this site can be approved for an on-site water well. A memorandum specifying approval shall be obtained.
- E. The final plat shall indicate the following access controls:
  - I. 150 feet of complete access control to MacArthur measured east from the centerline of the east railroad track along the new property line.

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Air Capitol Land Surveyors

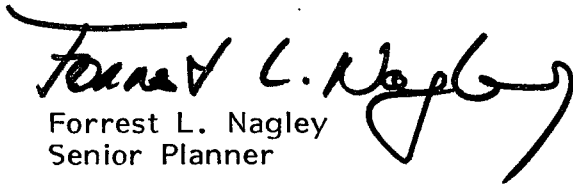
Re: S/D 85-II - Preliminary Plat of Baalman Second Addition

2. "Access control except for two openings" to MacArthur from the lot's remaining frontage.
- 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. 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: Harold Baalman, Pres., Baalman Wholesale Lumber Co., Inc., 11011  
Southwest Blvd., Wichita, KS 67215  
David Spears, Acting Director of County Public Works  
Jack Brown, Health Department  
~~Mike Lindebak, City Engineer~~

- | Item | Description  |
|------|--|
| 1.   | Johnnie Bull<br>No water in Alley, no water problems   |
| 2.   | Monty R. Jones<br>No water main in easement, no water problems.  |
| 3.   | Builders Development Inc.<br>No water in Utility Easement, no water problem  |
| 4.   | Western Lithograph Second<br>Water Lines as shown, no extension necessary  |
| 5.   | Walnut Grove 5th Revised<br>Water extension required as indicated. Need hydrant locations from Fire Dept. (Existing Project # 81816)   |
| 6.   | Baalman Second Addition<br>No available water  |
| 7.   | Jeff & Jay Addition<br>Lot 2 served along East side<br>Lot 1 needs extension along 29th.<br>If possible would suggest Water extension from Rock Road along 29th to West end of Plot. Propose 12" or 16" in 29th. Water Dept. to pick up oversizing.<br>Do they have proposed layout for Lot 2? |
| 8.   | Dan Morgan Addition<br>Lots 8" Water as shown, no extension necessary.   |
| 9.   | New Western Addition<br>Water as shown on plot. Baughman needs to show X's. water lines on Preliminary Plot  |
| 10.  | PLM Addition<br>D.L. shown on plot. No extension necessary   |

11-22-13 West street R/W Dedication no problem with D.L.

S/D No.: 85-II Name: BAALMAN SECOND ADDITION

Preliminary Approved: [unclear]  
Scheduled S/D Meeting: 2/14/85

DESCRIPTION

General Location: On MacArthur, east of Highway K-42  
Owner: Baalman Wholesale Lumber Co., Inc., c/o Harold Baalman, Pres.,  
11011 Southwest Boulevard, Wichita, KS 67215  
Surveyor/Engineer: Air Capitol Land Surveyors

1. Gross Acreage of Plat: 2.49 Acres
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 1
  - Total: 1
3. Minimum Lot Area: 1.76 Acres
4. Existing Zoning: R-1
5. Proposed Zoning: E

---

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0524) requesting "R-1" to "E" has been approved subject to platting.

- A. The final plat shall indicate a 35-foot building setback from MacArthur Road.
- B. The propane tank and existing building shall be removed from the street right-of-way being dedicated for MacArthur prior to this plat being scheduled for review by the Board of City Commissioners. A letter from the applicant's agent shall be provided which confirms that the encroachments in the street right-of-way have been removed.
- C. The representative from the County Engineer's Office should be prepared to discuss the feasibility of extending sanitary sewer to serve this industrial lot. If sanitary sewer cannot be extended to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for an on-site sewerage facility.
- D. Since municipal water does not exist to serve this property, the applicant shall contact the Health Department to find out if this site can be approved for an on-site water well. A memorandum specifying approval shall be obtained.
- E. The final plat shall indicate the following access controls:
  1. 150 feet of complete access control to MacArthur measured east from the centerline of the railroad.
  2. "Access control except for two openings" to MacArthur from the lot's remaining frontage.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. The representative from the County Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property.
- I. The representatives from the Utility Advisory Committee should be prepared to comment on the need for the platting of utility easements.

S/D No.: 85-11      Name: BAALMAN SECOND ADDITION

Preliminary Approved: 2/14/85  
Scheduled S/D Meeting: 3/14/85

DESCRIPTION

General Location: On the north side of MacArthur in an area east of K-42.  
Owner: Baalman Wholesale Lumber Company, Inc., c/o Harold Baalman, Pres.,  
11011 Southwest Boulevard, Wichita, KS 67215  
Surveyor/Engineer: Air Capitol Land Surveyors

1. Gross Acreage of Plat: 2.49 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 1.76 Acres
  4. Existing Zoning: R-1
  5. Proposed Zoning: E (SCZ-0524)
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0524) requesting "R-1" to "E" has been approved subject to platting.

- A. The propane tank and existing building shall be removed from the street right-of-way being dedicated for MacArthur prior to this plat being scheduled for review by the Board of City Commissioners. A letter from the applicant's agent shall be provided which confirms that the encroachments in the street right-of-way have been removed.
- B. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the County Engineer's Office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any improvements required to be guaranteed with this plat?