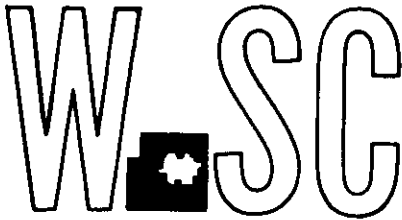


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 5, 1982

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

Re: S/D 82-15 - Final plat of Flight Training Center Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 4, 1982, 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 construction of two manholes on the existing 54" storm sewer and shall guarantee extension of the storm sewer to serve this lot.
- B. The applicant shall guarantee, to the City of Wichita, the relocation of the sanitary sewers which now cross this lot.
- C. The County Engineer's office requests that a letter be obtained from the Minneha township officials stating they have no objection to the relocation of the sanitary sewers. These sewers are "owned" by the township although sewage treatment is provided by the City of Wichita.
- D. The County Fire Department advises that extension of fire mains will be required.
- E. 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.

RECEIVED

MAR 8 1982

Dept. Of Engineering


Baughman Company, P.A.

Page 2

3-5-82

This matter will be forwarded to the Planning Commission for its consideration on March 11, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

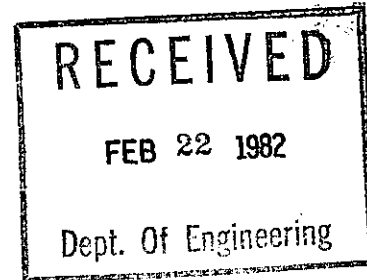
Sincerely,


Louise Olivarez
Senior Planner

LO:bb

cc: Beech Aircraft Corp., Attention: Jim Beckett, Mgr. Plant Eng.
9709 E. Central, 67206
Dwight Wallace, 320 Page Court, 125 N. Water, 67202
Andy Harkness, County Dept. of Public Works
x Mike Lindebak, City Engineering

METROPOLITAN AREA PLANNING DEPARTMENT



TO
FROM

SUBJECT

February 18, 1981

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

Re: S/D 82-15 - Preliminary plat of Flight Training Center

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 18, 1982, 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:

COPY

- A. Prior to or at the time of filing a final plat, the applicant shall meet with County Public Works regarding possible modification of the lot grading plan for this subdivision.
- B. Since numerous utilities exist within the utility easement and public rights-of-way proposed for vacation by this replat, the applicant shall contact the appropriate utility companies and City and County Departments and work out satisfactory arrangements prior to finaling out proposed Lot 2.
- C. Prior to filing a final plat for proposed Lot 2, the applicant shall work out acceptable liability, maintenance, and access agreements with the County Counselor's office for the existing building encroachment over existing utility lines.
- D. A minimum of 35-feet of half-street right-of-way for Mellor Street shall be shown on any final plat.
- E. The applicant shall guarantee the closure or reconstruction of the Hoyt/Central opening and the Hoyt/Mellor opening.
- F. The following access controls are recommended for the final plat:
 - a) 40 feet of complete access control at the corner of Central and Webb;
 - b) access control except for two openings on the balance of the Central frontage;
 - c) access control except for two openings on the balance of the Webb frontage (1 for each portion of the frontage).

easement shall be indicated to cover sewer lines which are encroached on by the existing building. The easement shall extend 10 feet on either side of the sanitary and storm sewer lines.

- H. Since the existing sanitary sewer lines on proposed Lot 1 are proposed for abandonment, the applicant shall submit a guarantee for completion of this work.
- I. The following building setback lines shall be shown on the final plat tracing;
 - a) 35 feet from Webb;
 - b) 35 feet from Central;
 - c) 35 feet from Mellor;
 - d) 20 feet from Goebel.

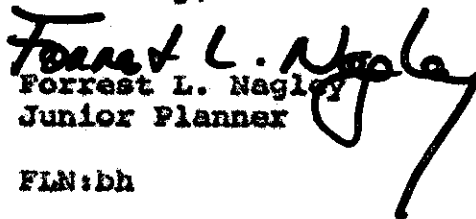
These building setbacks may be jogged around existing buildings.

- J. The contingent street dedications shall be referenced in the plat's text. The contingencies shall be the removal of the existing buildings.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Beech Aircraft Corp., Attention: Jim Beckett, Mgr. Plant Eng.
9709 E. Central, 67206
Beech Aircraft Corp., Attention: Dwight Wallace, 125 N. Market
X Mike Lindebak, City Engineering
Andy Harkness, County Department of Public Works

S/D No. 82-15 Name Flight Training Center Addition
Date Application Rec'd. 2-5-82 Preliminary Approval _____
Scheduled S/D Meeting 3-4-82

DESCRIPTION

General Location North of Central in an area east of Webb Road

Owner Beech Aircraft Corp. Atten: Jim Beckett, Mgr., Plant Gng.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>3.4 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>371 ft</u> | 8. Sidewalk adjacent to all streets _____ yes <u>X</u> no |
| 4. Minimum Lot Area <u>3.4 acres</u> | |
| 5. Existing Zoning <u>E</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage improvements need to be guaranteed with this plat.
- B. Since it is proposed that the existing sanitary sewer lines on this property are to be abandoned, the applicant shall guarantee the completion of this work.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this plat proposes the vacation of Wells Street, the applicant shall make satisfactory arrangements with the Gas Service Company for either abandonment or relocation of an existing gas line.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-15 Name Flight Training Center Addition
Date Application Rec'd. 2-5-82 Preliminary Approval _____
Scheduled S/D Meeting 2-18-82

DESCRIPTION

General Location North of Central in an area east of Webb Road

Owner Beech Aircraft Corp. Atten: Jim Beckett, Mgr. Plant Eng.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks Zip Code 67211 Phone 262-7271

- | | |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>13 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>50</u> R/W <u>1360</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>2</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>1360</u> ft. |
| 3. Minimum Lot Frontage <u>378 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>151,500 sq. ft.</u> | streets <u>x</u> yes _____ no |
| 5. Existing Zoning <u>E</u> | (except adjacent to the |
| 6. Proposed Zoning <u>E</u> | curb on a portion of Central |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | Avenue). |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. Several streets and an alley are being vacated by this plat: Hoyt from Central to Mellor; Wells from Hoyt to Goebel; and an east-west alley from Hoyt to Goebel. Numerous utilities exist in these old rights-of-way and in various easements. The applicant shall be prepared to state which utilities he proposes to relocate or abandon and which he will retain with appropriate easements. Satisfactory arrangements shall be made with all utility companies regarding their utilities which cross the two lots being platted.
- B. Representatives of City and County Engineering shall be prepared to comment on the sanitary sewer and the storm sewer which are under the buildings and shall specify what requirements will be made of the applicant regarding access to the sewers, liability, etc.
- C. Various additional rights-of-way have been obtained for Mellor since it was first platted with 60 feet of width. The County Engineer's representative shall be prepared to comment on the amount of right-of-way which needs to be retained (or acquired) for Mellor.
- D. The applicant shall attempt to obtain valid petitions for paving Mellor and Goebel Streets.
- E. The applicant shall guarantee the closure or reconstruction of the Hoyt/Central opening and the Hoyt/Mellor opening.
- F. The following access controls are recommended for the final plat:
- a) 40 feet of complete access control at the corner of Central and Webb;
 - b) access control except for two openings on the balance of the Central frontage;
 - c) access control except for two openings on the balance of the Webb frontage (one for each portion of the frontage).

- G. The following building setback lines shall be shown on the final plat tracing:
- a) 35 feet from Webb;
 - b) 35 feet from Central;
 - c) 35 feet from Mellor;
 - d) 20 feet from Goebel.
- H. The contingent street dedications shall be referenced in the plat's text. The contingencies shall be the removal of the existing buildings.
- I. The Water Department shall determine whether or not it is necessary for the applicant to submit current outside-the-City sewer and water service applications.
- 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).