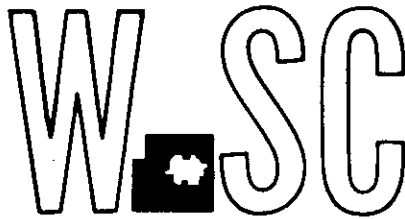


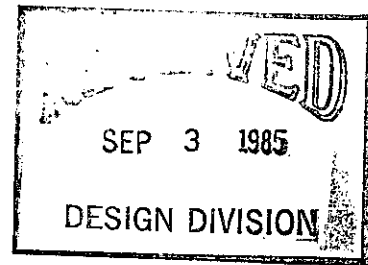
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 30, 1985



Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 85-23 - Final Plat of de Paul Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 29, 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:

- C
O
P
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- A. The applicant shall guarantee the extension of City water to serve any development to be constructed on the south part of this lot.
 - B. The applicant shall guarantee the "tie in" into the drainage inlets in Central Avenue that is required by the drainage plan for this property.
 - 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 tracing shall indicate the platting of "access control except for two (2) openings to Central Avenue" across the north line of this lot.
 - E. On the final plat tracing, the plattor's text shall reference the access controls being dedicated to Central Avenue and Kessler Street.
 - F. The applicant shall guarantee the closure of three (3) driveway approaches to Central and one (1) driveway approach to Kessler Street.
 - G. The applicant shall guarantee the relocation and abandonment of the sanitary sewer lateral which is not being covered by a utility easement.
 - H. Since "complete access control" is being granted to a portion of Kessler Street and a sidewalk system does not exist to the south of this property, it is recommended that the requirement for a sidewalk on Kessler be waived.

Moehring & Associates

Re: S/D 85-23 - Final Plat of de Paul Addition

August 30, 1985

Page 2

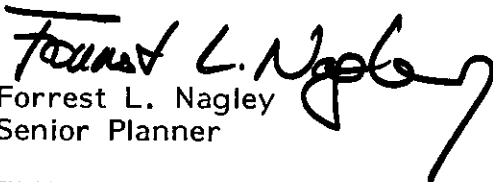
- I. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of Newell at the time of this lots' redevelopment (commercial/office zoning).
- J. Prior to scheduling this plat before the Board of City Commissioners, the existing structure, which encroaches the 20-foot utility easement being granted adjacent to the west lot line, must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
- K. The applicant is advised that the residential-width driveway approaches which serve this property should be closed or reconstructed to a commercial-width standard.
- L. Proof shall be submitted as to which individual(s) is authorized to execute documents on behalf of Halstead Hospital, Inc.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 5, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

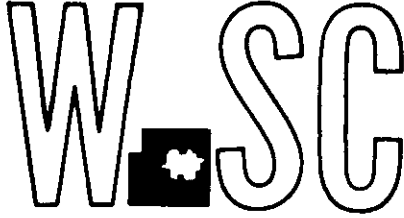
Enclosure

cc: Halstead Hospital, Inc., 328 Poplar, Halstead, KS 67056
Richard Nierman, c/o Halstead Hospital, Inc., 328 Poplar, Halstead, KS 67056
✓ Mike Lindebak, City Engineer

1. Tallgrass Commercial Third. Existing 8" main and fire hydrant in area to be vacated. If main to be removed, developer should be charged all costs. Current Benefit District special assessments shall remain against property.
2. Briarwood Estates 5th. Item C. Existing 8" main in Ponderosa joins E. from Alderny. Existing 12" in 13th. Existing 12" in 119th stops N. of Alderny, coming from 13th. If possible, 12" to be extended along 119th S. to South line of Alderny or to S. line of project. If 119th 12" not possible, existing water will serve the project.
3. Davidson and Frey Addition. ~~555~~ Water main available.
4. Maize Avenue Addition. Existing water (16" in Maize, 12" in Corn) to area. No water problems.
5. Hadijski Addition. Existing 8" water in water easement along E. side of Reserve B. Depending on use of Reserve B, additional easement to serve the property may be necessary to cross Reserve B.
6. Air Park Northeast. Existing rural water district line is in 37th and goes N. & S. in Greenwich. The nearest City of Wichita water line is in Webb Rd. at 39th, or in Webb Rd. at 37th. Either main could be extended to Greenwich. 20" Supply line required. Item C
7. Jeff Bruce Addition. Existing 6" water in Cleveland. No water problems.
8. First Dixon Addition. Existing 2" water main in New York. No water problems.
9. West Meadows Addition. Nearest water at 15th and Cedar Park (W. of 119th).

10. Maria Addition. Item B. Existing 6" Main in Lewis. Item C, additional water easement will be necessary in order to move water main out from under proposed pavement.
11. de Paul Addition. Existing water in Central, Kessler, and along the West side of the plot north of the existing hydrant. No water main in Newell.
12. Maxwell Third Addition. Item L. Existing water main shall be abandoned, any cost charged to developer.
13. Pine Bay Estates. Existing 16" main in Hydraulic ends at approximately 200' N. of 55th St. Much interest has been expressed in running city water to the area. If possible would suggest a supply line benefit district be tried. Ground Water is of poor quality, and once wells are allowed, extension of city water becomes more difficult.
14. A.T. & SF RR Street R/W Dedication. No water problems.
15. A.T. & SF RR Street Dedication along Santa Fe. No water problems. Existing 8" along existing R/W on E side 8' W of E.R. Need to verify no prior water easement along R/W.
16. A.T. & SF Street Dedication along Santa Fe, S of 34th. No water problem.
17. Hamel & Rew Land Company. Utility Esm't. No water problem.
18. Woodlawn Development Co. Utility Esm't. No water problem.
19. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 15, 1985

Moehring and Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 85-23 - Preliminary Plat of de Paul 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 approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat shall indicate the following building setbacks:
1. 35-foot setback from Central.
 2. 20-foot setback from Kessler.
 3. 20-foot setback from Newell.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. When the associated zone case was approved for this property, the Planning Commission recommended the limiting of access to Kessler. The final plat shall indicate the following access control:
1. "Access control except for one opening" to Kessler Street across the north 100 feet of the lot.
 2. "Complete access control" to Kessler Street across the lot's remaining frontage to this street.

C
O
P
Y

Moehring and Associates

Re: S/D 84-23 - Preliminary Plat of de Paul Addition.

March 15, 1985

Page 2

- E. Since "complete access control" is being granted to a portion of Kessler Street and a sidewalk system does not exist to the south of this property, it is recommended that the requirement for a sidewalk on Kessler be waived.
- F. The final plat shall indicate the amounts of half-street rights-of-way adjacent to the plat as well as the amount of additional rights-of-way being dedicated by this plat.
- G. The applicant shall guarantee the closure of one (1) driveway approach to Central and one (1) driveway approach to Kessler Street.
- H. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of Newell at the time of this lot's redevelopment (commercial/office zoning).
- I. The final plat shall indicate the platting of an utility easement of adequate length and width to cover the existing sewer lateral serving this property.
- J. If the granting of additional utility easement will cause an encroachment of the new easement by an existing accessory structure, the accessory structure shall be removed from the easement prior to scheduling this case before the Board of City Commissioners. A letter confirming that any and all encroachments have been eliminated shall be submitted by the platting engineer.
- K. The applicant is advised that the residential-width driveway approaches which serve this property should be closed or reconstructed to a commercial-width standard.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. 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. The drainage plan should provide for on-site retention of storm waters as the storm sewer system in Central is presently overloaded.

Moehring and Associates

Re: S/D 84-23 - Preliminary Plat of de Paul Addition.

March 15, 1985

Page 3

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

If you should have any questions, please call.

Sincerely,

A handwritten signature in black ink, appearing to be 'F. Nagley', with a stylized flourish at the end.

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Halstead Hospital, Inc., 328 Poplar, Halstead, KS 67056
Richard Nierman, c/o Halstead Hospital, Inc., 328 Poplar,
Halstead, KS 67056
✓ 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 28th 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.

- J. If the granting of additional utility easement will cause an encroachment of the new easement by an existing accessory structure, the accessory structure shall be removed from the easement prior to scheduling this case before the Board of City Commissioners. A letter confirming that any and all encroachments have been eliminated shall be submitted by the platting engineer.
- K. The applicant is advised that the residential-width driveway approaches which serve this property should be closed or reconstructed to a commercial-width standard.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property.

S/D No.: 85-23 Name: de PAUL ADDITION

Preliminary Approved: 3/14/85
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: South of Central, in an area west of Kessler.
Owner: Halstead Hospital, Inc., 328 Poplar, Halstead, KS 67056
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 4.72 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 202,525 Sq. Ft.
 4. Existing Zoning: "AA" & "BB"
 5. Proposed Zoning: "BB" & "LC"
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2657) requesting "AA" to "BB" and "LC" has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. As was approved at the time of preliminary plat review, the final plat tracing shall indicate the platting of "access control except for four (4) openings to Central Avenue" across the north line of this lot.
- D. On the final plat tracing, the plattor's text shall reference the access controls being dedicated to Central Avenue and Kessler Street.
- E. The applicant shall guarantee the closure of one (1) driveway approach to Central and one (1) driveway approach to Kessler Street.
- F. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered by a utility easement.
- G. Since "complete access control" is being granted to a portion of Kessler Street and a sidewalk system does not exist to the south of this property, it is recommended that the requirement for a sidewalk on Kessler be waived.
- H. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of Newell at the time of this lots' redevelopment (commercial/office zoning).
- I. Prior to scheduling this plat before the Board of City Commissioners, the existing structure, which encroaches the 20-foot utility easement being granted adjacent to the west lot line, must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
- J. The applicant is advised that the residential-width driveway approaches which serve this property should be closed or reconstructed to a commercial-width standard.
- K. Proof shall be submitted as to which individual(s) is authorized to execute documents on behalf of Halstead Hospital, Inc.
- L. Perimeter closure computations shall be submitted with the final plat tracing.

- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. The City Engineer's representative should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this replat?