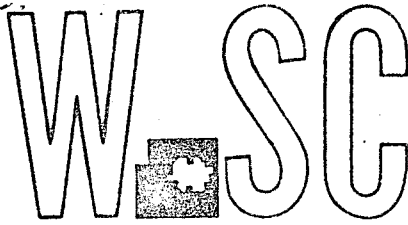


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



August 31, 1984

Professional Engineering Consultants, P.A.  
1440 E. English  
Wichita, Kansas 67211

Re: S/D 84-50 - Final plat of Graf-Goldston Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 30, 1984, 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 the construction of any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- C. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets including sidewalks on both sides of Valleyview (collector street). The sidewalk need not be provided for the unplatted tract to the west.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall obtain by separate instrument the west half of the right-of-way for Valleyview.
- G. The applicant is advised that any lowering, relocation or encasement of the gas line or telephone line along 21st Street North caused by construction of the Valleyview/21st Street intersection shall be at the expense of the applicant.

528

P.E.C., P. A.  
August 31, 1984  
Page 2

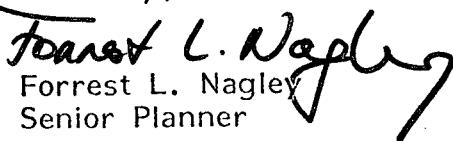
- H. A covenant shall be submitted for recording which requires four off-street parking spaces to be provided for each dwelling unit constructed on a lot which abuts a 58-foot-wide street right-of-way.
- I. The applicant shall guarantee the construction of left turn channelization on 21st Street to serve this plat.
- J. The applicant has requested annexation of this property into the City of Wichita, and this case is pending.
- K. The final plat tracing shall indicate 10-foot utility easements centered on the lot line common to Lots 5 and 6, Block 6, and Lots 13 and 15, Block 5.
- L. The applicant's drainage plan has been approved subject to the submission of additional information and calculations. Once all required information has been submitted, the applicant shall obtain a memo from City Engineering which states no further drainage information is required. This memo shall be provided to the Planning Department prior to or at the time this plan is scheduled for City Commission review.
- M. 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 6, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:bh

cc: Joe Graf, 8230 Stoneridge, 67206  
Claud Schelor, Director, County Department of Public Works  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

June 22, 1984

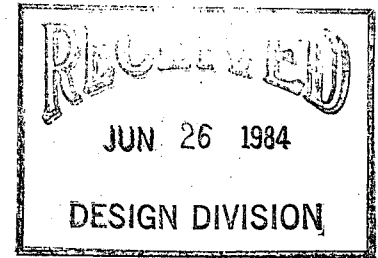
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, Kansas 67211

Re: S/D 84-50 - GRAF-GOLDSTON ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 21, 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 construction of any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- C. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets including sidewalks on both sides of Valleyview (collector street).
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate "complete access control" to Maize road across the west line of Lot 1, Block 5, and Lot 1, Block 7.
- G. The applicant shall obtain by separate instrument the west half of the right-of-way for Valleyview.



- H. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to City Engineering for review and approval.
- I. The applicant is advised that any lowering, relocation or encasement of the gas line along 21st Street North caused by construction of the Valleyview/21st Street intersection shall be at the expense of the applicant.
- J. The final plat shall indicate the recording information for the street right-of-way existing adjacent to the north line of this plat and for the drainage dedication along the east line of the plat.
- K. A covenant shall be submitted for recording which requires four off-street parking spaces to be provided for each dwelling unit constructed on a lot which abuts a 58-foot-wide street right-of-way.
- L. It is recommended that the applicant provide for the construction of a sidewalk on the north side of 19th Street North and Bella Vista from Valleyview (collector) to Maize Road (arterial). This may be done by including it in the paving petition for 19th Street and Bella Vista.
- M. The applicant shall request annexation of this property into the City of Wichita.
- N. The applicant shall guarantee the construction of left turn channelization on 21st Street to serve this plat.
- O. Prior to or at the time of submitting a final plat, the applicant shall submit a sanitary sewer layout plan to City Engineering for review.
- P. The final plat shall indicate the utility easements requested by K.G.&E. which are indicated on the enclosed "marked" copy of the plat.
- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 3 of the Subdivision Regulations.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

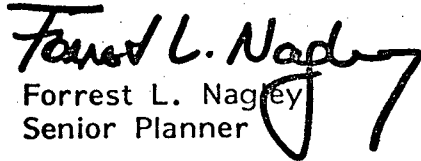
WICHITA - SEDGWICK COUNTY

Page 3

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

If you should have any questions, please call.

Sincerely,

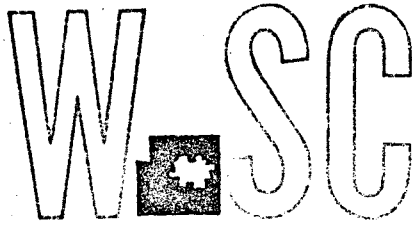
  
Forrest L. Nagley  
Senior Planner

FLN:bh

cc: Mike Lindebak, City Engineer

Joe Graf, 8230 Stoneridge, Wichita, Kansas 67206.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561



May 14, 1984

Professional Engineering Consultants, P.A.  
Attention: Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 84-50 - Sketch plat of Graf-Goldston Addition

Dear Mr. Wiley:

We have completed our review of the above referenced sketch plat and would like to provide you with the following comments:

One of our concerns for this quarter section of land is the ability of the City to provide sanitary sewer service. After checking with City Engineering, it has been determined that the 18-inch sewer main along the east line of the quarter section has sufficient capacity to serve not only the officially submitted 187 lot sketch plat, but also the development depicted on your "Preliminary Development Plan" for the entire quarter section. The standard requirements for extension of sanitary sewer and municipal water will be requirements of the platting of this property.

We agree that the street labeled on the sketch plat as a "proposed collector" should, in fact, be a designated collector street. On your preliminary plat, this collector street should be labeled Valleyview. The names of the other proposed streets within this sketch plat are indicated on your "marked" copy of the sketch plat. The standard requirement for the applicant to guarantee the paving of the interior streets will be a requirement of this plat. Sidewalks will need to be provided for both sides of the collector street. A covenant stating that four off-street parking spaces is required for each dwelling unit on a platted 58-foot street right-of-way will be a requirement of platting.

Although the issue of providing an east/west collector street out to Maize Road does not directly impact the site of this sketch plat, it does come to bear when one looks at the "Preliminary Development Plan" for the entire quarter section. We feel very strongly that development of this quarter section needs to accommodate the extension of 17th Street, to the east of this quarter section, out to Maize Road. We have checked the County Clerk's Quarter Section maps and note that the north 40 feet of the cemetery property to the south has been dedicated as road right-of-way. Some redesigns of the "Preliminary Development Plan" will be required in order to extend 17th Street out to Maize Road using the existing right-of-way on the cemetery property.

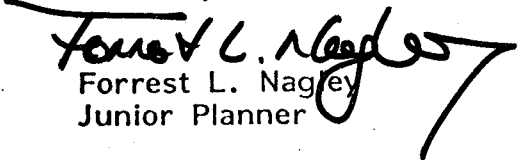
Professional Engineering Consultants, P.A.  
Attention: Gary Wiley  
May 15, 1984  
Page 2

As I am sure you are aware, the platting of this property into urban scale lots will require annexation of this property into the City of Wichita. Also, the development of over 6 acres of commercial zoning, as shown on the "Preliminary Development Plan" at the intersection of 21st Street and Maize Road, will require approval of a Community Unit Plan.

Prior to submitting a preliminary plat, it would be helpful if you would be sure that the existing rights-of-way shown for 21st Street and the adjacent drainage channel are correct. Your drainage concept for this property should be submitted to City Engineering for their review and approval.

With the above comments in mind, you may now submit a preliminary plat of this property. If you or your clients wish to discuss these sketch plat comments, please advise.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: ~~X~~ Larry Henry, Program Development Engineer, City Engineer's Office  
Joe Graf, 8230 Stoneridge, 67206

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-50

Name: Graf-Goldston Addition

Preliminary Approved: 5-10-84  
Scheduled S/D Meeting: 8-30-84

DESCRIPTION

General Location: South side of 21st Street North on the east side of Maize Road.

Owner: Joe Graf

Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 53.7 Ac.±
2. Number of Lots:
  - Residential: 187
  - Office:
  - Commercial:
  - Industrial:
  - Total: 187
3. Minimum Lot Area: 8,400 sq. ft.
4. Existing Zoning: R-1
5. Proposed Zoning: AA

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STAFF COMMENTS:

- A. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- C. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets including sidewalks on both sides of Valleyview (collector street).
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall obtain by separate instrument the west half of the right-of-way for Valleyview.
- G. The applicant is advised that any lowering, relocation or encasement of the gas line along 21st Street North caused by construction of the Valleyview/21st Street intersection shall be at the expense of the applicant.
- H. A covenant shall be submitted for recording which requires four off-street parking spaces to be provided for each dwelling unit constructed on a lot which abuts a 58-foot-wide street right-of-way.
- I. It is recommended that the applicant provide for the construction of a sidewalk on the north side of 19th Street North and Bella Vista from Valleyview (collector) to Maize Road (arterial). This may be done by including it in the paving petition for 19th Street and Bella Vista.
- J. The applicant shall guarantee the construction of left turn channelization on 21st Street to serve this plat.
- K. The applicant has requested annexation of this property into the City of Wichita, and this case is pending.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, do any drainage improvements need to be guaranteed with this plat.
- M. 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.

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-50

Name: Graf-Goldston Addition

Preliminary Approved:  
Scheduled S/D Meeting: 6-21-84

DESCRIPTION

General Location: South side of 21st St. North on the east side of Maize Rd.

Owner: Joe Graf

Surveyor/Engineer: Professional Engineering Consultants, P.A.

- |    |                        |                     |
|----|------------------------|---------------------|
| 1. | Gross Acreage of Plat: | <u>53.7 Ac.±</u>    |
| 2. | Number of Lots:        |                     |
|    | Residential:           | <u>187</u>          |
|    | Office:                |                     |
|    | Commercial:            |                     |
|    | Industrial:            |                     |
|    | Total:                 | <u>187</u>          |
| 3. | Minimum Lot Area:      | <u>8400 sq. ft.</u> |
| 4. | Existing Zoning:       | <u>R-1</u>          |
| 5. | Proposed Zoning:       | <u>AA</u>           |

STAFF COMMENTS:

- A. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- C. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets including sidewalks on both sides of Valleyview (collector street).
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall indicate "complete access control" to Maize road across the west line of Lot 1, Block 5, and Lot 1, Block 7.
- G. The applicant shall obtain by separate instrument the west half of the right-of-way for Valleyview.
- H. 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.
- I. The representatives of the County and City Engineers' offices should be prepared to comment on the acceptability of the proposal to vacate street right-of-way for 21st Street by this plat. Reference to K.S.A. 12-512 (b) shall be made in the engineer's text on the final plat if this street vacation is acceptable.
- J. The final plat shall indicate the recording information for the street right-of-way existing adjacent to the north line of this plat and for the drainage dedication along the east line of the plat.
- K. A covenant shall be submitted for recording which requires four off-street parking spaces to be provided for each dwelling unit constructed on a lot which abuts a 58-foot-wide street right-of-way.

(Over)

It is recommended that the applicant provide for the construction of a sidewalk on the north side of 19th Street North and Bella Vista from Valleyview (collector) to Maize Road (arterial). This may be done by including it in the paving petition for 19th Street and Bella Vista.

- A. The applicant shall request annexation of this property into the City of Wichita.
- N. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).