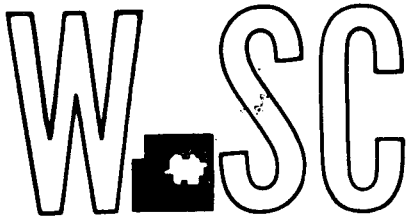


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



June 20, 1986

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

Re: Final Plat S/D 86-40 - GOLF PARK WEST ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1986, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the pavement of the 21st Street North median, adjacent to the north line of the plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this preliminary plat is subject to the vacation, by separate instrument, of the stub section of Socora Street right-of-way which abuts the south line of this plat. This associated vacation case shall accompany this plat to the Board of City Commissioners.
- G. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being submitted for scheduling for City Commission approval.
- H. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as M.A.P.C. Vice-Chairman.

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Final Plat S/D 86-40 - GOLF PARK WEST ADDITION  
Page 2

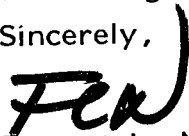
- I. On the final plat tracing, the wording in the plat's text shall be amended to reference that the access points to 21st Street shall be designated by "the appropriate engineer."
- J. If sanitary sewer cannot be extended to serve this property prior to development, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be required and what standards are to be met for approval of temporary on-site sewerage facilities.
- K. The applicant shall meet with County Engineering to work out access controls for Lot 2. It is desired to plat some "complete access control" to 21st from Lot 2, in order to allow automobile stacking in the 21st Street median.
- L. The applicant shall obtain, by separate instrument, the off-site drainage easement required to the south on Lots 6 and 7, Block 2, Westlink Village 16th Addition. Prior to this plat being submitted for scheduling before the City Commission, additional drainage information shall be provided to the County Engineer's office.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- 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, July 10, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: Gary Carson, Carson & Company, 3015 S. Hydraulic,  
Wichita, KS 67216  
Jim Weber, County Engineer's Office  
Jack Brown, Health Department  
Mike Lindebak, City Engineer

Pre-Sub June 19, 1984

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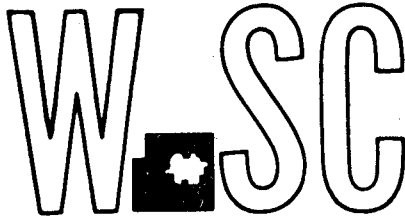
1. Miklos and Gabriella Lorik. Vacation of Sewer and Utility easement. No water problem.
2. Legaly Addition. Final Plat. Item E, wells. No Water problem.
3. Simon Industrial Park. Final Plat. Item B. Water to be extended from Park City. No Wichita Water available. No water problem.
4. Hadijski Second Addition. Final Plat. Existing 20" AC Water along Harry St. not shown on sketch plat. No Water problem.
5. Brammer Addition. Final Plat. Plot now served. No water problem.
6. Andrew Walker Second Addition. Final Plat. Plot now served. No water problem.
7. Teal Cove 3rd Addition. Preliminary plat. Item B, main to be extended. No water problem.
8. Woodland Estates. Preliminary plat. Item B, main to be extended. Existing mains in Central. No water problem.
9. Northborough 3rd Addition. Preliminary Plat. Item B, main to be extended. No water problem.
10. Golf Park West Addition. Final Plat. Item B, mains to be extended.
11. Westwind Addition. Preliminary Plat. Item A, mains to be extended. Nearest water at 17th and Woodchuck. No water problem.
12. Wolke Addition. Final Plat. Item C, wells, no city water available. No water problem.

Pre-Sub June 19, 1986

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13. Coleman Acres. Final Plat. Item A, mains to be extended. Existing 12" main in Sheridan; existing 8" main in Gow from 15th St, ending 6" NNL of #1421 N. Gow. No water problems.
14. Ralph Hamilton. Grant additional Utility Easement. No water problem.
15. Ernest Doyon and Glen Rupe. Street R/W Dedication. No water problem.
16. Community Psychiatric Centers. Grant Utility Easement. Easement is for water line. No water problems.
17. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



May 12, 1986

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

Re: S/D 86-40 - Preliminary Plat of Golf Park West Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1986, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. An outside-the-City water service application and associated restrictive covenant shall be submitted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the pavement of the 21st Street North median adjacent to the north line of the plat.
- E. The applicant shall obtain any off-site easements required by the drainage plan for this property.
- F. If sanitary sewer cannot be extended to serve this property prior to development, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of temporary on-site sewerage facilities.

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Professional Engineering Consultants, P.A.  
Re: S/D 86-40 - Preliminary Plat of Golf Park West Addition.  
May 12, 1986  
Page 2

- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Approval of this preliminary plat is subject to the vacation, by separate instrument, of the stub section of Socora Street right-of-way which abuts the south line of this plat. Prior to or at the time of submitting a final plat, this separate vacation case shall be filed.
- I. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being submitted for scheduling for City Commission approval.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- 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).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

*FLN*

Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Gary Carson, Carson & Company, 3015 S. Hydraulic, Wichita, KS 67216  
Jack Brown, Health Department  
Mike Lindebak, City Engineer  
Jim Weber, County Engineering

1. Critchfield Real Estate. Vacation of Street R/W.  
Existing 8" water main ends 14' E and 4' N of the SE PC  
of Battin and 25th St. No water problem.
2. Clarence W. Rymer. Vacation of Storm Sewer and Drainage  
Esmt. No water problem.
3. City of Wichita. Vacation of St. R/W. No water problem.
4. Inland Investment Inc. Vacation of Utility & drainage Esmt.  
No water problem.
5. Noordhoek Addition. Final Plat. Existing water in 143  
and 9+L St. Item D., outside city application & restric-  
covenant required.
6. Hultman Addition. Preliminary Plat. No city water available.  
No water problem.
7. Wooster Addition. Final Plat. Item A, no water available.  
no water problem.
8. Pinewood Mobile Home Park Addition. Preliminary Plat. Existing  
main in hydraulic. No water problem.
9. Vanderhoff Gardens Second Addition. Preliminary Plat. Item  
Mains to be extended. If Young St. is vacated, how will Lot  
3 receive water, from Vanderhoff St.? State Highway  
Dept. is interested in water extension, suggest P.D. to include  
all interested in water extension.
10. The Dugan Centre Addition. Preliminary Addition. Item  
mains to be extended. Existing water main in Ridge Rd.  
and on Dugan at a location 192' N of Kellogg. To adequately ser-  
vice the tract, main would need to be extended in Dugan and Taft  
and tied in at Ridge Rd. and Taft.

11. Woodspring Third Addition. Final Plat. Item B, main to be extended. No water problem.
12. New Western 2nd Addition. Preliminary Plat. Waterline is currently under construction.
13. Deer Run Addition. Second revised Preliminary Plat. Item mains to be extended. Existing 24" main in Webb.
14. Cherokee Industrial Park Addition. Revised Prelim. Plat. Item D, mains to be extended. Main in Santa Fe needs to extend around Cul-de-Sac to serve lot 6, main in 43rd to be extended along south side of 43rd around Cul-de-Sac to serve lot 5. No water problem.
15. Golden Hills 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Mid-Continent Airport Addition. Item B, main to be extended. The existing line along the west side of Lot 1, Blk 2 is not shown on their prelim. plat, this line is a 12" that extends only part way along Lot 1, Blk 2. A 12" line needs to be extended north along Lot 1 Blk 2, thence east along the south R of Lot 1, Blk 1.
17. Golf Park West Addition. Item B, mains to be extended. Petition being held for Church property on N side of 21st in approximately the same area as this plat. Nearest main in 21st St. N., west of Tyler.
18. Woodlawn Development Company. Dedicate Street R/W. No water problem.
19. Elmo and Mabel Mauck. Grant a portion of utility easement. No water problem.

20. Quincie and Zella Gibson. Dedicate Additional Street R/W.  
No water problem.
21. Quincie and Zella Gibson. Grant Additional Utility Esm't.  
No water problem.
22. Metonal Lab, Inc. . Dedicate Utility Esm't. No water  
problem.
23. Maurcen F. Hilbish. Grant additional utility easement. No  
water problem.
24. Christopher Jeter. Dedicate Street R/W. No water problem.
25. City Land Inventory Case. No water problem
26. Other Matters.

S/D No.: 86-40 Name: GOLF PARK WEST ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 5/8/86

DESCRIPTION

General Location: One-fourth mile east of Tyler on the south side of 21st Street.  
Owner: Carson & Company, Attn: Gary Carson, 3015 S. Hydraulic, Wichita, KS 67216  
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 20.1 Acres
2. Number of Lots:
  - Residential:
  - Office: 2
  - Commercial: 1
  - Industrial:
  - Total: 3
3. Minimum Lot Area: 37,380 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "BB" & "C" (SCZ-0555)

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STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0555), requesting "R-1" (Sub-urban Residential) to "BB" (Office District) for proposed Lot 3 and "C" (Commercial) for proposed Lots 1 and 2, has been approved subject to approval of an associated Conditional Use Case (CU-289) and subject to platting. The Conditional Use Case requesting a permit for a miniature golf course and driving range has been approved by the County Commission subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Approval of this preliminary plat is subject to the vacation, by separate instrument, of the stub section of Socora Street right-of-way which abuts the south line of this plat. Prior to or at the time of submitting a final plat, this separate vacation case shall be filed.
- F. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being submitted for scheduling for City Commission approval.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required with the platting of this property?
- J. The representative from the County Engineer's office should be prepared to comment on the need to guarantee any medial improvements for 21st Street North.

- K. The representative from City Engineering and the applicant's agent should be prepared to discuss the route and timing for the extension of sanitary sewer to serve this property.

S/D No.: 86-40 Name: GOLF PARK WEST ADDITION

Preliminary Approved: 5/8/86  
Scheduled S/D Meeting: 6/19/86

DESCRIPTION

General Location: One-fourth mile east of Tyler on the south side of 21st Street.  
Owner: Carson & Company, Attn: Gary Carson, 3015 S. Hydraulic, Wichita, KS 67216  
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 20.1 Acres
2. Number of Lots:
  - Residential:
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3. Minimum Lot Area: 37,380 Sq. Ft.
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0555), requesting "R-1" (Suburban Residential) to "BB" (Office District) for proposed Lot 3 and "C" (Commercial) for proposed Lots 1 and 2, has been approved subject to approval of an associated Conditional Use Case (CU-289) and subject to platting. The Conditional Use Case requesting a permit for a miniature golf course and driving range has been approved by the County Commission subject to platting.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
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- D. The applicant shall guarantee the pavement of the 21st Street North median, adjacent to the north line of the plat.
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- G. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation of this property into the City of Wichita. This request shall be submitted prior to this plat being submitted for scheduling for City Commission approval.
- H. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as M.A.P.C. Vice-Chairman.
- I. On the final plat tracing, the wording in the platlor's text shall be amended to reference that the access points to 21st Street shall be designated by "the appropriate engineer."
- J. If sanitary sewer cannot be extended to serve this property prior to development, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be required and what standards are to be met for approval of temporary on-site sewerage facilities.

- K. The applicant shall obtain any off-site easements required by the drainage for this property.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. 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 drainage guarantees required and are any off-site drainage easements needed?