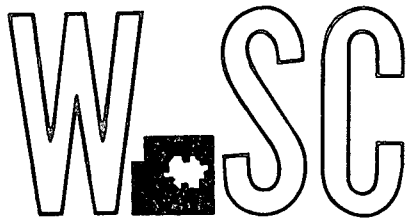
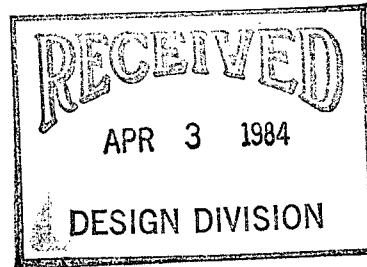


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



March 30, 1984

~~Baughman Company, P.A.  
330 Laura  
Wichita, Kansas 67211~~

Re: S/D 84-9 - Final plat of Friends Manor Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 29, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

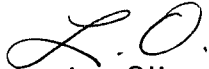
- A. A minimum pad elevation of 1298.4. m.s.l. (111 City datum) shall be shown on the final plat tracing and referenced in the plat's text.
- B. The applicant shall guarantee construction of storm sewer inlets and related pipes at the south end of Hiram as indicated on the approved drainage plan.
- C. The applicant shall guarantee the abandonment of the existing sanitary sewer on this property which is not being covered by a utility easement.
- D. The applicant shall guarantee the construction of a new sidewalk adjacent to the new property line on Hiram.
- E. The applicant is advised that all existing curb cuts which are not to be used as part of the site's redevelopment will need to be closed.
- F. On the final plat tracing, the recording information for the 20-foot Gas Service Company easement shall be indicated.
- G. 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, April 5, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

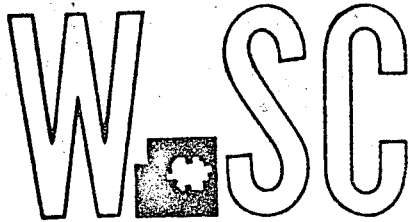


Louise Olivarez  
Senior Planner

LO:bh

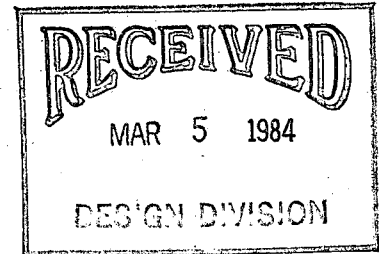
cc: Friends University, Attention: Bill Warner, Business Manager,  
2100 University, 67213  
John McKay, 236 S. Topeka, 67202  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



March 2, 1984

Baughman Company, P.A.  
Attention: Bill Korber  
330 Laura  
Wichita, Ks. 67211

Re: S/D 84-9 - Final plat of Friends Manor Addition

Dear Mr. Korber:

Upon your request, consideration of the above-referenced plat was deferred by the Subdivision Committee of the Metropolitan Area Planning Commission for a period of two weeks. This plat is now scheduled for consideration on Thursday, March 15, 1984.

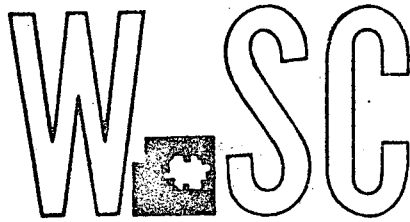
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

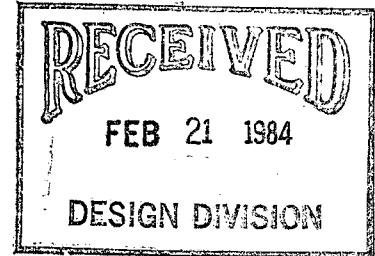
cc: Friends Univ., Attention: Bill Warner, Business Manager,  
2100 University, 67213  
Lee B. Cohlma, 1932 University, 67213  
R. K. and Kathleen A. McCaffree, 1002 Verda St., 67203  
Wilbur M. and Edith Binford, 1914 University, 67213  
Ralph, Jr., and Jeanne M. Hunt, 1901 University, 67213  
V. Faye Van Pelt, 1907 University, 67213  
James C. Wims, 4153 S. 3320 East, Salt Lake City, Utah, 84117  
Anna B. Dougherty, 1917 University, 67213  
John McKay, 236 S. Topeka, 67202  
Harry Najim, R. H. Garvey Bldg., #615, 300 W. Douglas, 67202  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



February 17, 1984

Baughman Company, P.A.  
Attention: Mr. John Lundblade  
330 Laura  
Wichita, Kansas 67211

Re: S/D 84-9 - Friends Manor Addition - Generally located at the south-east corner of University and Hiram.

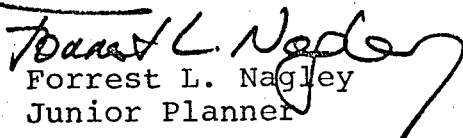
Dear Mr. Lundblade:

As you are aware, the Subdivision Committee of the Metropolitan Area Planning Commission considered a final plat for the above-referenced subdivision case on Thursday, February 16, 1984. The action taken by the Committee was to defer final consideration of this plat until their next meeting on March 1, 1984. The purpose of the deferral is to allow you time to meet with the City Engineer's office regarding an acceptable drainage plan for this site.

Prior to the meeting on the 1st of March, it would be helpful if you would submit five prints of the plat which depict the changes discussed at the meeting (i.e., no vacation of right-of-way on University Avenue, 20-foot building setback from University, and the vacation of less street right-of-way for Hiram).

Should you or any of those persons receiving a copy of this letter have any questions about the deferral or rescheduling of this plat, please call me at 268-4421.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Friends University, Attention: Bill Warner, Business Manager, 2100  
University, 67213  
Lee B. Cohlma, 1932 University, 67213  
R.K. and Kathleen A. McCaffree, 1002 Verda St., 67203  
John R. Wright, 2549 Cardinal Dr., 67204  
Wilbur M. and Edith Binford, 1914 University, 67213  
Ralph, Jr., and Jeanne M. Hunt, 1901 University, 67213

V. Faye Van Pelt, 1907 University, 67213  
James C. Wims, 4153 S. 3320 East, Salt Lake City, Utah, 84117  
Anna B. Dougherty, 1917 University, 67213  
John McKay, 236 S. Topeka, 67202  
Harry Najim, R. H. Garvey Bldg., Suite 615, 300 W. Douglas, 67202  
Larry Henry, City Engineer's Office

S/D No. 84-9 Name Friends Manor Addition  
Date Application Rec'd. 2-3-84 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-16-84

DESCRIPTION

General Location East side of Hiram between University and Kellogg

Owner Friends University, c/o Bill Warner  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- |  |   |                                     |                             |
|--|---|-------------------------------------|-----------------------------|
| 1. Gross Acreage of Plat                                       | <u>3.2 acres</u>  | 7. Lineal Feet of New Street        |                             |
| 2. Number of Lots :  |   | a. _____ R/W _____ ft.              |                             |
| Residential  | <u>1</u>  | b. _____ R/W _____ ft.              |                             |
| Commercial   | _____   | c. _____ R/W _____ ft.              |                             |
| Industrial   | _____   | d. _____ R/W _____ ft.              |                             |
| Other  | _____   | e. _____ R/W _____ ft.              |                             |
| Total Number of Lots   | <u>1</u>  | TOTAL                               | <u>        </u> ft.         |
| 3. Minimum Lot Frontage  | <u>648 ft.</u>  | 8. Sidewalk adjacent to all streets | <u>X</u> yes <u>    </u> no |
| 4. Minimum Lot Area  | <u>137,488 sq. ft.</u>  |                                     |                             |
| 5. Existing Zoning   | <u>B</u>  |                                     |                             |
| 6. Proposed Zoning   | <u>B</u>  |                                     |                             |
| 9. Is public water available                                   | <u>X</u> Yes <u>    </u> No, Name <u>City of Wichita</u>            |                                     |                             |
| 10. Is sanitary sewer available                                | <u>X</u> Yes <u>    </u> No, Name <u>City of Wichita</u>            |                                     |                             |
| 11. Has Health Dept. approval been obtained (where applicable) | <u>    </u> Yes <u>    </u> No                                      |                                     |                             |
| 12. City of Wichita  | <u>X</u> 3-Mile Area <u>    </u> Outside of 3-Mile Area <u>    </u> |                                     |                             |

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the applicant's lot grading plan for this property.
- B. The applicant shall guarantee the abandonment of the existing sanitary sewer line on this property which is not being covered by a utility easement.
- C. The applicant shall guarantee the construction of new sidewalks adjacent to the new property lines on University and Hiram.
- D. The applicant is advised that all existing curb cuts, which are not to be used as part of the site's redevelopment, will need to be closed.
- E. On the final plat tracing, the recording information for the 20-foot Gas Service Company easement shall be indicated.
- F. In order to establish a building setback from University which is harmonious with existing homes to the east and which protects the scenic view of Davis Hall, the final plat shall indicate a 35-foot building setback from the new property line on University.
- G. In order to avoid having to relocate the sidewalk on University (see item C) and in order to accomplish the objectives of harmony with the existing residential neighborhood to the east and protection of the view of Davis Hall (see item F), staff recommends that no University Avenue right-of-way be vacated.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.