

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL—TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

January 12, 1981

Mr. K. O. Taylor  
1542 S. St. Francis  
Wichita, Ks. 67211

Re: Revised final plat of Forest Hills Office Park 3rd Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 8, 1981, 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 submit to the Planning Department for recording a covenant providing for the maintenance of the drainage system within the private drainage easement.
- B. The applicant shall guarantee the re-routing of the underground drainage within the 15-foot drainage easement being granted on the south and west sides of the plat.
- C. If extension of sanitary sewer is necessary to serve Lot 3, the applicant shall make the appropriate guarantee. The Engineering Department shall be contacted regarding this guarantee.
- D. 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

JAN 13 1981

Dept. Of Engineering

Mr. K. O. Taylor

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1-12-81

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 15, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Senior Planner

LO:bh

cc: Jan Siefkes, 366 N. Rock Road, 67206  
Paul B. Swartz, 320 Page Court, 67202  
XMike Lindebak, City Engineering



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 25, 1980

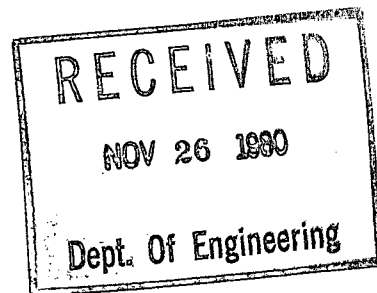
K. O. Taylor  
1542 S. St. Francis  
Wichita, Ks. 67211

Re: S/D 80-96 - Final plat of Forest Hills Office Park 3rd Addition

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 24, 1980, 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 submit a revised final drainage plan to the City Engineer for review and approval. Such revised plan shall be submitted to and approved by City Engineering prior to the Planning Commission's consideration of this final plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The access control to Central Avenue shall be revised to read "access control except for 1 opening per lot." In addition, "access control except for 1 opening" to Webb Road from Lot 6 shall be indicated on the final plat tracing. Appropriate changes shall be made in the platting's text.
- D. The final plat tracing shall label the south line of the 30-foot sanitary sewer easement on Lots 1 and 2, as a building setback line.
- E. The final plat tracing shall indicate that Reserve A is part of Lot 5. An appropriate access easement granted to benefit Lots 3 & 4 shall be drafted for the Planning Department's review and approval. After this department's approval, the applicant shall record the access easement so appropriate recording data can be shown on the final plat tracing.



K. O. Taylor  
November 25, 1980  
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- F. The water line easement shall be increased to 15 feet.
- G. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots not already served.
- H. The final plat tracing shall indicate a 20-foot utility easement adjacent to the west line of Lot 2.
- I. The final plat tracing shall indicate the following utility easements as requested by Southwestern Bell:
  - 1. 10-foot utility easement adjacent to the east side of Lot 5.
  - 2. 10-foot utility easement adjacent to the south side of Lots 1 & 2.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- K. 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. Forms for the bond and irrevocable letter of credit are available from this office. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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, December 4, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

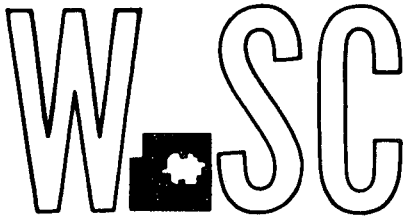
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:hh

cc: Jan Siefkes, 366 N. Rock Rd., 67206  
Paul B. Swarts, 320 Paige Ct., 67202  
Andy Harkness, County Department of Public Works  
✓ Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

November 25, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-95 - Final plat of Lentz Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission November 24, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The M.A.P.C. signature block shall be corrected to read "Michael J. Savina - Chairman."
- B. The final plat tracing shall indicate Sabin as the name for the half street dedication.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 December 4, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

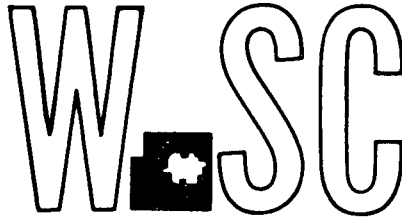
Sincerely,

  
Forrest L. Nagler  
Junior Planner

FLN:bh

cc: Albert Lentz, 709 Eisenhouer, 67212  
/ Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

November 25, 1980

Baughman Company  
330 Laura  
Wichita, Ks. 67211

Re: S/D 80-32 - Final plat of Coleman Co. Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 24, 1980, 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 extension of sanitary sewer to serve Lot 2. A 10-foot utility easement adjacent to the east side of Mead Street shall be added to the plat for the purpose of providing for this sewer extension.
- B. The applicant shall guarantee the necessary drainage improvements from Mead to the existing drainage ditch thru this proposed subdivision.
- C. Approval of this final plat is subject to approval of vacation case V-1029 which vacates the north half of 33rd Street North.
- D. 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. Forms for the bond and irrevocable letter of credit are available from this office. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 4, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

*Forrest L. Nagrey*  
Forrest L. Nagrey  
Junior Planner

cc: Coleman Co., Inc.  
250 N. St. Francis, 67202  
X Mike Lindebak, City Eng.

S/D NO. 80-96 Name Forest Hills Office Park 3rd Addition  
Date Application Rec'd. 11-14-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-24-80

DESCRIPTION

General Location South side of Central in an area west of Webb Road

Owner Jan Siefkes  
Surveyor/Engineer K. O. Taylor  
Address 1542 S. St. Francis, Wichita, Ks. 67211 Phone 264-0341

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>3.9</u>   | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.                                  |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft.                                  |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.                                  |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.                                  |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.                                  |
| Total Number of Lots <u>6</u>   | TOTAL <u>        </u> ft.   |
| 3. Minimum Lot Frontage <u>118</u> ft.                                      | 8. Sidewalk adjacent to all streets? <u>        </u> yes <u>        </u> no |
| 4. Minimum Lot Area <u>24,200</u>   |   |
| 5. Existing Zoning <u>LC</u>  |   |
| 6. Proposed Zoning <u>LC</u>  |   |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No)        |   |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |   |

STAFF COMMENTS:

Note: This final plat represents the third final plat of the overall Forest Hills Office Park Addition which was reviewed by the Subdivision Committee on June 29, 1978.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The access control to Central Avenue shall be revised to read "access control except for 1 opening per lot." Appropriate changes shall be made in the platting's text.
- D. The final plat tracing shall label the south line of the 50-foot sanitary sewer easement on Lots 1 and 2, as a building setback line.
- E. It is staff's recommendation that Reserve A be platted as part of one of the lots with an appropriate access easement granted to benefit the other lots on the south side of the plat. This would preclude the need for a lot owners' association to be formed to own and maintain the reserve. The particulars of the access easement can be set forth in a covenant to be recorded with the plat.
- F. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots not already served.
- G. If improvements are guaranteed by petition; a notarized certificate listing the petitions shall be submitted to the Planning Department.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.