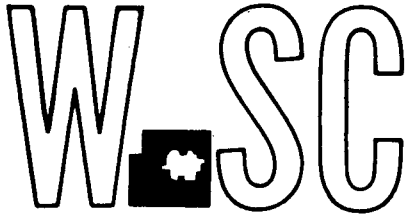


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 18, 1985

Mr. Phil Sutton
R.J.B. Associates
2200 Commerce Tower
911 Main Street
Kansas City, MO 64105

Re: Site plan for location of the sanitary sewer extension associated with the lot split of Lot 1, High Point East Addition. Generally located at the northwest corner of Lincoln Street and Webb Road. L/S - 0614 (Letter of Credit No. 40297).

Dear Mr. Sutton:

A requirement of lot split approval for the case referenced above was the guarantee to extend sanitary sewer to serve the new building site. In regards to this matter from our telephone conversation of March 15, 1985, we have contacted City Engineering about the location of this required sanitary sewer extension. The attached lot split drawing, approved on June 22, 1984, indicates, in red, where the sewer extension should be located. Also, City Engineering has advised that the manhole can be situated anywhere within the 15-foot by 20-foot building setback area that is convenient for the service of the building site.

Should you have any questions, please contact this office or Vicki Haung in the City Engineering Department. As soon as you have completed the work, please notify us so we may release your guarantee.

Sincerely,

Barbara R. Bonanni
Junior Planner

BRB:mlh

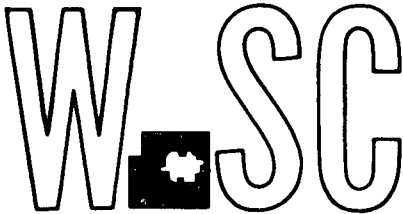
Enclosure

cc: Alfred R. Vellucci, Jr., Johnson County Bank, 6940 Mission Road,
Prairie Village, KS 66208
Bob Buzzi, 5900 E. Central, Wichita, KS 67208
✓ Mike Lindebak, City Engineer



C
O
P
Y

WICHITA—SEDGWICK COUNTY

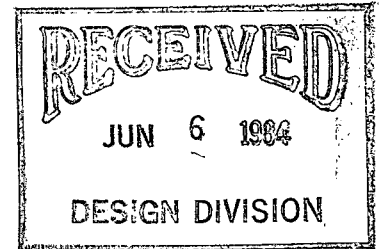


METROPOLITAN AREA PLANNING
DEPARTMENT

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

Mr. Bob Buzzi
5900 E. Central
Wichita, Ks. 67208

June 5, 1984



Re: L/S-0614 - Request for lot split approval of the east 150 feet of
the south 160 feet of Lot 1, High Point East Addition.

Dear Mr. Buzzi:

We have completed our review of the above-referenced request for lot split
approval and find that approval can be granted subject to the following con-
ditions:

- A. Grant by separate instrument the necessary 20-foot utility easement
necessary to extend public sanitary sewer to serve this new building
site. In this regard, meet with City Engineering regarding the legal
description and location of the necessary easement.
- B. Guarantee the extension of sanitary sewer to serve this site. Once
again, contact City Engineering regarding the dollar amount of this
guarantee.
- C. Submit a lot grading plan to the City Engineer's office for review
and approval.
- D. Submit five copies of revised lot split drawings which indicate the
following:
 1. The entire boundaries of the lot being split.
 2. Dimensions from the new building site's perimeter to any existing
building on the lot.
 3. The 20-foot utility easement to be granted by separate instrument.
 4. The square footage of both parts of the lot.

Once the above-outlined conditions of approval have been met, we will approve
this lot split request. Should you have any questions, please call me at
268-4421.

Sincerely,

FLN
Forrest L. Nagley
Senior Planner
FLN:bh

cc: Baughman Company, P.A., 330 Laura, 67211
Larry Henry, Project Development Engineer

Mr. Bob Buzzl

Page 2 - June 5, 1984

Chris Breitenstein, City Engineer's office
Trailridge Associates, c/o Peter Brune, 2200 Commerce Tower,
911 Main Street, Kansas City, Missouri, 64105

HIGH POINT EAST

10-20-82

- Item 1
of letter
1. 100 year frequency discharge - 371 cfs
 2. Maximum elevation of tennis court should be 163.0
 3. Two 54" pipe culverts w/ headwall are required. With flowline of culverts at inlet set at elevation 156.0 they will discharge 320 cfs and the additional capacity will be provided by tennis court overflow.

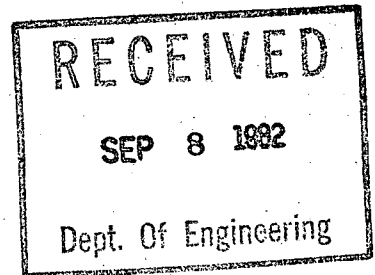
Do not agree w/ Item 4 of letter. If culverts are sized as above and tennis court is permitted to overflow in case of rare storms or blockage of culverts, there is no reason to EVER remove courts.

Do not agree w/ Item 5. for same reason.

Do not agree w/ Item 7 for same reason

Items 2 and 3 are standard requirements and you should accept

Item 6 is in the best interest of owner, you should agree. If done properly no need for Item 8.



DEPARTMENT OF
OPERATIONS AND MAINTENANCE
FLOOD CONTROL & LANDFILL DIVISION
CITY HALL - EIGHTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4591

September 3, 1982

Mr. R. N. Buzzi
5900 E. Central
Wichita, Kansas 67208

Dear Mr. Buzzi:

This is written in response to a request to utilize a portion of the drainage easement in the High Point East Addition plat for the purpose of constructing a tennis court.

Please be advised that the drainage easement was required and platted for the purpose of providing an adequate area for existing and future drainage purposes, and not for any other uses. The approval of other uses of the drainage easement may compromise its effectiveness and efficiency. Future development in the area may, and probably will require changes in the channel elevation water carrying capacity. For these reasons, it is my first recommendation that the owner seriously reconsider redesigning the project or relocating the tennis court to an area outside of the drainage easement.

If, after carefully considering alternatives to locating the tennis court on the drainage easement, the owner wishes to proceed, the following conditions must be met before approval of the project will be considered.

1. The property owner must employ a competent and qualified drainage engineer to study the existing and potential drainage in the area to determine future design flows in the drainage ditch. After determining future design flows, the engineer must design or determine an adequate size structure to handle these flows. The study data, design calculations, etc, must be submitted to this office and approved by the Department of Engineering.
2. All construction, design, installation, inspection and removal costs, if necessary, will be the responsibility of the property owner.
3. The property owner will agree to hold the City harmless of any and all liability, claims or expenses caused by the construction, operation, maintenance, relocation or discontinuance of use of the tennis court and related construction work.

RMB

THE CITY OF WICHITA 2

September 3, 1982
Mr. R. N. Buzzi

4. If at anytime the City determines that the tennis court and drainage structure need to be removed, the property owner would have to remove them.
5. If at anytime the size of the pipes or elevation of the pipes need to be adjusted, the property owner would be responsible for the work and costs thereof.
6. The property owner will agree to mow and otherwise maintain the entire drainage easement adjacent to his property, including the tennis court area and drainage structure.
7. If at any point in the future the City determines that any types of changes or improvements need to be made, the property owner will agree to make the necessary changes.
8. If the property owner fails to comply with the preceding requirements, the City will perform the necessary work and charge the expense thereof to the property owner.
9. All of the preceding requirements shall be contained in a legal document that will meet with the City's approval and that will directly tie all of the requirements to the property.

If you have any questions, please contact me.

Sincerely,



Gene Rath
Street Services Director

gc

cc: David Stowe, Director of O & M
Chris Breitenstein, Drainage and Flood Control Engineer ✓

THE CITY OF WICHITA



DEPARTMENT OF ENGINEERING
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

June 15, 1982

Trail Ridge Apartments, Ltd.
c/o Reed & Ramsey
1006 Grand, Suite 1220
Kansas City, MO 64106

Re: Lot 1, Highpoint East Addition,
except the East 150' of the
South 160'
Trail Ridge Apartments
FHA #102-35162-L8-PM

Dear Sirs:

The following information is being provided in response to your request regarding the availability of sanitary sewer service to the above referenced property and project.

An eight-inch sewer line is located on the south side of Lincoln, to the west of Webb Road. An extension of the eight-inch line across Lincoln would make sewer service available to Lot 1, Highpoint East.

If you have any questions, please feel free to contact me at (316) 268-4530.

Very truly yours,

Mike Lindebak
Program Development Engineer

ML:TC:md

THE CITY OF WICHITA



DEPARTMENT OF ENGINEERING
CITY HALL — SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

May 3, 1982

Mr. Paul Cavanaugh
Keith Parker Associates
239 Pattie
Wichita, KS 67211

Re: Lot 1, Highpoint East Addition,
except East 150 feet of South
160 feet

Dear Mr. Cavanaugh:

I am responding to your April 27, 1982, phone call regarding sanitary service to the captioned property.

An eight-inch sewer line is located on the south side of Lincoln, to the west of Webb Road. An extension of the eight-inch line across Lincoln would make sewer service available to Lot 1, Highpoint East.

If you need additional information, please contact me at 268-4530.

Very truly yours,

Mike Lindebak
Program Development Engineer

ML:BM:md

Release - Trail Ridge Apt B.
FHA # 102-35162
- 4:58 PM

Trail Ridge Apts LTD
% Reed & Ramsey
1006 Grand
Suite 1220
KC, MO
64106

THE CITY OF WICHITA



DEPARTMENT OF ENGINEERING
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501

January 6, 1981

Mr. Keith Parker
Keith Parker Associates
239 Pattie - Suite 2
Wichita, KS 67211

Dear Mr. Parker:

Subject: Lot 1, High Point East Addition

The channel in High Point East Addition was constructed with the idea that subject lot would be an apartment site. The channel design was based on a 50 year design storm.

Sincerely,

Chris J. Breitenstein, P.E.
Acting Drainage & Flood Control
Engineer

CJB/dla

December 20th, 1973

High Point Associates
c/o The Financial Corporation of North America
1907 Grand Avenue
Kansas City, Missouri 64108

Gentlemen:

In response to your request, following is our current estimate for off-site street and sanitary sewer improvements serving the High Point Addition:

Improvement and paving of Lincoln Street from Webb Road to a point 1050' west of Webb Road -	<i>EAST</i> \$ <u>63,000.00</u>
City at large share -	\$ <u>3,000.00</u>
Benefit district share -	\$ <u>60,000.00</u>
Extension of sanitary sewer sub-main to west line of High Point East Addition -	\$ <u>55,000.00</u>
City at large share -	\$ <u>27,500.00</u>
Benefit district share -	\$ <u>27,500.00</u>

The estimates are preliminary in nature and were prepared without the benefit of field survey, plans or specifications. Current construction costs were used as a basis for the estimates.

Detailed estimates will be prepared after plans and specifications are completed immediately prior to contract letting. Final costs and assessment to the benefit district will be based on actual cost incurred.

If additional information is desired, please contact me.

Very truly yours,

R.W. Linn,
City Engineer

RWL:gd

December 20, 1973

High Point Associates
c/o The Financial Corporation of North America
1907 Grand Avenue
Kansas City, Missouri 64108

Gentlemen:

In response to your request, following is our current estimate for off-site street and sanitary sewer improvements serving the High Point Addition:

Improvement and paving of Lincoln Street from Webb Road to a point 1050' west of Webb Road -	\$ <u>63,000.00</u>
<i>City at large share</i> Share of cost by City-at-large	\$ <u>3,000.00</u>
<i>Benefit district share</i> Net to be assessed to benefit district	\$ <u>60,000.00</u>
Extension of sanitary sewer sub-main to west line of High Point East Addition -	\$ <u>55,000.00</u>
City-at-large share -	\$ <u>27,500.00</u>
<i>Benefit district share</i> Net to be assessed to benefit district	\$ <u>27,500.00</u>

~~We call to your attention that the foregoing constitutes only our best estimate at this time. The final assessment to the benefit district will be based on actual cost incurred.~~

The estimates are preliminary in nature & were prepared without the benefit of field survey, plans or specifications. Current construction costs were used as a basis for the estimates.

Detailed estimate will be prepared after plans & specifications are completed.

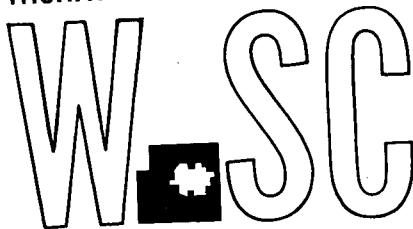
Final costs & assessment to the benefit district will be based on actual cost incurred.

If additional info. is desired, please contact me.

V.T. 4

Ray Lewis

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

AMHERST 2-8211 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

May 11, 1973

Moehring & Associates
314 Brown Building
Wichita, Kansas 67202

Re: S/D 73-32 - Final Plat of
HIGH POINT EAST ADDITION

Gentlemen:

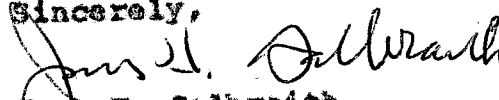
At the regular meeting of the Metropolitan Area Planning Commission on May 10, 1973, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of May 4, 1973.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plator.
4. Certification that all taxes due and payable for 1972 and prior years have been paid.

If you have any questions concerning this matter, please call our office.

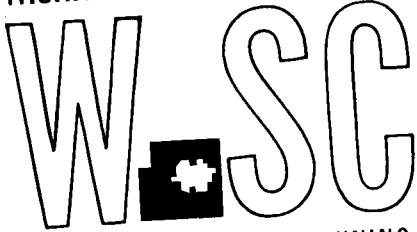
Sincerely,


Jack H. Galbraith
Chief Planner

JHG:ber

cc: Gunnison County Dev. Corp., 400 North Woodlawn 67206
The Law Company, 313 South Market 67202
X Dean Sellers, assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

May 4, 1973

Moehring & Associates
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 73-32- Final Plat of
HIGH POINT EAST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 3, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The legal description in the engineer's certificate shall be amended as follows: "...to a point 150 feet south of Station 5042 + 37.36 of the centerline survey...".
- B. The applicant shall guarantee the paving of Lincoln Street.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- D. The applicant shall guarantee the installation of the drainage improvements associated with subject plat.
- E. The applicant shall install or guarantee construction of a sidewalk adjacent to the north line of Lincoln Street; the total estimated construction cost to be in the amount of \$2,997.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

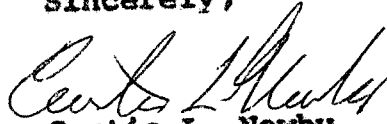
Page 2 - Final Plat of HIGH POINT EAST
ADDITION
May 4, 1973

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.

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, May 10, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,


Curtis L. Newby
Junior Planner

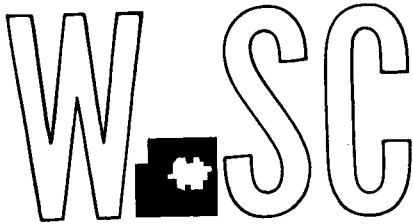
CLN:rme
Enclosure

cc: Gunnison County Development Corp.
400 North Woodlawn, 67206

The Law Company
313 South Market, 67202

Dean Sellers, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

April 9, 1973

Don C. Moehring
314 Brown Building
Wichita, Kansas 67202

Subject: S/D 73-32 - Preliminary
Plat of HIGH POINT EAST ADDITION

Dear Mr. Moehring:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 5, 1973, 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 be advised that if the subject property is to be developed as indicated on the site development plan, it will be necessary to file for, and receive approval of, a Board of Zoning Appeals Variance of the required 25 foot front yard setback in the R-6 zoning approved for subject property.
- B. The condemnation case number for K.T.A. right-of-way shall be indicated on the plat.
- C. "Complete access control" shall be indicated adjacent to the west side of Webb Road.
- D. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- E. The applicant shall guarantee the paving of Lincoln.
- F. The applicant shall make satisfactory arrangements for handling of drainage problems on subject property with the Maintenance-Flood Control office. A copy of a letter from M. S. Mitchell of said office indicating said arrangements have been made by the applicant with the Kansas Turnpike Authority as is proposed, or by other means, shall be submitted to the Planning Department.

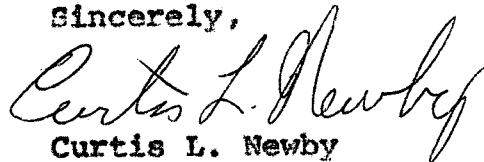
Page 2 - Preliminary Plat of HIGH POINT EAST
ADDITION
April 9, 1973

- G. The applicant shall guarantee the construction of sidewalks adjacent to the north side of Lincoln Street; the total estimated construction cost to be determined upon submission of a final plat.
- H. The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking adequate precautions during the development of subject property to prevent soil erosion from wind and water.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,



Curtis L. Newby
Junior Planner

CLN:rme

Enclosure

cc: Gunnison County Development Corp.
400 North Woodlawn 67206

The Law Company
P. O. Box 1139 67201

Dean Sellers, City Engineering

ASPHALTIC CONCRETE

PAVING PETITION

To the Board of Commissioners,
Wichita, Kansas.

Dear Commissioners:

1. We, the undersigned owners of record as below designated, of lots, parcels, and tracts of real property described as follows:

*Lots 1 & 2, High Point East Addn. and
an unplatted tract more fully described
as follow;*

do hereby petition, pursuant to the provisions of K. S. A. 12-6a01, as follows:

to Collector St Standards

- (a) That there be constructed pavement on Lincoln St
from the West line of High Point East Ackerly
to the West line of Webb Rd;

that said pavement between aforesaid limits be constructed for
a width of 36 feet from gutter line to gutter line, cement
combined curb and gutter to be 2 feet and 6
inches in width, making a total roadway of 41 6 feet;
that said pavement shall consist of an asphalt base 7
inches in thickness, and an asphaltic concrete wearing surface
2 inches in thickness, composed of stone, sand, mineral
filler, and asphalt according to specifications to be furnished
by the City Engineer. Drainage to be installed where necessary.

(b)

That all costs of the foregoing improve-
ments shall be paid as follows;

That 50% percent of the total cost
payable by the improvement district
shall be borne by lot 1 & 2 in

High Point East Addn. & that

50% percent of the total cost payable
by the improvement district

shall be borne by the following
described tract

c ~~1~~ That the estimated and probable cost of the foregoing improvement being _____ payable by the improvement district and _____ payable by the City of Wichita at large for 6 ft additional widening of intersections.

d That the land or area above described be constituted as an improvement district against which shall be assessed 100% of the total cost of the improvements for which the improvement district is liable.

e ~~2~~ That the method of assessment of all costs for the improvements for which the improvement district shall be liable shall be by

the square foot
except when driveways are requested to serve a particular tract, lot, or parcel, the cost of said driveway shall be a direct assessment to said tract, lot, or parcel and shall be in addition to the assessment for other improvements.

2. It is requested that the improvements hereby petitioned be made without notice and hearing, which, but for this request, would be required by K. S. A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvement may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
-------------------	-----------	------

AN ABTRACTOR'S CERTIFICATE OF OWNERSHIP MUST ACCOMPANY THIS PETITION.

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-32 Name HIGH POINT EAST ADDITION
Date Application Rec'd. 3-26-73 Preliminary Approval 4-5-73
Scheduled S/D Meeting 5-3-73

DESCRIPTION

General Location On the west side of Webb Road south of the Kansas Turnpike
Owner Gunnison County Development Corp.
Surveyor/Engineer Don C. Moehring
Address 314 Brown Building Phone 263-6781

1. Gross Acreage of Plat 22.81
2. Number of Lots: Residential 2
Commercial _____
Industrial _____
Other _____
Total Number of Lots 2
3. Minimum Lot Frontage 588.87 ft.
4. Minimum Lot Area 359.467.45 sq.ft.
5. Existing Zoning AA
6. Proposed Zoning R-6

7. Lineal Feet of New Streets:
a. 1048.87 R/W 70 ft.
b. 354.71 R/W 50 ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 120 ft.

8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply No (Yes-No), Name _____
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X : Three-Mile Area _____ (Yes-No)

STAFF COMMENTS:

- A. The legal description in the engineers certificate shall be amended as follows: "... to a point 150'S. of Station 5042 + 37.36 of the Centerline Survey..."
- B. The applicant shall guarantee the paving of Lincoln Street.
- C. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- D. The applicant shall furnish to the Planning Department a letter from M. S. Mitchell of the Maintenance-Flood Control Office, stating that satisfactory arrangements have been made for the handling of drainage problems on subject property.
- E. The applicant shall install or guarantee construction of a sidewalk adjacent to the north line of Lincoln Street; the total estimated construction cost to be in the amount of \$2,997.
- F. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- G. 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. 73-32 Name HIGH POINT EAST ADDITION
 Date Application Rec'd. 3-26-73 Preliminary Approval _____
 Scheduled S/D Meeting 4-5-73

DESCRIPTION

General Location On the west side of Webb Road south of the Kansas Turnpike
 Owner Gunnison County Development Corp.
 Surveyor/Engineer Don C. Moehring
 Address 314 Brown Building Phone 263-6781

- | | | | |
|--------------------------------|---|--------------------------------------|---|
| 1. Gross Acreage of Plat | <u>22.81</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>1048.87</u> R/W <u>70</u> ft. | |
| Residential | <u>2</u> | b. <u>354.71</u> R/W <u>50</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | <u>120</u> ft. |
| 3. Minimum Lot Frontage | <u>588.87</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area | <u>359,467.45</u> sq. ft. | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>R-6</u> | | |
| 9. Public Water Supply | <u>No</u> (Yes-No), Name _____ | | |
| 10. Public Sanitary Sewers | <u>No</u> (Yes-No), Name _____ | | |
| 11. Health Department Approval | (where applicable) _____ (Yes-No) | | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area _____ (Yes-No) | | |

STAFF COMMENTS:

- A. The associated zone case Z-1432 from "AA" to "R-6" has been approved subject to platting.
 - B. "Complete access control" shall be indicated adjacent to the west side of Webb Road.
 - C. A 25 foot building setback shall be indicated from Webb Road and Lincoln Street.
 - D. The applicant shall guarantee the construction of sidewalks adjacent to the west side of Webb Road and the north side of Lincoln Street; the total estimated construction cost to be determined upon submission of a final plat.
 - E. The applicant shall be advised that the required 25 foot building setback cannot be utilized for off street parking and/or circulation drives.
 - F. The condemnation case number for K.T.A. right-of-way shall be indicated on the plat.
- 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities. e.g., petition, actual construction, monetary guarantee, etc.
- Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Quail Meadows & H. Pt. East

Petitions for both addns.
(Lincoln is designated as collector)
Lincoln W. H. Pt E to W. Webb Rd.

50-50 $\frac{1}{2}$ cost to 2 lots of side
 $\frac{1}{2}$ " to area of lot 6 mch.

Agreement bet owners & buyers 50-50
split on utilities

Chesney Pet for constr. of
Main to serve Quail
Meadows.

H. Pt. East 50% cost of
main & 50% cost Quail
Meadows & unplatted tract
N of Lincoln W of H. Pt. E

Keltner will furnish descrip
for Ridge line

~~Upland~~

Upland Webb to Laurel
all lot 2 BIK 12
1-17 BIK 10 & BIK 11

~~Dos Rios~~

~~Breckenridge to Laurel
& Laurel to Webb Rd.~~

Quick

Lincoln St. (Collector) (B-B)
H. Pt. E. (50%)
1-17 & 38-52 BIK 10 (50%)
All BIK 11

(Black Base)

Dos Rios

W.L. Webb Rd. to E.L. Laurel

(75%) Pt
Lots 1 thru 17 & 38-52 BIK 10 BIK 11 = 25%
Lot 2 BIK 12 E of Laurel 1/2 block Dos Rios

Quick main Sewer Ext by Chesney

(50%) N Burrus & N Del Rios & Unplatted
H. Pt E = (50%)

H. Pt E lateral by Law Co.

7-18-73
DRB

Lincoln St

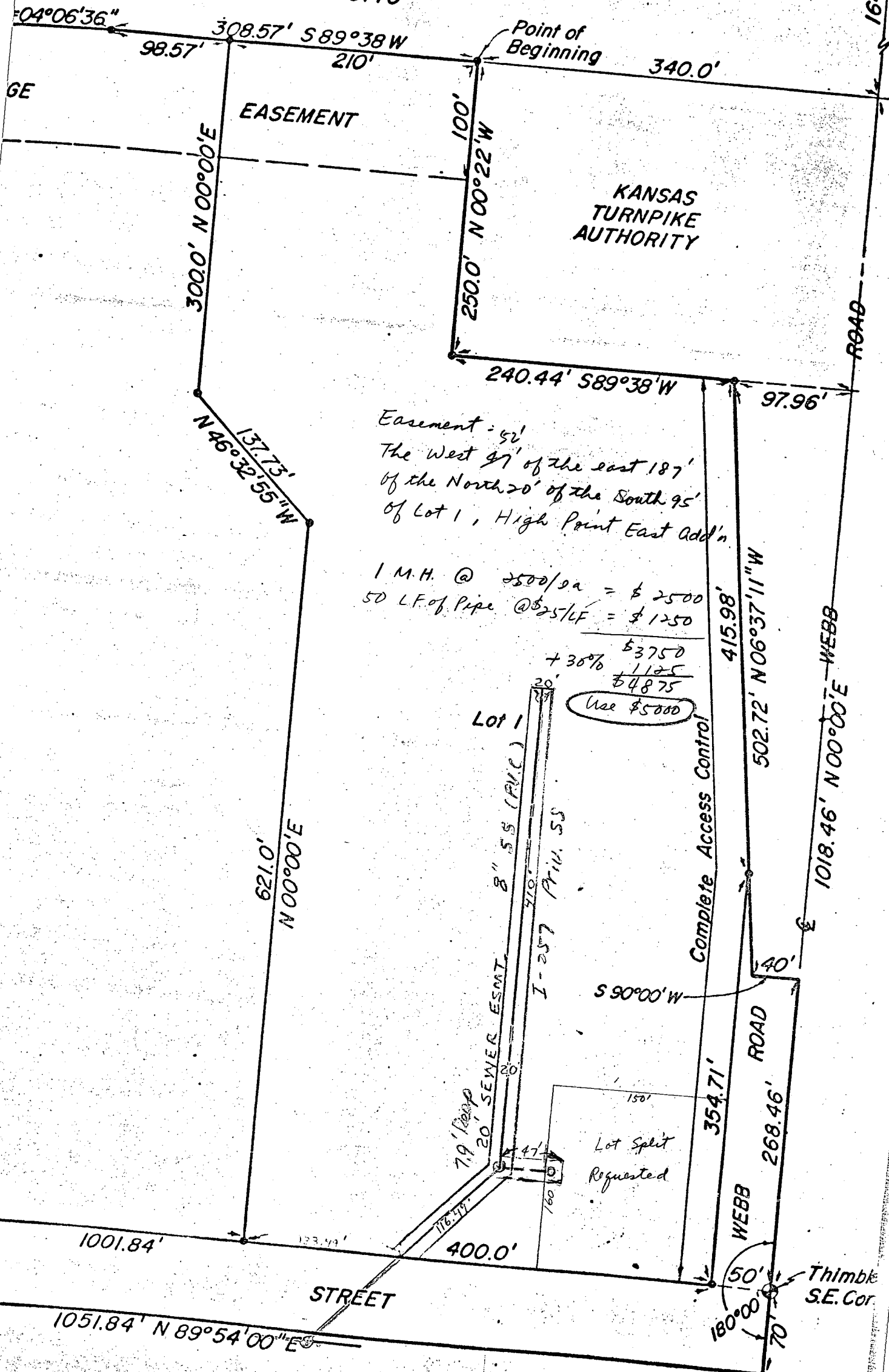
Collector St. Side

West line High Point East Addn to W/L
Webb Rd

N $\frac{1}{2}$ Property
998.87

S $\frac{1}{2}$ Property

TURNPIKE AUTHORITY
 Condemnation Case No. A-55770



Easement = 52'
 The West 47' of the east 187'
 of the North 20' of the South 95'
 of Lot 1, High Point East Add'n

1 M.H. @ 2500/9a = \$ 2500
 50 LF. of Pipe @ \$25/LF = \$ 1250

\$3750
 + 30% 1125
 \$4875
 Use \$5000

Lot 1

7.9' Deep
 20' SEWER ESMT 8" 5' S (F.V.C.)
 I-257 Priv. SS

S 90° 00' W

Lot Split Requested

Complete Access Control

WEBB

Thimble S.E. Cor.

(, SS:
 near In said State and County, do hereby
 atted "HIGH POINT EAST". an Add'n.

