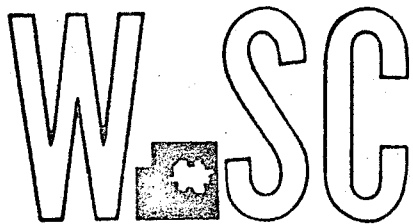
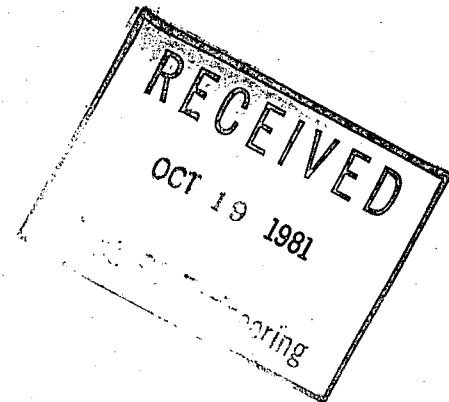


WICHITA - SEDGWICK COUNTY



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



October 16, 1981

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

Re: S/D 81-94 - Final plat of Gates Learjet Addition

Dear Mr. Wiley:


At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission October 15, 1981, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate a 20-foot private water and gas line easement adjacent to the south line of Lot 1.
- B. The applicant shall submit an avigational easement and restrictive covenant for Lot 1.
- 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 Thursday, October 22, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Gates Learjet Corporation (Don Johnson) Mail Stop 60, P.O. Box  
7707, 67277  
x Mike Lindebak, City Engineering



# MEMO

TO: Chris Breitenstein, P.E.

PROJECT NO. 36-81300-534

Drainage Engineer City Hall (7th) PROJECT: Gates Learjet Addn.

455 N. Main Wichita

COPIES TO:

ATTN:

DATE: September 8, 1981

Louise Olivarez

FROM: Charles S. Brown, P.E.

Mike Lindebak

REFERENCE: Drainage Concept

File

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith is one copy of the Drainage Concept for Gates Learjet Addition to the City of Wichita.

The Preliminary Plat was submitted September 4, 1981.

If you have any questions, please contact Dick Linn, Gary Wiley, or myself at our Land Development Office.

RECEIVED

SEP 8 1981

Dept. Of Engineering

S/D No. 81-94 Name Gates Learjet Addition  
Date Application Rec'd. 9-4-81 Preliminary Approval 9-17-81  
Scheduled S/D Meeting 10-15-81

DESCRIPTION

General Location Northeast corner of Harry and Tyler Road

Owner Gates Learjet Corporation (Don Johnson)  
Surveyor/Engineer Professional Engineering Consultants, P. A. Gary Wiley  
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>65.85</u>  | 7. Lineal Feet of New Street                              |
| 2. Number of Lots :  | a. _____ R/W _____ ft.                                    |
| Residential _____  | b. _____ R/W _____ ft.                                    |
| Commercial _____   | c. _____ R/W _____ ft.                                    |
| Industrial <u>1</u>  | d. _____ R/W _____ ft.                                    |
| Other _____  | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>1</u>  | TOTAL <u>-0-</u> New _____ ft.                            |
| 3. Minimum Lot Frontage <u>715 feet</u>  | 8. Sidewalk adjacent to all streets _____ yes <u>x</u> no |
| 4. Minimum Lot Area _____  |   |
| 5. Existing Zoning <u>"E"</u>  |   |
| 6. Proposed Zoning <u>"E"</u>  |   |
| 9. Is public water available <u>X</u> Yes _____ No, Name _____                         |   |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name _____                      |   |
| 11. Has Health Dept. approval been obtained (where applicable) (NA) Yes _____ No _____ |   |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____            |   |

STAFF COMMENTS:

- A. The City Engineer's office shall be prepared to comment on the applicant's final drainage plan and state whether or not any drainage improvements are required with the platting of this property.
- B. The applicant shall submit an avigational easement and restrictive covenant for Lot 1.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 81-94 Name Gates Learjet Addition  
Date Application Rec'd. 9-4-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-17-81

DESCRIPTION

General Location Northeast corner of Harry and Tyler Road

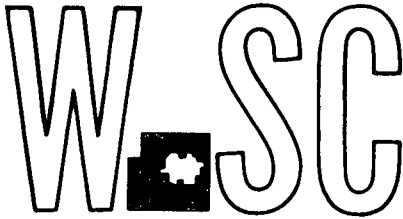
Owner Gates Learjet Corporation (Don Johnson)  
Surveyor/Engineer Professional Engineering Consultancy, P.A., (Gary Wiley)  
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>65.85</u>  | 7. Lineal Feet of New Street                              |
| 2. Number of Lots :  | a. _____ R/W _____ ft.                                    |
| Residential _____  | b. _____ R/W _____ ft.                                    |
| Commercial _____   | c. _____ R/W _____ ft.                                    |
| Industrial <u>1</u>  | d. _____ R/W _____ ft.                                    |
| Other _____  | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>1</u>  | TOTAL <u>-0-</u> New _____ ft.                            |
| 3. Minimum Lot Frontage <u>715</u> feet  | 8. Sidewalk adjacent to all streets _____ yes <u>x</u> no |
| 4. Minimum Lot Area <u>65 ac +</u>   |   |
| 5. Existing Zoning <u>"E"</u>  |   |
| 6. Proposed Zoning <u>"E"</u>  |   |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |   |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |   |
| 11. Has Health Dept. approval been obtained (where applicable) (NA) Yes _____ No   |   |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |   |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept and state if any drainage improvements need to be guaranteed with the platting of this property.
- B. As is indicated on the preliminary plat, the complete vacation of Harry Street from Tyler Road to Woodchuck, if extended from the north, is proposed. The applicant's engineer has advised that the owner of the property south of Harry (Airport Authority) will sign this plat as a platfor and thereby avoid the need to vacate the south half of the right-of-way by separate instrument.
- C. The representative from the City Engineer's office should be prepared to comment on the potential need for a guarantee to close or reconstruct the vacated Harry Street return at Tyler Road.
- D. The applicant shall submit an avigational easement and associated restrictive covenant for all of the subject plat.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Article 5 of the MAPC Subdivision Regulations).

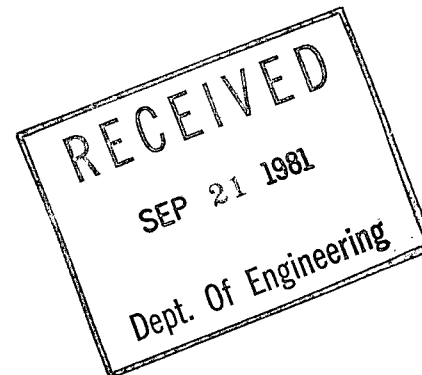
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

September 18, 1981



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

Re: S/D 81-94 - Preliminary plat of Gates Learjet Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 17, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. Prior to submission of the final plat, the applicant shall submit a final drainage plan to City Engineering. It is possible that the west portion of this site cannot be developed until Tyler Road is paved. The applicant shall guarantee any drainage improvements required for development of this site.
- B. The applicant shall submit an avigational easement and restrictive covenant for all of the subject plat.
- C. 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.
- D. Requirements for a final plat (see pages 20-25, Article 5 of the MAPC Subdivision Regulations).

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

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

Sincerely,

*LO*  
Louise Olivarez  
Senior Planner

cc: Gates Learjet Corp. - Don Johnson  
Mail Stop 60, P.O. Box 7707. 67277  
X Mike Lindebak, City Engineering

LO:bh