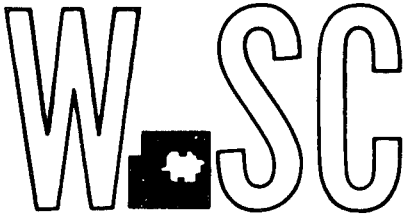


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

April 17, 1981

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

Professional Engineering Consultants, P.A.

Gary Wiley  
355 Ellis

Wichita, Ks. 67211

Re: S/D 81-30 Final plat of Hess Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 16, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

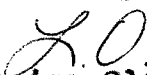
- A. The utility easement on the rear of Lot 1 shall be increased to 12 feet.
- B. The applicant shall guarantee the extension of City water to the south line of Lot 1.
- C. The applicant shall submit a private drainage easement or agreement providing for Lot 1 to accept drainage waters from Lot 2.
- 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.

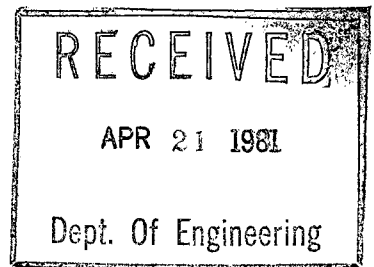
This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 23, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

cc: Leo R. Hess, 1501 N. Sheridan, 67203  
Oakwood Const., John Fry, 3330 W  
Douglas, 67203  
xMike Lindebak, City Engineering

LO:bh



THE CITY OF WICHITA

OFFICE OF DEPARTMENT OF ENGINEERING

DATE

April 17, 1981

TO Jack Galbraith, Chief Planner

FROM Chris Breitenstein, Drainage & Flood Control Engineer

SUBJECT Drainage Plans for April 16  
Subdivision Committee

The following items are approved, or approved subject to stated conditions:

Mires Addition - Lot 1 should be drained by private storm water sewer to existing inlet in Central.

R. M. Jackson Addition - Lot grading plan.

Hess Addition - Lot grading plan. A private drainage easement across Lot 1 to drain Lot 2.

North Point Industrial Park - Drainage plan. Drainage easement to north of plat will be required. The temporary drainage swale should be sized to carry the 100 year.



Chris Breitenstein  
Drainage & Flood Control  
Engineer

CB:md

cc: Louise Olivarez



# MEMO

TO: Chris Breitenstein, P.E.

Drainage & Flood Control Eng.

City Hall - 7th Floor

ATTN: \_\_\_\_\_

PROJECT NO. 36-81143-1034

PROJECT: Hess Addition

DATE: April 3, 1981

**COPIES TO:**

Louise Olivarez

Mike Lindebak

Dick Linn

File

FROM: Kristen J. Hart, E.I.T.

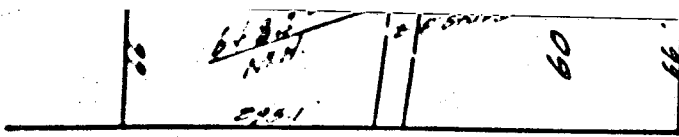
REFERENCE: Drainage Plan

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

Enclosed find a copy of the Drainage Plan for Hess Addition.

We are submitting the Final Plat today (April 3, 1981) to be heard by the Subdivision Committee on April 16, 1981.

Should you have any questions or require any further information in your review of the Plan, please contact Dick Linn, or myself.

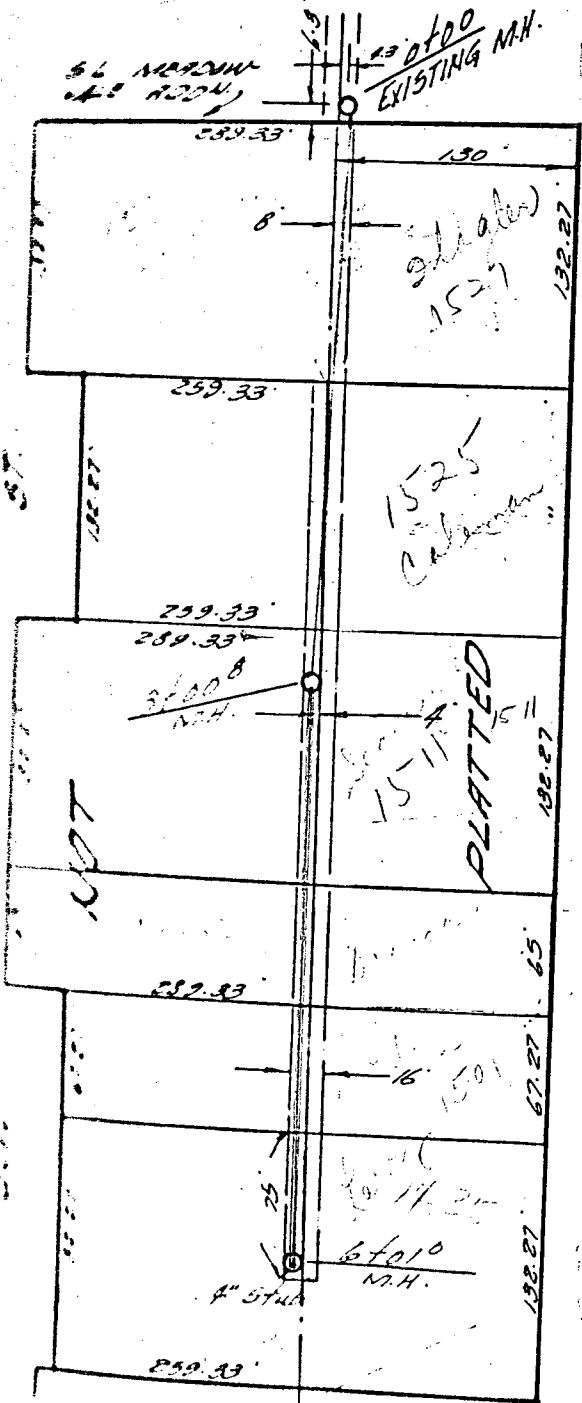


10TH ST.

7

J-59

LAT. 60 SUB. 5 S.S. 22  
 W. B. CARTER CONSTR. CO. JUNE 16, '59  
 BK. NO. K-55 PROJ. NO. C28-62



SHERIDIAN AVE.

SHERIDIAN

01-412



file

PRIVATE  
DRAINAGE EASEMENT

THIS EASEMENT made this 27<sup>th</sup> day of April, 1901,  
by and between Leo R. Hess & Florence M. Hess, owners of Lot 1, Block 1, Hess Addition  
of the first part and owners of Lot 2, Block 1, Hess Addition  
of the second part.

WITNESSETH: That the said first parties, in consideration of the  
sum of One Dollar (\$1.00) and other valuable consideration, the receipt  
whereof is hereby acknowledged, do hereby grant and convey unto the said  
second party a perpetual right-of-way and easement for the purpose of  
surface drainage; over, along and under the following described real estate  
situated in Sedgwick County, Kansas, to-wit:

The south 6' of Lot 1, Block 1, Hess Addition to Wichita, Sedgwick County,  
Kansas.

10

And said second party is hereby granted the right to enter upon said  
premises at any time for the purpose of maintaining, such drainage easement.

IN WITNESS WHEREOF: The said first parties has signed these  
presents the day and year first written.

Leo R. Hess  
Florence M. Hess  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

Personally appeared before me a Notary Public in and for the County and  
State aforesaid Leo R. and Florence M. Hess

Final  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 81-30 Name Hess Addition  
Date Application Rec'd. 4-3-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 4-16-81

DESCRIPTION

General Location On the west side of Sheridan in an area north of 13th

Owner Leo R. Hess  
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)  
Address 1440 E. English, 67211 Phone 263-1107

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>0.51 AC ±</u>                                     | 7. Lineal Feet of New Streets:          |
| 2. Number of Lots:  | a. <u>    </u> R/W <u>    </u> ft.      |
| Residential <u>    2    </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>    2    </u>   | TOTAL <u>    0 New    </u> ft.          |
| 3. Minimum Lot Frontage <u>    67    </u> ft.                                 | 8. Sidewalk adjacent to all             |
| 4. Minimum Lot Area <u>    8670 square    </u> ft.                            | streets? <u>    </u> yes <u>    </u> no |
| 5. Existing Zoning <u>    "AA"    </u>  |   |
| 6. Proposed Zoning <u>    "AA"    </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>    N/A    </u> (Yes-No) |   |
| 12. City of Wichita <u>    X    </u> : Three-Mile Area <u>    </u>            |   |

STAFF COMMENTS:

- A. Due to the existence of a structure near the west line of proposed Lot 2, the applicant is proposing to grant an 18-foot utility easement rather than the standard 20-foot easement. The representative from the City Engineer's Office should be prepared to comment on the acceptability of this.
- B. The applicant shall guarantee the extension of City water to the south line of Lot 1.
- C. The City Engineer's office has advised that 35 feet of half-street right-of-way is needed for Sheridan. The final plat tracing shall be revised accordingly.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other