

Pre-Sub Aug. 1, 85
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1. Builders Inc. Vacation of Alley. No water problems.
2. Robert W. Moore. Vacation of Fire Lane. No water problems.
3. Everett Long. Vacation of Drainage R/W. No water problem.
4. Richard A. Hiebisch. Vacation of Utility Esm't. No water problem.
5. West Meadows Addition. Existing 16" AC in 135th St. West, going south from Rolling Hills, existing 12" A.C. in 13th St. N. going E. from Cedar Park. To extend water would be possible with a "supply line" benefit district, 12" to be extended in 13th. Item A. No water available.
6. E. A. Niss Addition. Item A. Nearest water at Keywest and Meridian. No water available.
7. Central-Maize Second Addition. Existing 16" AC Water mains in Central and Maize. No water lines shown on preliminary plot. No water problems.
8. Midtown Third Addition. Existing water main in 60' Utility Esm't. No water problem.
9. Leonard A. Garnett Addition. Existing 12" Water main in 31st St. S. 6" or 8" to be extended north from 31st to serve Lot 2. Sizing depends on fire hydrant requirements.
10. A. J. Sorries 9th Addition. Existing 8" water in Woodrow Ct. No water problem.
11. Hybritect's Wheat Addition. Nearest water at Keywest and Meridian. Item A.
12. Home State Bank Addition. Item A. No water available.
13. C.C.R. Addition. Item C. 12" Main to be extended along Rock Rd. from Security Storage Properties to N. Line of

Pre-Sub Aug. 1, 1985

(2)

14. Kuehn Addition. Item D. Wells to be allowed. Existing water going West from Masley in 55th.
15. Ford M. Duke. Street Dedication. Existing water line now in Curtis St. going N. from Robinson. Existing water easement along a portion lots 18 and 19, not being utilized.
16. Tallgrass Company. Granting Utility Esmt. No water problem.
17. Other Matters.



August 2, 1985

Mr. Lowell D. High
HO-J Engineering
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-59 - Preliminary Plat of Leonard A. Garnett Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 1, 1985, 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 final plat shall indicate the dedication of the north 30 feet of this property as street right-of-way for Diane Street. The final plat shall indicate a 20-foot building setback from the south line of this half-street right-of-way and the plat's text shall be amended to reference the street dedication.
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- C. The applicant shall guarantee the extension of municipal water to serve Lot 2.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the utility easements necessary for the extension of sanitary sewer and municipal water to serve Lot 2.
- F. The final plat shall indicate the platting of the 35-foot building set-back from 31st Street South through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

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Mr. Lowell D. High

HO-J Engineering

Re: S/D 85-59 - Preliminary Plat of Leonard A. Garnett Addition

August 2, 1985

Page 2

- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The applicant is advised that the residential width drive approach to 31st Street South should be reconstructed to the commercial-width standard.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to City Engineering for review and approval.

The enclosed "marked" copy of the plat is for your information and files.
If you should have any questions, please call.

Sincerely,

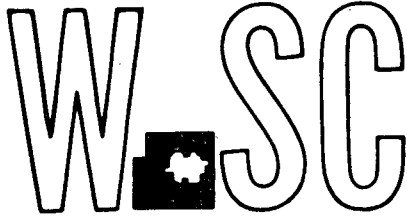

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: L. A. Garnett Testamentary Trust No. 2, P. O. Box 11125, Wichita,
KS 67201
✓ 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



August 16, 1985

Mr. Lowell D. High
HO-J Engineering
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-59 - Final Plat of Leonard A. Garnett Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 1985, 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 guarantee the extension of sanitary sewer to serve Lot 2.
- B. The applicant shall guarantee the extension of municipal water to serve Lot 2.
- C. The applicant shall guarantee the paving of Diane Street from the west line of this plat to the east line of this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the platting of the 35-foot building setback from 31st Street South through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. The applicant shall submit proof that the trustees listed as signing for the L. A. Garnett Testamentary - Trust No. 2 are authorized to execute documents on behalf of the Trust.

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Mr. Lowell D. High
HO-J Engineering
Re: S/D 85-59 - Final Plat of Leonard A. Garnett Addition
August 16, 1985
Page 2

- G. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- H. The final plat tracing shall omit the platting of the 35-foot building setback on Lot 2 from the alley right-of-way to the west.
- I. The applicant is advised that the residential width drive approach to 31st Street South should be reconstructed to the commercial-width standard.
- J. Since this property is located within the Wichita City limits, the final plat tracing shall omit the County Commissioners' signature block.
- K. The final plat tracing may delete the 10-foot utility easement adjacent to the east line of Lot 2.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. 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, August 22, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: L. A. Garnett Testamentary Trust No. 2, P.O. Box 11125, Wichita, KS 67201
✓ Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING COMMISSION

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



August 22, 1985

Mr. Lowell D. High
HO-J Engineering
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-59 - Final Plat of Leonard A. Garnett Addition

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 16, 1985.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: L. A. Garnett Testamentary Trust No. 2, P.O. Box 11125, Wichita, KS 67201
Mike Lindebak, City Engineer

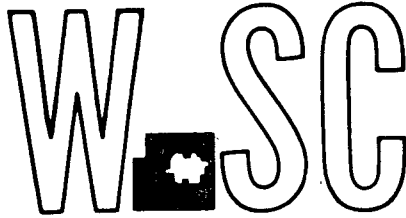
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Pre-Sub 11-21-85

1. Charles T. Laham. Vacation of building setback. No water problem.
2. South City Southern Baptist Church. Vacation of utility easements. No water problem.
3. Fairfield Estates Addition. Item B, mains to be extended. No water problem. ~~Comment: Oneida Circle is now a Cul-de-Sac. The water main will not be extended through the fire lane ismt to Rock Rd. to serve this area. The primary feed will come from Polo. Extension of water main in the fire lane east of Oneida Ct. would be done only if it was determined necessary for a second feed into the area.~~
4. Tallgrass Commercial Third Addn. Final Plat. Any relocation of water main or fire hydr. to be at developer's expense. No water problem.
5. Mulberry East 2nd Addition. Prelim. Plat. Item B, water to be extended from Rock Road. Main in Rock Rd to be extended north from 37th St. N. No water problem.
6. Hi-Tech Industrial Park Second Addition. Item B, water to be extended. Fire hydrant to be relocated to ~~south~~ end of Cul-de-Sac at developer's expense, relocation necessary because of reduced access to hydrant. Main to be abandoned north of Cul-de-Sac if no service is currently on line. No water problem.
7. Woodlawn Development Co, Inc. . Vacation of Street R/U and Temp. Cul-de-Sac. Comotara St. Water main in this area to be abandoned, fire hydr. to be relocated, both at developer's expense.

8. Standiter First Addition. Final Plat. No water problems.
9. Hybritech Addition. Final Plat. No water problem.
10. Leonard A. Garnett Addition. Revised Final Plat. No water problems.
11. Andria Addition. Final Plat. No water problems.
12. Eck 3rd Addition. Item B, water main to be extended in 21st St. N. from Covington. 12" Pipe in 21st st. No water problems.
13. Sutherland Lumber North Addition. Final Plat. No water problem.
14. Bader 3rd Addition. Final Plat. Item A, mains to be extended. No water problem.
15. P.C. Industrial Park. Final Plat. 8" Water main should be extended in Water St. to Col-de-Sac to provide water to majority of the plot and fire protection.
16. Other matters.

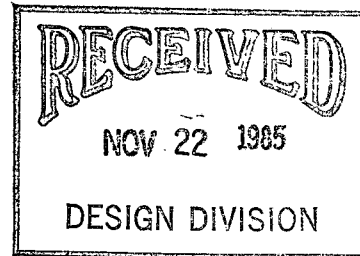
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 22, 1985



Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-59 - Final Plat of Leonard A. Garnett Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1985, 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 petition for the paving of the south half of Diane Street, which is being dedicated by this plat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit proof that the trustees listed as signing for the L. A. Garnett Testamentary - Trust No. 2 are authorized to execute documents on behalf of the Trust.
- D. The applicant is advised that the residential width drive approach to 31st Street South should be reconstructed to the commercial-width standard.
- E. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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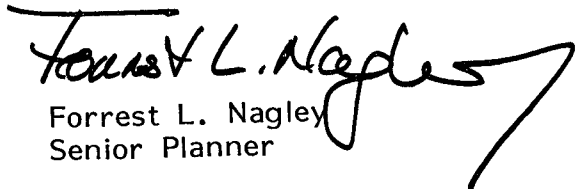
Lowell D. High
Re: S/D85-59 - Final Plat of Leonard A. Garnett Addition.
November 22, 1985
Page 2

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 Monday, November 25, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



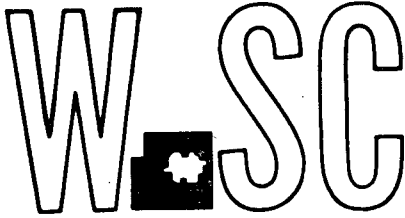
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: L. A. Garnett Testamentary Trust #2, P.O. Box 11125, Wichita, KS
67201
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

November 27, 1985

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-59 - Final Plat of Leonard A. Garnett Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on November 25, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 22, 1985.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: L. A. Garnett Testamentary Trust #2, P.O. Box 11125, Wichita, KS
67201

Mike Lindebak, City Engineer

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Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-59 Name: LEONARD A. GARNETT ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/1/85

DESCRIPTION

General Location: East of Seneca on the north side of 31st Street South.
Owner: L. A. Garnett Testamentary Trust No. 2, P.O. Box 11125, Wichita, KS
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.85 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 17,820 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
-

STAFF COMMENTS:

- A. The final plat shall indicate the dedication of the north 30 feet of this property as street right-of-way for Diane Street. The final plat shall indicate a 20-foot building setback from the south line of this half-street right-of-way and the platlor's text shall be amended to reference the street dedication.
- B. In order to prevent the platting of a commercially-zoned lot without frontage to an arterial street, and further, in order to avoid the need for guarantees for the extension of sanitary sewer and municipal water, the final plat shall indicate the platting of this property into one lot rather than two lots.
- C. The final plat shall indicate the platting of the 35-foot building setback from 31st Street South through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-59 Name: LEONARD A. GARNETT ADDITION

Preliminary Approved: 8/1/85
Scheduled S/D Meeting: 8/15/85

DESCRIPTION

General Location: East of Seneca on the north side of 31st Street South.
Owner: L. A. Garnett Testamentary Trust No. 2, P.O. Box 11125, Wichita, KS
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.85 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 17,820 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- B. The applicant shall guarantee the extension of municipal water to serve Lot 2.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the platting of the 35-foot building setback from 31st Street South through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- F. The applicant shall submit proof that the trustees listed as signing for the L. A. Garnett Testamentary - Trust No. 2 are authorized to execute documents on behalf of the Trust.
- G. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- H. The final plat tracing shall omit the platting of the 35-foot building setback on Lot 2 from the alley right-of-way to the west.
- I. The applicant is advised that the residential width drive approach to 31st Street South should be reconstructed to the commercial-width standard.

S/D No.: 85-59 Name: LEONARD A. GARNETT ADDITION

First Final Approved: 8/15/85
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: East of Seneca on the north side of 31st Street South.
Owner: L. A. Garnett Testamentary Trust No. 2, P.O. Box 11125, Wichita,
KS 67201
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.85 Acre
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 33,000 Sq. Ft.
4. Existing Zoning: "LC"
5. Proposed Zoning: "LC"

STAFF COMMENTS:

NOTE: This is a revised final plat of a plat approved in final form on August 15, 1985. One lot is now proposed instead of two.

- A. The applicant shall petition for the paving of the south half of Diane Street, which is being dedicated by this plat.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit proof that the trustees listed as signing for the L. A. Garnett Testamentary - Trust No. 2 are authorized to execute documents on behalf of the Trust.
- D. The applicant is advised that the residential width drive approach to 31st Street South should be reconstructed to the commercial-width standard.
- E. The final plat tracing shall correct the M.A.P.C signature block to reference WILLIAM J. GOEBEL as the M.A.P.C. Chairman.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, do any drainage improvements need to be guaranteed with this plat.