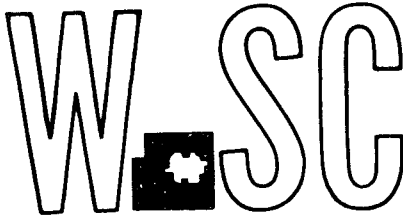


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

June 12, 1981

RECEIVED

JUN 16 1981

Dept. Of Engineering

Professional Engineering Consultants, P.A.

Gary Wiley  
1440 E. English  
Wichita, Ks. 67211

Re: S/D 81-56 - G.P.-S. 3rd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission June 11, 1981, 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:

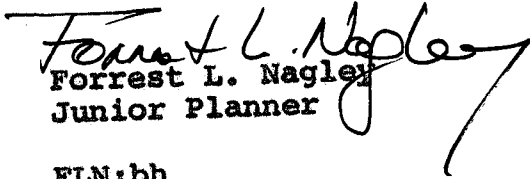
- A. Since the C.U.P. amendment must be approved to allow the proposed lotting on this preliminary plat, a final plat shall not be submitted until the C.U.P. amendment has been approved by the Planning Commission.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of Shadybrook including a sidewalk on both sides (commercial zoning).
- D. The applicant shall guarantee the extension of City water to serve each lot not already served.
- E. The applicant shall guarantee the extension of sanitary sewer to each lot not already served.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall meet with City Engineering and work out arrangements for the possible relocation of K.G. and E. pole within the Woodlawn street right-of-way.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 5, Article 4 of the MAPC Subdivision Regulations).

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

P.E.C., P.A., Gary Wiley  
Page 2  
June 12, 1981

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

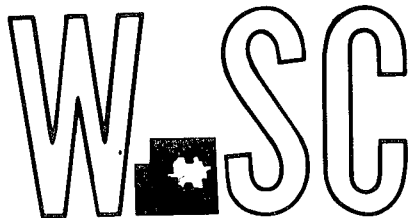
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

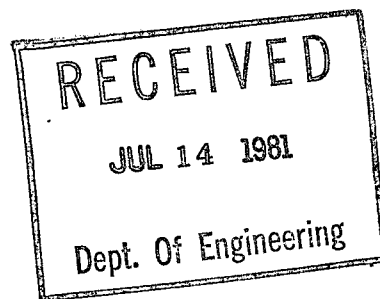
cc: Slawson Investment Corp. (Larry Chambers,) Suite 200, 104 S. Broadway,  
67202  
Mike Lindebak, City Engineering X

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 13, 1981

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

Re: S/D 81-56 - Final plat of G.P-S. 3rd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 9, 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 guarantee all storm sewers necessary to adequately drain this property.
- B. The applicant shall guarantee the paving of Shadybrook including a sidewalk on both sides.
- C. The applicant shall guarantee construction of a decel lane adjacent to the east line of this plat.
- D. The applicant shall guarantee the extension of City water to serve each lot not already served.
- E. The applicant shall guarantee the extension of sanitary sewer to serve each lot not already served.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Closure computations shall be submitted with the final plat tracing.
- H. The final plat tracing shall indicate a 10-foot utility easement adjacent to the west line of Lot 1, Block 1.
- I. Provisions shall be made in the petition guaranteeing the required decel lane on Woodlawn for relocation of any K.G. & E. power poles.

P.E.C., P.A.  
Gary Wiley  
July 13, 1981  
Page 2

- J. The applicant shall meet with City Engineering regarding the need to submit a guarantee for improvement of the proposed private drainage easement.
- 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. 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 July 16, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Slawson Inv. Corp. (Larry Chambers) 104 S. Broadway, Suite 200, 67202  
X Mike Lindebak, City Engineering

DIRECTORS

C. O. KNOP, P.E.  
R. B. PEUGH, P.E.  
C. J. FREUND, P.E.  
W. H. KELTNER, P.E.  
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F. D. MIDDLETON, JR., P.E.  
D. E. MALTBIE, P.E.  
M. D. SCHOMAKER, P.E.  
G. D. SCHOCK, P.E.  
J. H. BAILEY, P.E.

July 16, 1982

Burger King Corporation  
10901 Red Circle Dr.  
Suite 205  
Minnetonka, Minnesota 55343

Attention: Mr. Jim Nunn

Re: G.P.-S. Third Street Improvements  
PEC File 32-82218-042

Dear Mr. Nunn:

Enclosed is a print showing the proposed locations of the drives off of Shadybrook into Lot 5, Block 1 of G.P-S 3rd Addition.

The west drive is shown at the same location that your site plan indicated. The east drive is shown further west of your proposed location due to a conflict with a storm sewer inlet.

These plans have been submitted to the City of Wichita, Department of Engineering for their final review and letting. Any change to the drive locations you desire may be handled during construction by contacting Mr. Don Schneider, P.E., Pavement Design Engineer @ 316-268-4670.

If you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

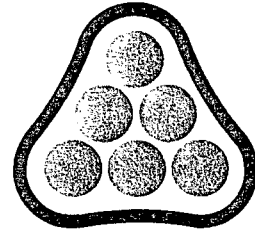
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Brent E. Remsberg, P.E.  
Project Engineer

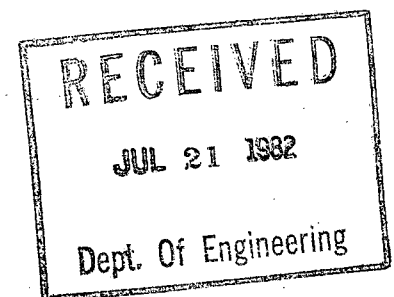
BER:cIn

Enclosure

cc: Mr. Don Schneider, P.E.

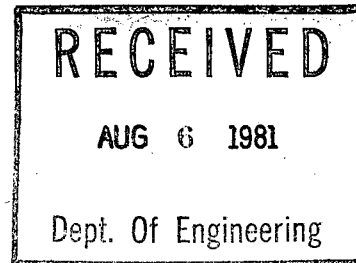


**P**ROFESSIONAL  
**E**NGINEERING  
**C**ONSULTANTS  
PROFESSIONAL ASSOCIATION



1440 EAST ENGLISH  
WICHITA, KANSAS 67211  
(316) 262-2691

SLAWSON INVESTMENT CORPORATION  
200 DOUGLAS BUILDING, WICHITA, KANSAS 67202  
316 / 263-3201



August 3, 1981

Ray Bruggeman, Director of Engineering  
7th Floor - City Hall  
455 N. Main  
Wichita, Kansas 67202

RE: Final Plat of G.P.-S. 3rd Addition

Dear Mr. Bruggeman:

The above-referenced plat was approved by the Subdivision Committee of the Metropolitan Area Planning Commission on July 9, 1981, subject to several conditions including the following:

Item J: "The applicant shall meet with City Engineering regarding the need to submit a guarantee for improvement of the proposed private drainage easement."

Attached are two copies of a recorded private easement which provides for surface drainage across the south 10' of the north 20' of lots 3, 4 and 5, Block 1. Improvement of the easement will be included in the site development plans of each lot, which will probably consist of parking lot surfacing with continuity of elevation control to provide surface drainage east to Woodlawn Boulevard.

Guarantee of improvement should not be necessary since review of site development plans are required and the easement provides protection for the lot owners.

If additional information is necessary, please advise.

Very truly yours,

Slawson Investment Corporation

A handwritten signature in cursive script, appearing to read "Ron H. Harnden".

by Ron H. Harnden  
Attachment

cc: Mike Lindebak, Engineering Department  
Bob Feldner, Central Inspection Division  
Gary Wiley, Professional Engineering Consultants

Handwritten initials "MEF" and "RMR" in the bottom right corner of the page.