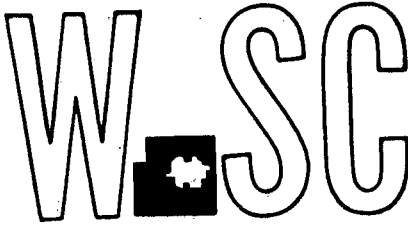


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 17, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-135 - Preliminary plat
of HUNTCREST SECOND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 16, 1975, 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 paving of all streets and cul-de-sacs shown on this plat. The applicant shall meet with the City and County Engineers relative to this matter.
- B. The applicant shall guarantee the installation of sidewalks adjacent to both sides of all streets and around all cul-de-sacs.
- C. Subject property lies within the designated Urban Growth Area. The applicant shall therefore guarantee the installation of sanitary sewer and municipal water supply to serve subject property.
- D. The recorded book and page number for the pipeline easement shall be labeled on the face of the drawing or the applicant shall submit a letter from the Cities Service Gas Company stating that the easement as shown on this preliminary plat is satisfactory.
- E. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of drainage for this area.
- F. The applicant shall be advised that Lots 18-92, Block 1, and Lots 1-9, Block 2, cannot be developed until the north-south collector on the west line of the plat is opened and improved to serve them.

S/D 74-135
October 17, 1975
Page 2

- G. The applicant's engineer shall submit road plans and profiles for subject property to the City Engineer of the City of Wichita for approval.
- H. Additional easements as shown on the engineer's "marked" copy of the preliminary plat shall be indicated on the final plat.
- I. The applicant and/or his surveyor shall contact the County Zoning and Building Inspection Office relative to indicating appropriate street names on the face of the plat.
- J. The applicant's engineer shall recheck the lot frontages in order to ascertain that a minimum 60 feet is provided at the building setback line (i.e., Lot 23, Block 1).
- K. 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.
- L. 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.

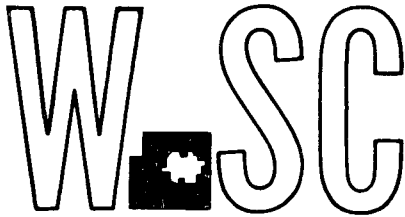
Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: W. F. Barton, et. al., 635 N. Hydraulic, 67214
Keith Parker, Parker-Krehbiel Associates, 1021-1 E. Waterman,
67211
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 9, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-135 - Final plat of
HUNTCREST SECOND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 8, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The appropriate street names as provided by the Traffic Engineering Division, shall be indicated on the plat.
- B. The applicant shall guarantee the paving of all streets and cul-de-sacs shown on this plat. The applicant shall meet with the City and County Engineers relative to this matter.
- C. The applicant shall guarantee the installation of sidewalks adjacent to both sides of all streets and around all cul-de-sacs.
- D. Subject property lies within the designated Urban Growth Area. The applicant shall therefore guarantee the installation of sanitary sewer and municipal water supply to serve subject property.
- E. The recorded book and page number for the pipeline easement shall be labeled on the face of the drawing or the applicant shall submit a letter from the Cities Service Gas Company stating that the easement as shown on this preliminary plat is satisfactory.
- F. The applicant shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to handling of drainage for this area.

S/D 74-135
April 9, 1976
Page 2

- G. The applicant shall be advised that Lots 18-92, Block 1, and Lots 1-9, Block 2, cannot be developed until the north-south collector on the west line of the plat is opened and improved to serve them.
- H. The block number designations need to be revised to indicate a more logical block number sequence. It would appear that the plat really should reflect 4 blocks.
- I. The applicant's engineer shall submit road plans and profiles for subject property to the City Engineer of the City of Wichita for approval.
- J. Additional easements as shown on the engineer's "marked" copy of the preliminary plat shall be indicated on the final plat.
- K. The applicant and/or his surveyor shall contact the County Zoning and Building Inspection Office relative to indicating appropriate street names on the face of the plat.
- L. 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. 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 15, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: W. F. Barton, et. al., 635 N. Hydraulic, 67214
Keith Parker, Parker-Krehbiel Associates, 1021-1 E. Waterman,
67211
✓ Dean Sellers, Assistant City Engineer

SEDGWICK COUNTY

April 16, 1976



METROPOLITAN AREA PLANNING
COMMISSION

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

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-135 - Final Plat of
HUNTCREST SECOND ADDITION

Gentlemen:

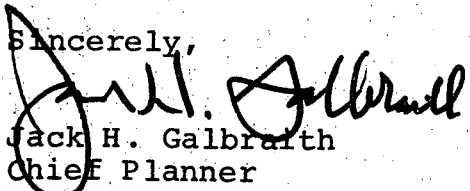
At the regular meeting of the Metropolitan Area Planning Commission on April 15, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 9, 1976.

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 plattor.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

Sincerely,


Jack H. Galbraith
Chief Planner

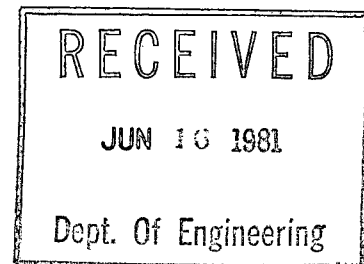
JHG:ber

cc: W. F. Barton, et al., 635 North Hydraulic 67214
Keith Parker, Parker-Krehbiel Associates,
1021-1 East Waterman 67211
✕ Dean Sellers, Assistant City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 12, 1981

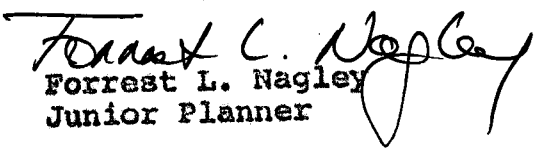
Keith Parker
239 Pattie
Wichita, Kansas, 67211

Re: S/D 74-135 - Final plat of Huntcrest 2nd Addition

Dear Mr. Parker:

At your surveyor's request, the above-referenced plat was indefinitely deferred by the Subdivision Committee at their June 11, 1981 meeting. Please advise us when you wish this plat rescheduled.

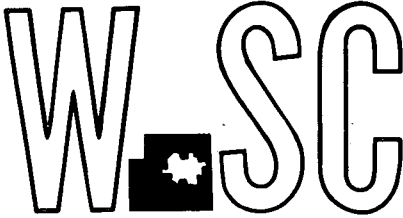
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

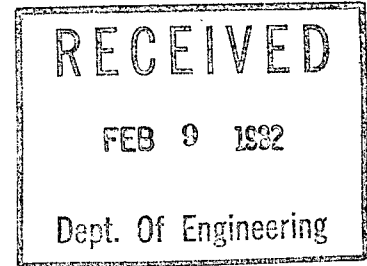
cc: Mike Lindebak, City Engineering Department
Andy Harkness, County Department of Public Works
Baughman Company, 330 Laura, 67211

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 5, 1982

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 74-135 - Final plat of Huntcrest Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 4, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of this plat as presented will require a dedication of drainage right-of-way from the property to the east. This shall be submitted by separate instrument for acceptance by the governing body and for recording. The legal description of this off-site dedication shall be approved by both City and County Engineering Departments prior to being executed.
- B. The west half of Cranbrook right-of-way currently exists only as far south as the south line of proposed Lot 18, Block 3. In order for Blocks 4, 5, 6 and 7 to be developed, the remaining portion of Cranbrook right-of-way must be obtained so that the street can be opened and improved. The applicant shall obtain this street dedication from the property owner and submit it along with the plat tracing for acceptance by the governing body.
- C. Petitions for water to serve this property were accepted by the City Commission in April, 1977. However, some amendments to these petitions are necessary. The applicant shall contact the Water Department and make satisfactory arrangements for amended petitions. The applicant shall also submit an application for outside-the-City water service. This application contains a clause requesting annexation. Since this property currently touches the City limits, procedures to annex it will be initiated as soon as the application is accepted.
- D. The applicant shall guarantee extension of sanitary sewer to serve all lots. Sewer service will be through the Park Meadows Sewer District and, therefore, petitions shall be submitted to the Board of County Commissioners.

Baughman Company

2-5-82

Page 2

- E. The applicant shall guarantee to the City of Wichita the paving of all streets within the addition, including Osie Circle from Cranbrook to and including the cul-de-sac, and Cranbrook from the south line of the plat to the south line of the existing pavement.
- F. Since Cranbrook is a collector, a sidewalk adjacent to both sides of the street is required. The paving petition shall include a sidewalk. For those lots being platted which are adjacent to the already paved portion of Cranbrook, a separate sidewalk petition shall be submitted.
- G. Since the applicant is proposing to reroute natural drainage, a letter of approval shall be obtained from the Division of Water Resources, State of Kansas. Said letter of approval shall be provided to both City and County Engineering.
- H. On the final plat tracing, all drainage easements between lots shall be increased to 20 feet.
- I. The applicant shall guarantee the construction of the drainage channel proposed by the applicant's drainage plan.
- J. The applicant shall obtain the off-site temporary construction easement required by his approved drainage plan.
- K. The applicant shall submit a proposed sanitary sewer layout plan to City and County Public Works.
- L. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with this plat.
- M. The applicant shall submit a letter from Cities Service Gas Company (or a copy of the easement agreement) indicating approval of the easement and corresponding building setback locations as shown on the plat and indicating approval of a street and drainage dedication over the easement. Any re-location or encasing of the pipeline made necessary by the platting of this property will not be at the City or County's expense.
- N. Additional utility easements as shown on the engineer's marked copy of the plat shall be added to the final plat tracing.
- O. 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 guarantee-

Baugman Company

2-5-82

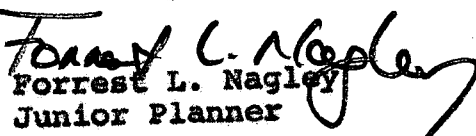
Page 3

ing 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 February 11, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

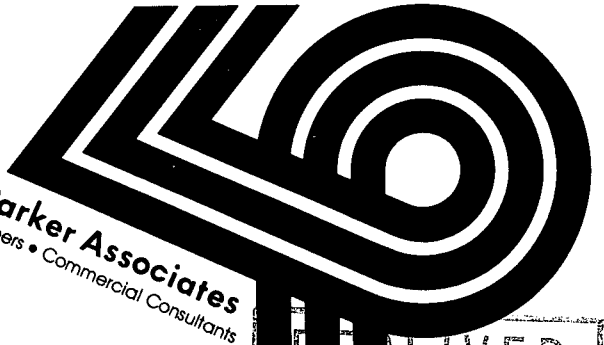
cc: Keith Parker, 299 Pattie, 67211
Mike Lindebak, City Engineering
Andy Harkness, Co. Dept. of Pub. Works

To: City Engineering Department
455 North Main, City Hall
Wichita, Kansas 67202

Attention: Mr. Chris Breitenstein

Project: Huntcrest Second Addition
Sedgwick County, Kansas

Keith Parker Associates
 Architects • Planners • Commercial Consultants



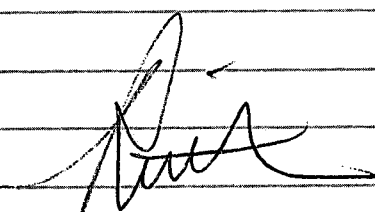
RECEIVED
 FEB 16 1982
 Dept. Of Engineering

We send you herewith
 Under separate cover
Copy of a letter from Cities Service Gas Company dated February 11, 1982,
concerning the drainage across the pipeline.

These are:

- For your review and approval. Please return _____ copies with approval or corrections noted.
- For your information.
- Reviewed for compliance with contract documents.
- Reviewed and required corrections noted.
- Revise and resubmit per required corrections.
- Rejected.

Remarks: _____

By: 
Keith E. Parker, A.I.A.

Date: February 12, 1982

Transmittal



CITIES SERVICE GAS COMPANY

FIRST NATIONAL CENTER EAST - OKLAHOMA CITY, OKLAHOMA

PHONE (405) 236-0600

REPLY TO
POST OFFICE BOX 25128
OKLAHOMA CITY, 73125

February 11, 1982

RECEIVED

FEB 12 1982

Keith Parker Associates

Mr. Keith Parker A.I.A.
Keith Parker Associates
239 Pattie
Suite 2
Wichita, Kansas 67211

Dear Mr. Parker:


RE: Huntcrest addition and
proposed Smithmoore
addition
Sedgwick Co., Kansas

Pursuant to your letter dated February 8, 1982, concerning the drainage across the Cities Service Gas Company pipeline: Mr. Caffey's original letter dated January 4, 1980 is the requirements for this drainage channel.

Cities Service Gas Company does have what we call a blanket easement across the NE/4 Sec. 33, T27S, R2E Sedgwick County Kansas. I believe the Smithmoore addition would be in this NE/4 of said section. Upon receiving a written request, stating the exact legal description of this Smithmoore addition, and the names of the present owners. We would then prepare a modification restricting the pipeline easement to a 66 foot strip with a 50 foot building line. A modification was prepared across the NE/4 of this section in 1973, However we do not have a record of it being executed or recorded. This modification would be required by Title Attorneys as the property is sold.

Should you desire any further information, please advise.

Sincerely yours,


W. R. Bogard, Assistant Manager
Land and Lease Department

WRB/bkw

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 268-4561

December 19, 1989

Baughman Company
315 Ellis
Wichita, KS 67211

Re: L/S-0783 - Request for lot split approval of Lot 1,
Huntcrest Addition, Sedgwick County, Kansas, located at
the southeast corner of Harry Street and Cranbrook

Dear Gentlemen:

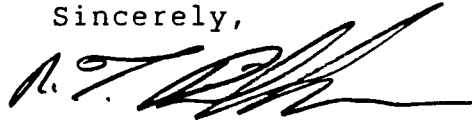
We have completed our review of the above-referenced request for
lot split approval and find that approval can be granted subject
to the following conditions:

- A. The applicant shall convey by separate instrument complete access control across the north line of Lot 1, Huntcrest Addition to the City of Wichita. The final lot split drawing shall indicate "Complete Access Control Conveyed by Separate Instrument" across the north line of the lot split.
- B. The final lot split drawing shall establish a 25 foot building setback from Cranbrook for both tracts being created by this lot split.
- C. The private utility easement shall except-out the east ten (10) feet and south ten (10) feet so that it doesn't overlap with the public utility easements.
- D. The applicant shall dedicate by separate instrument five (5) additional feet of street right-of-way from the west line of Lot 1, Huntcrest Addition to the City of Wichita. (This instrument has been received by the Planning Department.)
- E. The applicant shall grant to the City of Wichita by separate instrument a ten (10) foot utility easement along the east line and two (2) additional feet of utility easement along the south line, both in Lot 1, Huntcrest Addition. (This instrument has been received by the Planning Department.)
- F. The applicant shall submit four revised drawings indicating the above required changes.

L/S 0783
Page 2

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

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Smith & Company, P.O. Box 780595, Wichita, KS 67278
Coldwell Banker, c/o Don Wood, 3900 E. Harry, Suite 100,
Wichita, KS 67218
Mike Lindebak, City Engineer

THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: December 21, 1989

TO: Dale Rea, Deputy City Clerk

FROM: R. Timothy Bickhaus, Associate Planner

SUBJECT: Recording of lot split - L/S-0783 - At split of Lot 1, Huntcrest Addition, Sedgwick County, Kansas, located at the southeast corner of Harry Street and Cranbrook

Attached is a lot split which has been submitted in accordance with the Metropolitan Area Planning Commission's Subdivision Regulations. The lot split has been approved and should be recorded with the Register of Deeds.

A requirement of lot split approval was the dedication of five (5) feet of street right-of-way, the granting of utility easements and the conveyance of complete access control.

These instruments will be forwarded to your office for recording after their formal acceptance by the City Council.

All recording costs associated with this lot split shall be billed to:

* 150029-2909



R. Timothy Bickhaus
Associate Planner

RTB:sm

Attachment

cc: Baughman Company, 315 Ellis, Wichita, KS 67211
Monty Robson, Superintendent of Central Inspection
Smith & Company, P.O. Box 780595, Wichita, KS 67278
Coldwell Banker, c/o Don Wood, 3900 E. Harry, Suite 100,
Wichita, KS 67218
Mike Lindebak, City Engineer

