



**MID-KANSAS ENGINEERING CONSULTANTS, INC.**

411 North Webb Road  
Wichita, Kansas 67206  
316-684-9600 FAX 316-684-5100

**LETTER OF TRANSMITTAL**

**PROJECT:** Hanley 2<sup>nd</sup> Addition

**TO:** Ms. Vicky Huang, P.E.

**PROJECT NO:** MKEC 97159

City of Wichita

455 N. Main

7<sup>th</sup> Floor Engineering

**DATE:** January 29, 1998

We are sending you the following items:  Attached  
 Under separate cover  
 Via \_\_\_\_\_

Drawings                       Specifications                       Computer Disk(s)  
 Maps                                       Petitions                                       Other

COMMENTS:

Enclosed are the drainage and utility plan as required for platting the referenced property.

For Your Approval

As Requested

For Your Use

For Your Files

Approved As Noted

For Review and Comment

REMARKS:

Signed: Greg Allison  
Greg Allison, P.E.

GA/wb

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9.

February 5, 1998

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** S/D 98-5 - HANLEY 2ND ADDITION

**OWNER/APPLICANT:** Fred L. Hanley and Sandra June Hanley, 439 N. Belmont,  
Wichita, KS 67208

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., Attn: Greg  
Allison, 411 North Webb Road, Wichita, KS 67206

**LOCATION:** South side of 21st Street North, East side of Webb Road

**SITE SIZE:** 25 acres

**NUMBER OF LOTS**

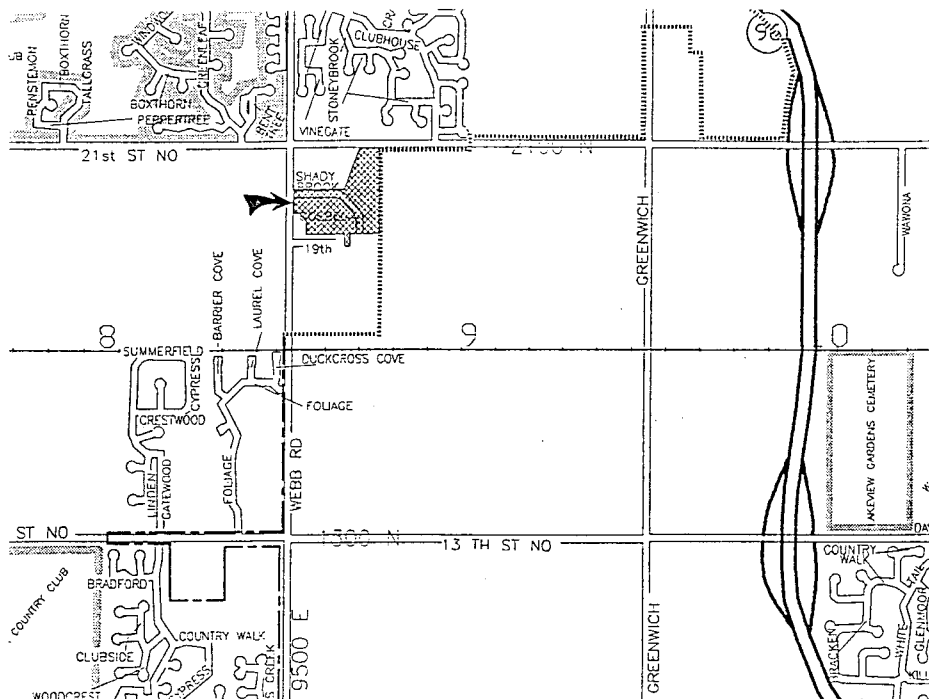
Residential:	3
Office:	1
Commercial:	
Industrial:	=
Total:	4

**MINIMUM LOT AREA:** 42,500 square feet

**CURRENT ZONING:** ~~FE-3, Two-Family~~ *G.O.*

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is governed by a residential CUP (DP-154 Amendment 2) and is a replat of Lots 2,3,4, and 5 of the Hanley Addition, approved by City Council on December 20, 1994. This replat vacates Shadybrook, which was platted eastward from Webb and then southward to the south line of the plat. Lot 3 was expanded in this replat to include a connection to 19th Street North. This replat conforms with CUP provision #22, which permitted the vacation of Shadybrook if access to 19th Street North could be guaranteed.

STAFF COMMENTS:

- A. City Engineering needs to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. As required by the CUP, the Applicant has previously submitted a petition for accel-decel lanes and left-turn lanes to serve entrances from 21st Street North and Webb Road. Traffic Engineering needs to indicate if any changes in the conditions for existing guarantees for improvements to 21st Street North and Webb Road are required due to this replat; in addition to the need for a guarantee for improvements to 19th Street North.
- E. Traffic Engineering needs to comment on the acceptability of the access controls. The plat denotes two openings from Webb Road and one opening from 21st Street North. This does not correspond with the CUP, which denoted one opening from Webb Road. Approval of this variation would require an adjustment to the CUP.
- F. This plat involves access to a multi-family lot (lot 3) through a lot approved by the CUP for duplex uses. This revision will require an adjustment to the CUP.
- G. The final plat tracing should indicate that this plat is subject to DP-154 Amendment 2.
- H. The legal description in the platting binder (dated 1995) does not correspond with the land being platted. An updated platting binder should be submitted indicating current outstanding property taxes and easements.

- I. The legal description in the plattor's text needs to be revised to include the northern line of the plat.
- J. A 25-foot front yard setback from 19th Street North shall be denoted on Lot 3.
- K. A surveyor's signature line needs to be added on the final plat tracing.
- L. The MAPC Chair needs to be revised to read Richard E. Lopez.
- M. The language "complete access control" should be replaced with "access control" where openings are indicated.
- N. The centerlines of Webb Road and 21st Street North should be indicated by "CL".
- O. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- P. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- Q. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- R. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- S. The applicant's engineer is advised that the Register of Deeds is requiring the

name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11.

February 19, 1998

STAFF REPORT

(One-Step Final Plat, Deferred 2/5/98)

**CASE NUMBER:** S/D 98-5 - HANLEY 2ND ADDITION

**OWNER/APPLICANT:** Fred L. Hanley and Sandra June Hanley, 439 N. Belmont, Wichita, KS 67208

**SURVEYOR/ENGINEER:** Mid Kansas Engineering Consultants, Inc., Attn: Greg Allison, 411 North Webb Road, Wichita, KS 67206

**LOCATION:** South side of 21st Street North, East side of Webb Road

**SITE SIZE:** 25 acres

**NUMBER OF LOTS**

Residential:	3
Office:	1
Commercial:	
Industrial:	=
Total:	4

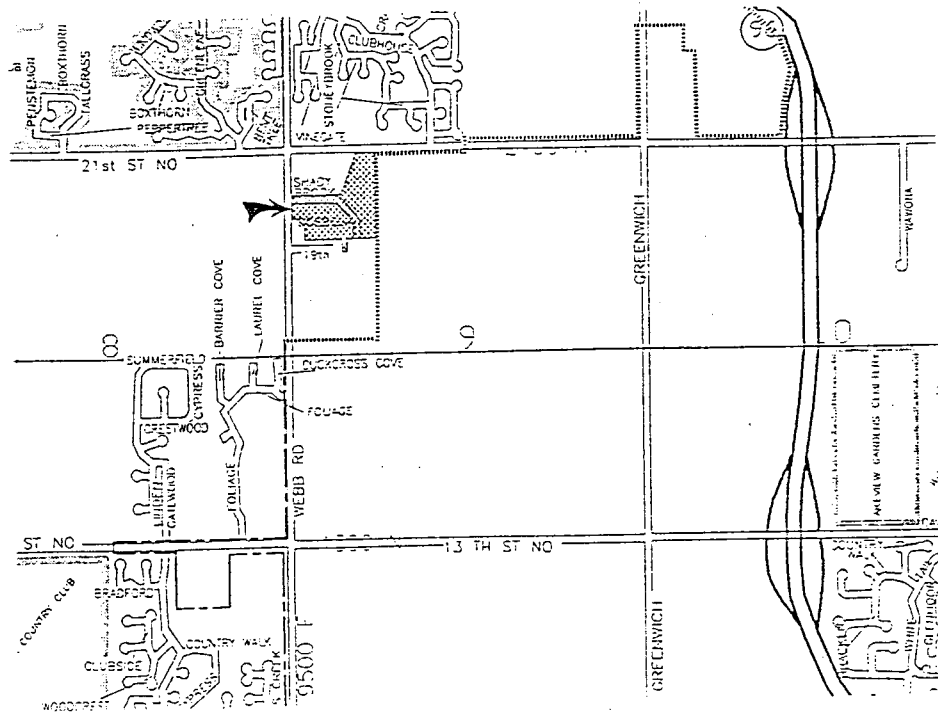
*guarantee SS, w  
Devel on 21st  
& Webb*

**MINIMUM LOT AREA:** 42,500 square feet

**CURRENT ZONING:** CUP (DP-154 Amendment #2)

**PROPOSED ZONING:** Same

VICINITY MAP



Note: This site is governed by a residential CUP (DP-154 Amendment 2) and is a replat of Lots 2,3,4, and 5 of the Hanley Addition, approved by City Council on December 20, 1994. This replat vacates Shadybrook, which was platted eastward from Webb and then southward to the south line of the plat. Lot 3 was expanded in this replat to include a connection to 19th Street North. This replat conforms with CUP provision #22, which permitted the vacation of Shadybrook if access to 19th Street North could be guaranteed.

STAFF COMMENTS:

- A. **City Engineering** needs to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees. **A guarantee is required for the paving of 19th Street. The existing paving petition for 21st Street North may need to be revised.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- D. As required by the CUP, the Applicant has previously submitted a petition for accel-decel lanes and left-turn lanes to serve entrances from 21st Street North and Webb Road. **Traffic Engineering** needs to indicate if any changes in the conditions for existing guarantees for improvements to 21st Street North and Webb Road are required due to this replat; in addition to the need for a guarantee for improvements to 19th Street North. **The existing paving petition for 21st Street North may need to be revised. Traffic Engineering will meet with the applicant to discuss a deceleration lane along Webb Road into the site.**
- E. **Traffic Engineering** needs to comment on the acceptability of the access controls. The plat denotes two openings from Webb Road and one opening from 21st Street North. This does not correspond with the CUP, which denoted one opening from Webb Road. Approval of this variation would require an adjustment to the CUP. **Traffic Engineering will meet with the applicant to discuss this issue.**
- F. This plat involves access to a multi-family lot (lot 3) through a lot approved by the CUP for duplex uses. This revision will require an adjustment to the CUP. **MAPD Staff will determine if this land has been eliminated from the**

owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- R. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- S. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. **KGE and Southwestern Bell have requested additional easements.**
- Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

**CUP due to lack of platting. MAPD Staff has discovered that this land has been eliminated from the CUP; and therefore the access is acceptable.**

- G. The final plat tracing should indicate that this plat is subject to DP-154 Amendment 2.
  - H. The legal description in the platting binder (dated 1995) does not correspond with the land being platted. An updated platting binder should be submitted indicating current outstanding property taxes and easements.
  - I. The legal description in the plattor's text needs to be revised to include the northern line of the plat.
  - J. A 25-foot front yard setback from 19th Street North shall be denoted on Lot 3.
  - K. A surveyor's signature line needs to be added on the final plat tracing.
  - L. The MAPC Chair needs to be revised to read Richard E. Lopez.
  - M. The language "complete access control" should be replaced with "access control" where openings are indicated.
  - N. The centerlines of Webb Road and 21st Street North should be indicated by "CL".
  - O. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
  - P. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
  - Q. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the
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\* HANLEY SECOND ADDITION - FINAL PLAT

AREA BEARINGS 61 \* STREET BOUNDARY

AREA = 1874358.6807 (ACRES = 43.0294)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
1			7180.4400	8686.5300
	N 89 44 21.192 E	1324.6153		
5			7186.4689	10011.1316
	S 00 08 09.424 W	1316.0606		
249			5870.4120	10008.0089
	S 89 47 18.000 W	501.4873		
269			5868.5594	9506.5250
	S 00 00 00.000 W	164.8446		
268			5703.7148	9506.5250
	N 90 00 00.000 W	819.9950		
51			5703.7148	8686.5300
	N 00 00 00.000 W	1476.7252		
1			7180.4400	8686.5300

62 \* BOUNDARY

AREA = 1092275.4792 (ACRES = 25.0752)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
248			7126.4677	10010.9892
	S 00 08 09.424 W	1256.0592		
249			5870.4120	10008.0089
	S 89 47 18.000 W	461.4870		
136			5868.7072	9546.5250
	S 00 00 00.000 E	196.9924		
137			5671.7148	9546.5250
	S 90 00 00.000 W	80.0000		
138			5671.7148	9466.5250
	N 00 00 00.000 W	196.6968		
12			5868.4116	9466.5250
	S 89 47 18.000 W	569.6982		
37			5866.3070	8896.8307
	N 00 00 00.000 W	289.6793		
38			6155.9863	8896.8307

39	N 35 00 00.000 W	140.0000	6270.6676	8816.5300
270	S 90 00 00.000 W	70.0000	6270.6676	8746.5300
238	N 00 00 00.000 E	310.0455	6580.7131	8746.5300
22	N 89 44 21.192 E	714.9994	6583.9674	9461.5220
234	N 24 34 41.328 E	595.0395	7125.0932	9709.0191
248	N 89 44 21.192 E	301.9732	7126.4677	10010.9892

63 \*LOT 1-1

AREA = 42512.0597 (ACRES = .9759)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
238			6580.7131	8746.5300
158	N 89 44 21.192 E	250.0000	6581.8510	8996.5274
157	S 00 00 00.000 W	170.0500	6411.8010	8996.5274
156	S 89 44 21.192 W	250.0000	6410.6631	8746.5300
238	N 00 00 00.000 E	170.0500	6580.7131	8746.5300

64 \*LOT 2-1

AREA = 272726.9298 (ACRES = 6.2609)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
156			6410.6631	8746.5300
157	N 89 44 21.192 E	250.0000	6411.8010	8996.5274
158	N 00 00 00.000 E	170.0500	6581.8510	8996.5274
159	N 89 44 21.192 E	410.0268	6583.7172	9406.5500
65	S 10 04 48.192 W	228.6788	6358.5682	9366.5257
148	S 00 00 00.000 W	410.5254	5948.0427	9366.5257
	S 89 47 18.000 W	389.6977		

152			5946.6031	8976.8307
	N 00 00 00.000 E	234.6071		
153			6181.2102	8976.8307
	N 35 00 00.000 W	206.8693		
154			6350.6676	8858.1754
	S 90 00 00.000 W	111.6454		
155			6350.6676	8746.5300
	N 00 00 00.000 E	59.9955		
156			6410.6631	8746.5300

65 \*LOT 3-1

AREA = 393154.2933 (ACRES = 9.0256)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
139			6684.4085	9581.2235
	S 42 08 03.707 E	235.9630		
140			6509.4245	9739.5244
	N 89 47 18.000 E	270.0050		
141			6510.4220	10009.5275
	S 00 08 09.424 W	640.0118		
249			5870.4120	10008.0089
	S 89 47 18.000 W	461.4870		
136			5868.7072	9546.5250
	S 00 00 00.000 E	132.9955		
265			5735.7116	9546.5250
	S 90 00 00.000 W	80.0000		
149			5735.7116	9466.5250
	N 00 00 00.000 E	132.7000		
12			5868.4116	9466.5250
	S 89 47 18.000 W	19.9995		
147			5868.3377	9446.5257
	N 00 00 00.000 E	483.1750		
146			6351.5128	9446.5257
	N 10 04 48.192 E	202.5560		
145			6550.9421	9481.9778
	N 36 38 04.192 E	166.3219		
139			6684.4085	9581.2235

66 \*LOT 4-1

AREA = 209035.8507 (ACRES = 4.7988)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
139			6684.4085	9581.2235

142	N 36 38 04.192 E	115.5902	6777.1648	9650.1971
143	N 10 20 46.192 E	270.1581	7042.9303	9698.7161
144	N 47 30 01.000 E	122.1545	7125.4563	9788.7782
248	N 89 44 21.192 E	222.2133	7126.4677	10010.9892
141	S 00 08 09.424 W	616.0474	6510.4220	10009.5275
140	S 89 47 18.000 W	270.0050	6509.4245	9739.5244
139	N 42 08 03.707 W	235.9630	6684.4085	9581.2235

67 \*RESERVE A

AREA = 169726.6003 (ACRES = 3.8964)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
234			7125.0932	9709.0191
144	N 89 44 21.192 E	79.7599	7125.4563	9788.7782
143	S 47 30 01.000 W	122.1545	7042.9303	9698.7161
142	S 10 20 46.192 W	270.1581	6777.1648	9650.1971
145	S 36 38 04.192 W	281.9121	6550.9421	9481.9778
146	S 10 04 48.192 W	202.5560	6351.5128	9446.5257
147	S 00 00 00.000 W	483.1750	5868.3377	9446.5257
37	S 89 47 18.000 W	549.6988	5866.3070	8896.8307
38	N 00 00 00.000 W	289.6793	6155.9863	8896.8307
39	N 35 00 00.000 W	140.0000	6270.6676	8816.5300
270	S 90 00 00.000 W	70.0000	6270.6676	8746.5300
155	N 00 00 00.000 E	80.0000	6350.6676	8746.5300
154	N 90 00 00.000 E	111.6454	6350.6676	8858.1754
153	S 35 00 00.000 E	206.8693	6181.2102	8976.8307

152	S 00 00 00.000 W	234.6071	5946.6031	8976.8307
148	N 89 47 18.000 E	389.6977	5948.0427	9366.5257
65	N 00 00 00.000 E	410.5254	6358.5682	9366.5257
159	N 10 04 48.192 E	228.6788	6583.7172	9406.5500
22	N 89 44 21.192 E	54.9726	6583.9674	9461.5220
234	N 24 34 41.328 E	595.0395	7125.0932	9709.0191

PRINTER  
\*\* PRINTER HAS BEEN TURNED OFF

TALLGRASS EAST

4

1

COMMERCIAL ADD.

1

2

3

Exist. R/W 60'

TALLGRASS EAST  
2ND ADD.

1

Ext

WEBB

21st N.

Exist. R/W 40' (City Limits)

TOTAL  
PETROLEUM  
ADD. 1

3

HANLEY

4

Exist. R/W 60'

1

COMMERCIAL

1

2

ADD.

RES. B

5

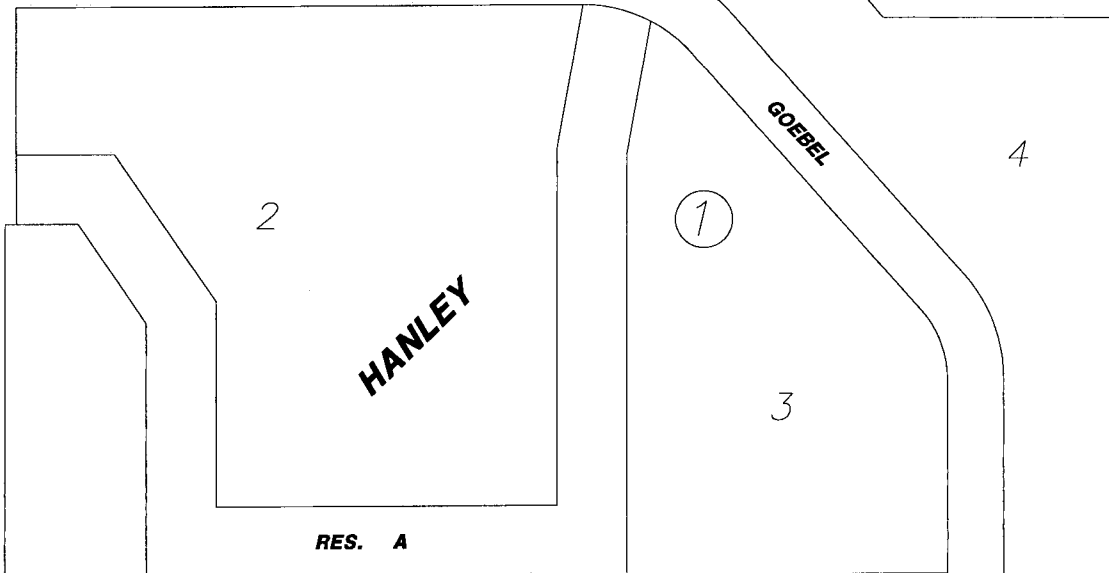
ADD.

SHADY BROOK

CITY OF WICHITA

ASSESSMENT AREA  
- - - - -

EXISTING PAVEMENT  
[Hatched Box]



**HANLEY COMMERCIAL ASSESSMENT AREA  
FOR PAVING - LEFT TURN STORAGE**

TALLGRASS EAST

4

①

COMMERCIAL ADD.

1

2

3

WEBB

Exst. R/W 60'

TALLGRASS EAST  
2ND ADD.

①

Exst.

21st N.

Exst. R/W 40' (City Limits)

TOTAL  
PETROLEUM  
ADD. 1

3

HANLEY

4

COMMERCIAL

①

2

5

1

ADD.

RES. B

ADD.

SHADY BROOK



ASSESSMENT AREA

EXISTING PAVEMENT



2

HANLEY

①

4

3

RES. A

GOEBEL

HANLEY ASSESSMENT AREA FOR

21st STREET NORTH ACCEL/DECEL LANE