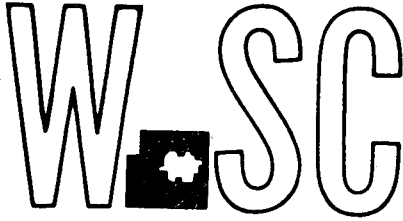


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 14, 1986



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

Re: S/D 86-22 - Preliminary Plat of Goebel Bros. 2nd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 1986, 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 submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- B. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- C. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of Douglas and the west side of Anna at the time of lot development. (Collector streets.)
- D. The applicant is advised that 10 feet of Douglas Avenue right-of-way may be vacated by this replat. This street vacation may be indicated on the final plat. Appropriate reference to K.S.A. 12-512(b) should be made in the engineer's text.
- E. The applicant is advised that the 20-foot wide utility easement on Lot 2 could possibly be shifted to the west and, thereby, create more buildable lot area. If the applicant desires to shift this easement, contact with K.G. & E. should be made prior to filing the final plat. If the utility easement is vacated and rededicated at a different location, proper reference to K.S.A. 12-512(b) shall be made in the engineer's text.

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Baughman Company, P.A.

Re: S/D 86-22 - Preliminary Plat of Goebel Bros. 2nd Addition

March 14, 1986

Page 2

- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

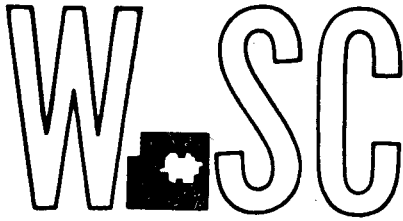
Enclosure

cc: Star Lumber & Supply Company, c/o William J. Goebel, 325 S. West
Street, Wichita, KS 67209
✓ Mike Lindebak, City Engineer

1. Wayne C. Horst. Utility Basement Vacation. No Water problem.
2. Joyland Hills Park. Street R/W Vacation. Fire hydrant on the NW Cor of Nassal & Hillside. Basement may need to be retained.
3. Tracy D. Bernhart. Utility Esmt. Vacation. No Water problem.
4. Gray's Second Addition. Item B, mains to be extended. Suggest main be extended in Mac Arthur along at least part of their plot, in case south side of Mac Arthur will not participate.
5. Golden Hills 2nd Addn. Revised prelin. plat. Item B, mains to be extended. Water plans now show intersections for Detemeyer at Shetford and Murdoch at Shetford, crossings part of plans now approved. No water problem.
6. Northborough 2nd Addition. Final Plat. Item B, main to be extended. Charges to existing A.D. project to be paid or transferred to new project. No water problem.
7. Rainbo Baking Co. Addition. Final Plat. No Water problem, area now served.
8. Goebel Bros. 2nd Addn. Final plat. Area served by existing mains. Services to be installed as needed by Water Dept. No Water problem.
9. PP Co. 2nd Addition. Final Plat. Area now served, no Water problems.
10. Chelsea Industrial Park 2nd Addn. Items B & C, main to be extended, outside city application, and restrictive covenant.

11. Scott Stucky. Dedicate St. R/W. No water problem.
12. Lindy Andeal. Grant utility easement. Esm't. is to be used for water main extension. Plans approved, private project under contract. No water problem.
13. Carolyn Morris Beckett. Dedicate St. E/W. Existing main on S. side 47th, E. side Hydraulic. Valve box may need to be adjusted. No water problem.
14. City Land Inventory Case. Existing water along U.S. 59 from Chautaugue to Hillside, X's H₂O in Hillside & Chaut. Area mostly served. Main will need to be extended to Lorraine
14. City Land Inventory Case. Existing water along U.S. 59 from Chautaugue to Lorraine and in Chaut. & Lorraine. X's H₂O in Hillside. Area now served. No water problem.
15. City Land Inventory Case. 26th N & Hydraulic? Nearest water at 25th & Kansas or Hydraulic & McFarland. Approx. distance 1500 ft; estimated cost \$95,000 (300' @ \$50 + 1200' @ \$25) to extend 8" or possibly 6" main from McFarland & Hydraulic.
16. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 25, 1986



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

Re: S/D 86-22 - Final Plat of Goebel Bros. 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 24, 1986, 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 submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- B. The applicant shall submit a sidewalk certificate which requires the construction of a sidewalk on the north side of Douglas and the west side of Anna at the time of lot development. (Collector streets).
- C. The final plat tracing shall correct the Board of City Commissioners signature block to reference TONY CASADO as Mayor.
- D. The final plat tracing shall change the Metropolitan Area Planning Commission signature block to reference DAVID BAYOUTH as Vice-Chairman.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

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Baughman Company, P.A.

Re: S/D 86-22 - Final Plat of Goebel Bros. 2nd Addition

April 25, 1986

Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 1, 1986. If you have any questions concerning this matter, please call.

Sincerely,



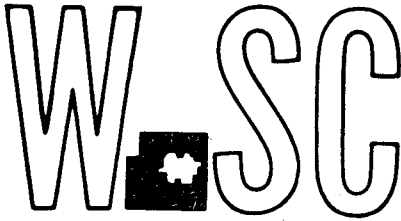
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Star Lumber & Supply Co., c/o William J. Goebel, 325 S. West Street
Wichita, KS 67209
✓ Mike Lindebak, City Engineer

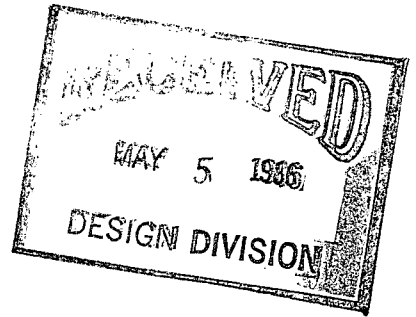
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 2, 1986



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

Re: S/D 86-22 - Final Plat of Goebel Bros. 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 1, 1986, 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 April 25, 1986.

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 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: Star Lumber & Supply Co., c/o William J. Goebel, 325 S. West Street
Wichita, KS 67209
Mike Lindebak, City Engineer

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