

S/D No.: 85-63      Name: MAXWELL 3RD ADDITION

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

DESCRIPTION

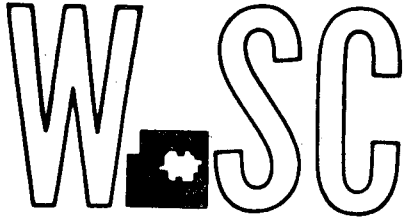
General Location: West of Webb Road at Corporate Hills Drive, in an area north of Kellogg.  
Owner: Webb-Douglas Company, c/o Phil Ruffin, P.O. Box 17087, Wichita, KS 67217  
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 21.0 Acres ±
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 6.0 Acres ±
  4. Existing Zoning: "BB" & "LC"
  5. Proposed Zoning: "LC"
- 

STAFF COMMENTS:

- NOTE: This property is subject to the provisions of the Maxwell Community Unit Plan (DP-116). This replat represents the platting of Parcels 4 and 6. The applicant's associated zone case (Z-2703) requesting "BB" to "LC" has been approved subject to replatting.
- A. Access to this property is provided by way of an Ingress/Egress Easement established on Film 542, Page 32. This plat proposes the shortening of this easement by approximately 300 feet. The applicant shall prepare the required legal instrument necessary for modification of the Ingress/Egress Agreement. A recorded copy of this instrument shall be submitted for the plat file.
  - B. When Maxwell 2nd Addition was platted, an ingress/egress easement was established on Film 588, Page 1318 to provide access to Lot 6, Block 1 of Maxwell 2nd Addition across Lot 5, Block 1 of that same addition. Since Lot 5, Block 1 of Maxwell 2nd Addition is being replatted by this plat, it is necessary for the applicant to file an amended ingress/egress easement which assures a means of access to Lot 6, Block 1 of Maxwell 2nd Addition. A recorded copy of this instrument shall be submitted for the plat file.
  - C. As was included within the plattor's text on Maxwell 2nd Addition, the plattor's text for this plat shall make reference to the ingress/egress easements mentioned in Items A and B of these comments.
  - D. When Maxwell 2nd Addition was platted, a covenant was recorded with the plat which assured continuous maintenance of an on-site retention-detention pond and associated outfall structure. This covenant established that the costs of such maintenance would be borne by the owners of the various lots within Maxwell 1st and 2nd Additions. With the platting of this 3rd Addition, it is required that the applicant amend the existing maintenance covenant. A draft of this covenant shall be submitted for review and approval. After approval, the covenant shall be recorded with the plat.
  - E. That part of Lot 4, Block 1, Maxwell 2nd Addition, which is not included within the perimeter of this replat, is an approved building site by way of L/S-0646.
  - F. The applicant shall submit the standard avigational easement and restrictive covenant for this property.
  - 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).

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. Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: S/D 85-63 - Preliminary Plat of Maxwell 3rd Addition

Dear Mr. Wiley:

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. Access to this property is provided by way of an Ingress/Egress Easement established on Film 542, Page 32. This plat proposes the shortening of this easement by approximately 300 feet. The applicant shall prepare the required legal instrument necessary for modification of the Ingress/Egress Agreement. A recorded copy of this instrument shall be submitted for the plat file.
- B. When Maxwell 2nd Addition was platted, an ingress/egress easement was established on Film 588, Page 1318 to provide access to Lot 6, Block 1 of Maxwell 2nd Addition across Lot 5, Block 1 of that same addition. Since Lot 5, Block 1 of Maxwell 2nd Addition is being replatted by this plat, it is necessary for the applicant to file an amended ingress/egress easement which assures a means of access to Lot 6, Block 1 of Maxwell 2nd Addition. A recorded copy of this instrument shall be submitted for the plat file.
- C. As was included within the plattor's text on Maxwell 2nd Addition, the plattor's text for this plat shall make reference to the ingress/egress easements mentioned in Items A and B of these comments.

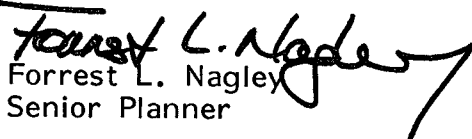
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Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
Re: S/D 85-63 - Preliminary Plat of Maxwell 3rd Addition  
August 16, 1985  
Page 2

- D. When Maxwell 2nd Addition was platted, a covenant was recorded with the plat which assured continuous maintenance of an on-site retention-detention pond and associated outfall structure. This covenant established that the costs of such maintenance would be borne by the owners of the various lots within Maxwell 1st and 2nd Additions. With the platting of this 3rd Addition, it is required that the applicant amend the existing maintenance covenant. A draft of this covenant shall be submitted for review and approval. After approval, the covenant shall be recorded with the plat.
- E. That part of Lot 4, Block 1, Maxwell 2nd Addition, which is not included within the perimeter of this replat, is an approved building site by way of L/S-0646.
- F. The applicant shall submit the standard avigational easement and restrictive covenant for this property.
- G. 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. The applicant is advised that the minimum building pad elevation existing for this property may need to be changed.
- H. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered by a utility easement.
- I. The applicant shall guarantee the abandonment of those public water lines not being provided for by this replat.
- J. 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.
- K. 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,

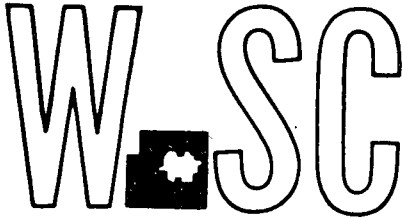
  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

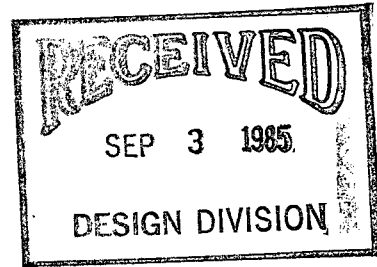
cc: Webb-Douglas Company, c/o Phil Ruffin, P.O. Box 17087, Wichita, KS 67217  
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



August 30, 1985

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: S/D 85-63 - Final Plat of Maxwell 3rd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 29, 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. Access to this property is provided by way of an ingress/egress easement established on Film 542, Page 32. This plat proposes the shortening of this easement by approximately 300 feet. The applicant shall prepare the required legal instrument necessary for modification of the Ingress/Egress Agreement. A recorded copy of this instrument shall be submitted for the plat file.
- B. When Maxwell 2nd Addition was platted, an ingress/egress easement was established on Film 588, Page 1318 to provide access to Lot 6, Block 1 of Maxwell 2nd Addition across Lot 5, Block 1 of that same addition. Since Lot 5, Block 1 of Maxwell 2nd Addition is being replatted by this plat, it is necessary for the applicant to file an amended ingress/egress easement which assures a means of access to Lot 6, Block 1 of Maxwell 2nd Addition. A recorded copy of this instrument shall be submitted for the plat file.
- C. As was included within the plat's text on Maxwell 2nd Addition, the plat's text for this plat shall make reference to the ingress/egress easements mentioned in Items A and B of these comments.
- D. When Maxwell 2nd Addition was platted, a covenant was recorded with the plat which assured continuous maintenance of an on-site retention-detention pond and associated outfall structure. This covenant established that the costs of such maintenance would be borne by the owners of the various lots

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Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
Re: S/D 85-63 - Final Plat of Maxwell 3rd Addition  
August 30, 1985  
Page 2

- within Maxwell 1st and 2nd Additions. With the platting of this 3rd Addition, it is required that the applicant amend the existing maintenance covenant. A draft of this covenant shall be submitted for review and approval. After approval, the covenant shall be recorded with the plat.
- E. That part of Lot 4, Block 1, Maxwell 2nd Addition, which is not included within the perimeter of this replat, is an approved building site by way of L/S-0646.
  - F. The applicant shall submit the standard avigational easement and restrictive covenant for this property.
  - G. The final plat tracing shall indicate the recording information for the Northwest Central Pipeline Easement on this property.
  - H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the Pipeline Easement Agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
  - I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
  - J. On the final plat tracing, the minimum building pad elevation shall also be expressed in Mean Sea Level.
  - K. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not needed by this replat.
  - L. The applicant shall guarantee the abandonment of those public water lines not being provided for by this replat.
  - M. On the final plat tracing, the County Clerk's name shall be changed to read DON WRIGHT.
  - N. Perimeter closure computations shall be submitted with 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 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.

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
Re: S/D 85-63 - Final Plat of Maxwell 3rd Addition  
August 30, 1985  
Page 3

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, September 5, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

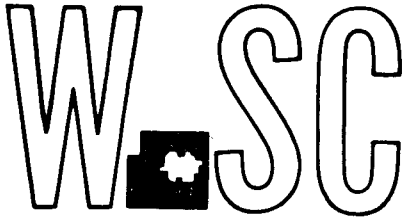
Enclosure

cc: Webb-Douglas Company, c/o Phil Ruffin, P. O. Box 17087, Wichita, KS 67217  
Mike Lindebak, City Engineer

1. Tullygrass Commercial Third. Existing 8" main and fire hydrant in area to be vacated. If main to be removed, developer should be charged all costs. Current Benefit District special assessments shall remain against property.
2. Briarwood Estates 5th. Item C. Existing 8" main in Panderosa joins E. from Alderny. Existing 12" in 13th. Existing 12" in 119th stops N. of Alderny, coming from 13th. If possible, 12" to be extended along 119th S. to South line of Alderny or to S. line of project. If 119th 12" not possible, existing water will serve the project.
3. Davidson and Frey Addition. ~~See~~ Water main available.
4. Maize Avenue Addition. Existing water (16" in Maize, 12" in Carr) to area. No water problems.
5. Hadijski Addition. Existing 8" water in water easement along E. side of Reserve B. Depending on use of Reserve B, additional easement to serve the property may be necessary to cross Reserve B.
6. Air Park Northeast. Existing rural water district line is in 37th and goes N. & S. in Greenwich. The nearest City of Wichita water line is in Webb Rd. at 39th, or in Webb Rd. at 37th. Either main could be extended to Greenwich. 20" Supply line required. Item C
7. Jeff Bruce Addition. Existing 6" water in Cleveland. No water problems.
8. First Dixon Addition. Existing 2" water main in New York. No water problems.
9. West Meadows Addition. Nearest water at 15th and Cedar Park (W. of 119th).

10. Maria Addition. Item B. Existing 6" Main in Lewis. Item C, additional water easement will be necessary in order to move water main out from under proposed pavement.
11. de Paul Addition. Existing water in Central, Kessler, and along the West side of the plat north of the existing hydrant. No water main in Newell.
12. Maxwell Third Addition. Item L. Existing water main shall be abandoned, any cost charged to developer.
13. Pine Bay Estates. Existing 16" main in Hydraulic ends at approximately 200' N. of 55th St. Much interest has been expressed in running city water to the area. If possible would suggest a supply line benefit district be tried. Ground Water is of poor quality, and once wells are allowed, extension of city water becomes more difficult.
14. A.T. & SF RR Street R/W Dedication. No water problems.
15. A.T. & SF RR Street Dedication along Santa Fe. No water problems. Existing 8" along existing R/W on E side 8' W. of E.R. Need to verify no prior water easement along R/W.
16. A.T. & SF Street Dedication along Santa Fe, S of 34th. No water problem.
17. Hamel & Rew Land Company. Utility Esm't. No water problem.
18. Woodlawn Development Co. Utility Esm't. No water problem.
19. Other Matters.

WICHITA—SEDGWICK COUNTY



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COMMISSION

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

September 5, 1985

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: S/D 85-63 - Final Plat of Maxwell 3rd Addition

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on September 5, 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 30, 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:

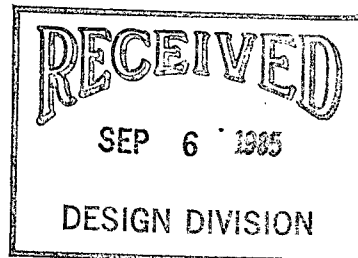
1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes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

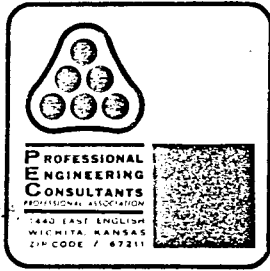
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cc: Webb-Douglas Company, c/o Phil Ruffin, P. O. Box 17087, Wichita,  
KS 67217

✓ Mike Lindebak, City Engineer

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# MEMO

TO: Mike Lindebak  
City Engineer

PROJECT NO. 36-85269-1014

PROJECT: Maxwell  
3rd Addn.

COPIES TO:

ATTN: Chris Breitenstein

DATE: 10/1/1985

Gary Snyder  
Forrest Nagley

FROM: Dick Linn

REFERENCE: Abandonment of  
8" Sanitary Sewer

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

It is necessary to abandon an existing 8" sanitary sewer in connection with the plat of Maxwell 3rd Addition.

The abandonment will consist of 2 pipe plugs & the removal of one manhole. The estimated cost is \$900<sup>00</sup> & the owner will submit an Irrevocable Letter of Credit as the guarantee. The actual work will be performed by the Marriott Contractor. The owner will request release of the guarantee upon completion of the work.

November 19, 1985

FBS Mortgage Corporation

Subject: Lot 2, Block 1, Maxwell 3rd Addition

Gentlemen:

At this time, the City of Wichita has no lien against Lot 2, Block 1, Maxwell 3rd Addition, for the construction of the detention - retention pond on subject lot.

Yours truly,

  
Chris J. Breitenstein, P.E.  
Civil Engineer III

CJB:gr

**THE CITY OF WICHITA**

**OFFICE OF** PLANNING DEPT.  
Design Division

**DATE** January 17, 1986

**TO** Monty Robson, CID Superintendent

**FROM** Vicky Huang, Civil Engineer II

**SUBJECT** Site Grading Plan for Lot 2, Block 1,  
Maxwell 3rd Addition

The site grading plan for Marriott Hotel at Lot 2, Block 1, Maxwell  
3rd Addition is approved.

Should you have any questions, please call me at extension 4237.

  
\_\_\_\_\_  
Vicky Huang, Civil Engineer II

VH:gf