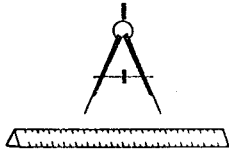


# THE CITY OF WICHITA



CITY ENGINEER'S OFFICE  
CITY HALL — SEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4501

August 17, 1984

Mr. Michael Boyd  
c/o 128 South Dellrose  
Wichita, Kansas 67218

Subject: Central and Edgemoor Improvement

Dear Mr. Boyd:

I am writing to confirm conversations our staff has had with your engineers and representatives regarding the improvements to be constructed at Central and Edgemoor.

In order to coordinate our construction project currently in progress with your proposed development at the northwest corner of the intersection, we have revised plans to eliminate construction which would conflict with your development plans, and to include additional parking lot removal to correspond with the new right-of-way lines, and construct driveway approaches as you have requested.

The responsibility for costs involved to perform this work is as follows:

1. The cost of revising the Central/Edgemoor plans (performed by City staff) will be charged to the project, and borne by the City.
2. The removal of additional asphalt parking lot to the new right-of-way line will be performed by the City's contractor and costs will be charged to the project and borne by the City.

# THE CITY OF WICHITA 2

Mr. Michael Boyd

August 17, 1984

3. The removal of the pump island, sign posts and bases, and other structures in the new right-of-way will be arranged and paid for by the developer.
4. The removal of drive approaches and replacement at the locations requested will be performed by the City's contractor, with costs charged to the project and borne by the City.
5. The construction of sidewalk adjacent to the new right-of-way line will be performed by the City's contractor, with costs charged to the project and borne by the City.
6. The City will provide a temporary storm water sewer stub and minor grading at the northwest corner of the intersection of Central and Edgemoor to receive drainage from the site prior to development.
7. Reconstruction of the intersection of Elm and Ridgewood, including installation of drainage inlets and extension of storm water sewer from the existing inlet on Edgemoor will be the responsibility of the developer.

I would like you and Mr. Boushka to review the above conditions, and if you are in agreement, please acknowledge your concurrence by signing in the spaces below and return this letter to me.

Thank you for your courtesy and cooperation in handling this matter. Please call if you have any problems or I can be of assistance.

Yours truly,

Michael E. Lindebak, P.E.  
City Engineer

MEL:hgr

APPROVED:

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Robert Lakin, Director of Planning

CONCURRENCE:

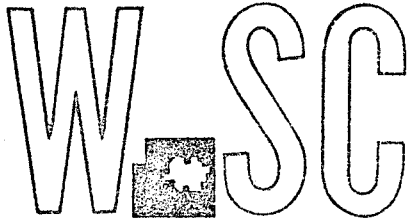
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Michael Boyd

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Richard Boushka

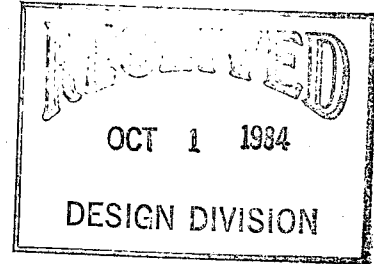
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

September 28, 1984



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

Re: S/D 84-93 - Final Plat of McMurtry Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 28, 1984, 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 the abandonment of the existing water line which is not being covered by the water easement and shall guarantee the construction of the new water line in the new water easement.
- B. The applicant shall guarantee the construction of the storm sewer required by the replatting of this property.
- C. The applicant shall guarantee the necessary work required for reconstruction of the Ridgewood/Elm Street intersection.
- D. The final plat tracing shall reference Elm Street instead of Highland Drive and Ridgewood instead of Brown Court on both the face of the plat as well as in the plat's text.
- E. The original plat of this property dedicated 30 feet of half-street right-of-way for Edgemoor and Central. This final plat indicates greater half-street rights-of-way existing. The final plat tracing shall indicate the recording information for the additional street rights-of-way granted by separate instrument from this property.
- F. The final plat tracing shall indicate a 35 ft. building setback from Edgemoor and a 35 ft. building setback from Central. The 35 ft. setback may be jogged around the building in the northeast corner.
- G. On the final plat tracing, the MAPC signature block shall be corrected to read: "JAMES C. WILSON, CHAIRMAN."

WICHITA - SEDGWICK COUNTY

Baughman Company, P.A.

Re: S/D 84-93 - Final Plat of McMurtry Addition

September 28, 1984

Page 2

- H. The final plat tracing shall indicate the required drainage easements adjacent to Edgemoor to cover the storm water sewer.
- I. The street right-of-way at the corner of Edgemoor and Central shall be corrected to correspond with the proposed sidewalk on the improvement plans for the intersection.
- J. The final plat tracing shall indicate a 10-foot utility easement adjacent to the north line of the lot.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted.
- L. Closure computations shall be submitted with the final plat tracing.
- M. 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 Thursday, October 4, 1984 at 1:30 p.m. If you have any questions concerning this matter, please call.

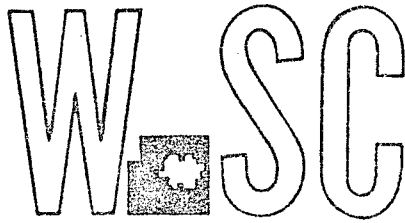
Sincerely,

  
Forrest L. Nagely  
Senior Planner

FLN:mlh

cc: Boushka-Boyd, c/o Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218  
Eloise McMurtry, c/o Boushka-Boyd, 128 S. Dellrose, Wichita, KS 67218  
✓ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY

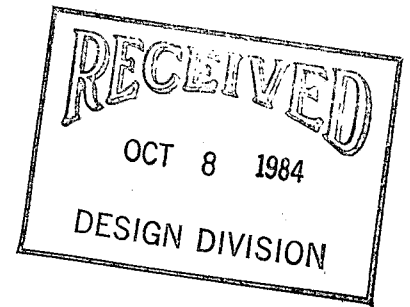


METROPOLITAN AREA PLANNING  
COMMISSION

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

October 4, 1984

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



Re.: S/D 84-93 - Final Plat of McMurtry Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 4, 1984, 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 September 28, 1984.

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 1982 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara Bonanni  
Planning Analyst

BB:mlh

cc: Boushka-Boyd, c/o Michael J. Boyd, 128 S. Dellrose, Wichita, KS 67218  
Eloise McMurtry, c/o Boushka-Boyd, 128 S. Dellrose, Wichita, KS 67218  
✓ Mike Lindebak, City Engineer

Water Lines  
For Sub-Division 1-17-85

1-14-85 Rev

1. No Water involved

2. Deerfield Addition

Existing 24" RCCP (Lock Joint) Main on the West side  
of Webb Road. May be tapped to serve Deerfield

3. Meridian Outlet Mall

Nearest Water located 10.5' S & 23.5' E of S&C L  
of 33rd & Meridian

Problems:

1. How to serve lot 4 Block 1?

2. " " " Lots 7, 8, 11, 12, 15, 16, 19, 20, 23, 24, Block 1

4. New Western Addition

8" and 2" as shown

5. Casado - Walker Addition

16" on E side Tyler

Note: #1445 S. Tyler has service; is this at 1445?

Has Water, Sewer, Fire Service

6. Chelsea Industrial Park

12" A.C. on N side of 47th st.

7. McMurtry Addition

Existing water main to be relocated.

B. Doster on 1-7-85 requested an amount for a  
Letter of Credit that would guarantee the project  
was completed. \$9500.<sup>00</sup> should cover the project.

Baughman to design project and write easements.