



# MEMO

TO: Mr. Phil Dietrich

PROJECT NO. 36-84168-1410

Sedgwick County Dept. of Public Works  
1250 South Seneca  
Wichita, KS 67213

PROJECT: Village Charters

Addition

ATTN: \_\_\_\_\_

DATE: June 11, 1984

COPIES TO:

Chris Breitenstein, P.E.

FROM: Charles Brown, P.E.

Forrest Nagley

REFERENCE: Drainage Concept/Plan

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

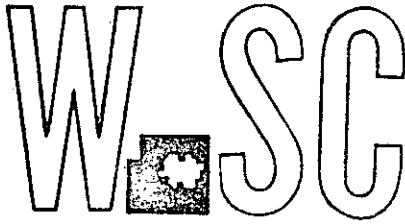
Attached is a copy of the Drainage Concept/Plan for the Village Charters Addition. The preliminary plat is scheduled on the June 21, 1984, Agenda of the Subdivision Committee.

Please contact me if you have any questions.

*Questions*

- 1. Adequacy of x'dp. Ditches & Storm Sewers*
- 2. Availability of Sanitary Sewer*
- 3. Lot 3 drain across lot 2.*

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



July 20, 1984

Professional Engineering Consultants, P.A.  
Attention: Gary Wiley  
1440 East English  
Wichita, Kansas 67211

Re: S/D 84-64 - Final plat of Village Charter Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 19, 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 extension of sanitary sewer to serve this 3-lot commercial plat.
- B. The applicant shall guarantee the extension of municipal water to serve the lots being platted. Since this property is outside the City limits of Wichita, the applicant shall submit an outside-the-City water service agreement.
- C. The applicant shall guarantee the paving of a portion of the medial in 21st Street to accommodate left turns into the property. The specifics regarding the extent of the improvement shall be worked out with County Engineering prior to submitting this plat for scheduling before the Board of City Commissioners.
- D. On the final plat tracing the 40 feet of complete access control to Tyler Road shall be dimensioned.
- E. On the final plat tracing the language in the plat's text shall be clarified as to the granting of the access control to adjacent streets.
- F. The applicant shall obtain by separate instrument the dedication of the off-site utility easement necessary for extension of sanitary sewer to serve this property. This easement shall first be submitted to City Engineering for review and approval, and then, submitted to the Planning Department for recording with the plat.
- G. Closure computations shall be submitted with the final plat tracing.

P. E. C., P.A.  
Attention: Gary Wiley  
July 20, 1984  
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H. 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, July 26, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

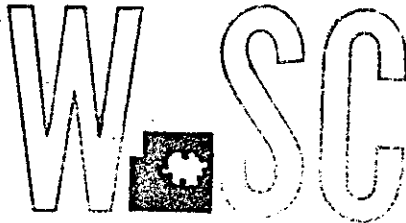
Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:bh

cc: Village Charters, Inc., c/o Mark Marney, 2024 North Amidon, 67203  
Claud Shelor, Director, Sedgwick County Department of Public Works  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL - TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

June 22, 1984

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

Re: S/D 84-64 - VILLAGE CHARTER ADDITION

Dear Gary:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 21, 1984, 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 extension of sanitary sewer to serve this 3-lot commercial plat.
- B. The applicant shall guarantee the extension of municipal water to serve the lots being platted. Since this property is outside the City limits of Wichita, the applicant shall submit an outside-the-City water service agreement.
- C. Prior or at the time a final plat is submitted, the applicant shall submit a drainage plan to County Engineering for review and approval.
- D. The final plat shall indicate the recording information for adjacent half-street rights-of-way.



WICHITA - SEDGWICK COUNTY

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- E. The applicant shall guarantee the paving of a portion of the medial in 21st Street to accommodate left turns into the property.
- F. Since street right-of-way is being vacated by this plat, appropriate reference shall be made to K.S.A. 12-512 (b) in the engineer's text.
- G. On the final plat, the 40 feet of "complete access control" being granted to Tyler Road from Lot 1 shall be labeled on the face of the plat.
- H. The applicant or his agent shall meet with City Engineering regarding sewer service for this property prior to filing a final plat.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

If you should have any questions, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

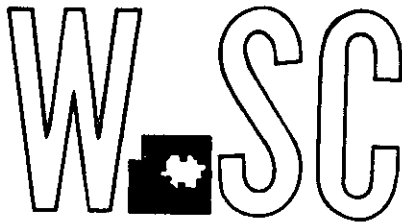
FLN:bh

cc: Mike Lindebak, City Engineer

Claud Shelor, Director of County Public Works

Mark Marney, Village Charters, Inc., 2024 N. Amidon, Wichita, KS. 67203.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



September 17, 1984

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

Attn.: Gary Wiley

Re: S/D 84-64 - Final Plat of Village Charter Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 13, 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 petition for the extension of sanitary sewer to serve this 3-lot plat. It is understood that this petition will be held until the required main extension to the west is made. Temporary use of a septic system for Lot 3 shall be obtained from the Health Department. A covenant prohibiting development of Lots 1 and 2 until sewer is available shall be submitted for recording with the plat.
- B. The applicant shall guarantee extension of municipal water to serve the lots being platted. Since this property is outside the City limits of Wichita, the applicant shall submit an outside-the-City water service agreement.
- C. The applicant shall guarantee the paving of a portion of the medial in 21st Street to accommodate left turns into the property. The specifics regarding the extent of the improvement shall be worked out with County Engineering prior to submitting this plat for scheduling before the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY

Professional Engineering Consultants, P.A.  
September 17, 1984  
Page 2

- D. On the final plat tracing, the 40 feet of complete access control to Tyler Road shall be dimensioned.
- E. On the final plat tracing, the language in the plat's text shall be clarified as to the granting of the access control to adjacent streets.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 27, 1984. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Professional Engr. Consultants, P.A., 1440 E. English,  
Wichita, KS 67211  
Village Charters, Inc., c/o Mark Marney, 2024 N. Amidon,  
Wichita, KS 67203  
\*Mike Lindebak, City Engineer  
Claud Shelor, County Engineer

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

September 20, 1984

Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, Kansas 67211

Re: S/D 84-64 - Final Plat of Village Charter Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 20, 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 17, 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: Village Charters, Inc., c/o Mark Marney, 2024 N. Amidon,  
Wichita, KS 67203

X Mike Lindebak, City Engineer  
Claud Shelor, County Engineer

