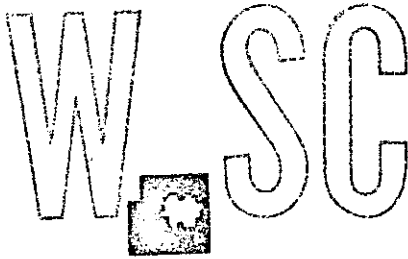


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 13, 1987



Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

Re: Final Plat S/D 87-21 - WOOLCOTT FIRST ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 12, 1987, 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 closure of the existing driveways that lie within areas being granted as "complete access control".
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Prior to this plat being reviewed by the Planning Commission, the applicant shall meet with the Traffic Engineer to discuss the amount of "complete access control" that can be platted to McCormick Street across the south line of the proposed lot. The lot's remaining frontage to McCormick Street shall be limited to two access points. This plat will not be scheduled for City Commission review until the issue of access controls to McCormick Street has been resolved with the Traffic Engineer.
- D. On the final plat tracing, the plattor's text shall be amended to reference that access controls are being granted to the City of Wichita.
- E. Article 7-201(H) of the Subdivision Regulations provides for the dedication of an additional 25 feet of half-street right-of-way back from the intersection of arterial streets. This additional right-of-way is required within 250 feet from the intersection of the centerlines of the arterial streets and tapers back to the normal half-street right-of-way (50 feet) at a point 350 feet from the centerline of the

Final Plat S/D 87-21 - WOOLCOTT FIRST ADDITION
Page 2

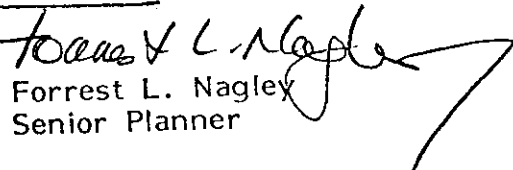
- arterial street intersection. Both McCormick and Meridian are classified as arterial streets. Staff has been supportive of not requiring 75 of half street right-of-way at intersections such as this one where development already exists on all four corners. This plat presently depicts the standard 50 of half street right-of-way for both streets which is satisfactory.
- F. 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.
 - 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - I. 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, March 19, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Phil G. Ruffin, 1522 S. Florence, Wichita, KS 67212
✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineering

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL - SEVENTH FLOOR
453 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
FAX (316) 268-4111

April 27, 1995

Carol Mellinger
Real Estate Services Manager
Total Petroleum
P.O. Box 500
Denver, k CO 80201-0500

RE: Access Control for Woolcott 1st
No. 1839 - 851 Meridian

Dear Ms. Mellinger:

In response to your letter dated April 24, 1995, enclosed is a copy of the plat for Woolcott 1st Addition. On the plat I've highlighted the language pertaining to access rights.

If I can be of further service you may call me at (316) 268-4430.

Sincerely,

Jack Love
Utility/Right-of-Way Coordinator

:cls

- 1 Glenn and Wanda Davis. Vacation of utility easement. No water problem.
- 2 Martin Burdick. Vacation of flooding reserve. No water problem.
- 3 John Dugan. Vacation of utility easement. No water problem.
- 4 Inland Investment Co. Inc. Vacation of utility easement. No water problem.
- 5 Delora M. Donovan. Vacation of Street E/W. No water problem.
- 6 Schafeld-Hatchett Partnership. Vacation of alley E/W. No water problem.
- 7 Huntington Place Second Addition. Final plat. Item 6, mains to be extended. No water problem.
- 8 Davis - Moore 5th Addition. Preliminary plat. 8" main north of 41st St. on Courtland to be abandoned. Fire hydrant at Kellogg and Courtland to be relocated if necessary. Cost of water in, work to be at expense of developer. Water meter 5' of Kellogg on Courtland to be relocated to public E/W if still in use as necessary.
- 9 Concord Business Park. Preliminary plat. Item 8, mains to be extended. Line in Bunker Hill shall be abandoned in that part of Bunker Hill being vacated. All lots in this plat shall receive service from the line in Concord. Line size shall be 8" to adequately feed fire hydrants. If buildings along Bunker Hill face Bunker Hill Court (vacated), service may be received from the existing line in Bunker Hill. Cost of abandoning line in Bunker Hill shall be at expense of Developer.

- 10 Woolcott First Addition. Final Plat. Area now served. No water problem.
- 11 Wood River Addition. Preliminary Plat. Item 8, main to be extended. Mains to be sized to provide fire protection. Eventual feed from 41st St. So.
- 12 Keeler Industrial Tracts. Preliminary Plat. Item 8, main to be extended. Main size to be 12". 71' of north end of Cumberland Way and at Service.
- 13 Other Matters.