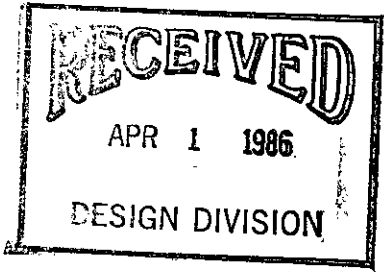




METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



March 31, 1986

Mr. Joseph Krahn
Chief of the Bureau of Right-of-Way
Kansas Department of Transportation
State Office Building
Topeka, KS 66612

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Re: S/D 86-32 - Proposed preliminary plat of Wooster Addition, located adjacent to and west of K-254, in an area north of 53rd Street North. Section 14, 26S, R1E.

Dear Mr. Krahn:

Attached please find a copy of the above-referenced plat. This plat is located adjacent to K-254 Highway, north of the City of Wichita. The property is being platted for residential purposes.

Please review this plat relative to the applicant's proposal to extend an existing asphalt roadway, that is within K-254 right-of-way, to serve the proposed lot. We assume "complete access control" exists from this property to the State highway and will ask that the final plat indicate this.

This preliminary plat will be considered by the Subdivision Committee of the Planning Commission on Thursday, April 10, 1986. If you have any comments or suggestions about the platting of this property, I would appreciate your contacting me prior to this meeting. My telephone number is: (316) 268-4459.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Senior Planner

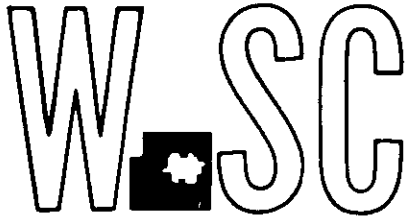
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Enclosure

cc: Mike Lindebak, City Engineer
Jim Weber, Sedgwick County Department of Public Works
Reiss & Goodness Engineers, 2160 West 21st Street, Wichita, KS 67204

1. Good Old Days, Inc. Alley vacation. 21st & Piatt. No water problem.
2. Barnes' Cottonwood Creek Addition. Prelim. Plat. Existing 12" water main in 29th Street. No water problem.
3. Huntington Place Commercial Addition. Prelim. Plat. Item C, main to be extended. Nearest main is located approximately 825' N. of the NE of Harvest (12" AC)
4. Wicham Addition. Final Plat. Nearest water main at Meridian & MacArthur. Petition for church property being held for future extension in MacArthur. Water in West street located north of 235 R/W. Water not yet available. Suggest obtaining a petition for water to be held until water is available.
5. Wooster Addition. Prelim. Plat. No City Water available. No water problem.
6. Vulcan-North Addition. Final Plat. No city water available.
7. Fred Caso. Grant Utility Esmt. Esmt. is for water main, description verified, no water problems.
8. Robert L. & W. Elaine Halberg. Grant additional utility easement. No water problem.
9. Other Matters.

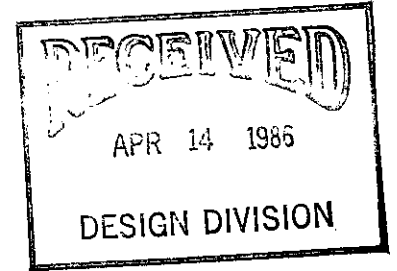
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 11, 1986



Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: S/D 86-32 - Preliminary Plat of Wooster Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 10, 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. Since sanitary sewer is not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. Since this plat involves the platting of a floodway, the platting text on the final plat shall reference the standard floodway language.
- C. On the final plat, "complete access control" shall be indicated to K-254 Highway, across the southeasterly line of the proposed lot.
- D. On the final plat, appropriate reference shall be made in the platting text to the "complete access control" to K-254. If this access control was obtained by separate instrument or was condemned, the appropriate recording or condemnation case numbers shall be indicated.
- E. The final plat shall indicate the amount of half-street right-of-way existing for K-254 Highway adjacent to this property.
- F. On the final plat, the recording information for the 25-foot wide agricultural ingress and egress easement shall be indicated.

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Reiss & Goodness Engineers
Re: S/D 86-32 - Preliminary Plat of Wooster Addition
April 11, 1986
Page 2

- G. On the final plat, the southeasterly line of the floodway being platted shall be dimensioned with a bearing and distance.
- H. The applicant shall guarantee the construction of the portion of street right-of-way being dedicated by this plat.
- I. On the final plat, the right-of-way being dedicated for 53rd Street North Court shall be expanded to omit creating the two small triangular pieces of land depicted on the preliminary plat.
- J. The final plat shall reference the required minimum building pad elevation for this property. This information shall be noted on the face of the plat as well as in the plat's text.
- K. The applicant's agent has advised that this property will be served with municipal water from the City of Kechi.
- L. As requested by K.G. & E., the final plat shall indicate a 10-foot wide utility easement adjacent to the west line of the southern portion of the lot.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to the County Engineer for review and approval.
- N. 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.
- O. 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

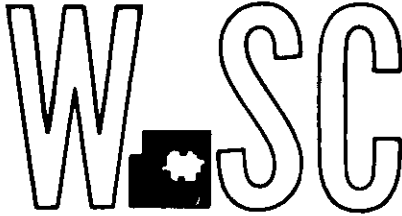
cc: Walter A. Wooster, 1654 W. 37th St. Ct. North, Wichita, KS 67204
Jack Brown, Health Department
Jim Weber, County Engineer
✓ Mike Lindebak, City Engineer

1. Critchfield Real Estate. Vacation of Street R/W.
Existing 8" Water main ends 14' E and 4' N of the SE PC
at Batten and 25th St. No water problem.
2. Clarence W. Rymen. Vacation of Storm Sewer and Drainage
Esmt. No water problem.
3. City of Wichita. Vacation of St. R/W. No water problem
4. Inland Investment Inc. Vacation of Utility & drainage Esmt.
No water problem.
5. Noordhoek Addition. Final Plat. Existing water in 143rd
and 9th St. Item D., outside city application & restrictive
covenant required.
6. Hultman Addition. Preliminary Plat. No city water available.
No water problem.
7. Wooster Addition. Final Plat. Item A, no water available,
no water problem.
8. Pinewood Mobile Home Park Addition. Preliminary Plat. Existing
main in Hydraulic. No water problem.
9. Vanderhoff Gardens Second Addition. Preliminary Plat. Item B.
Mains to be extended. If King St is vacated, how will Lot
3 receive water, from Vanderhoff St.? State Highway
Dept. is interested in Water extension, suggest P.O. to include
all interested in water extension.
10. The Dugan Centre Addition. Preliminary Addition. Item D.
mains to be extended. Existing water main in Ridge Rd.
and on Dugan at a location 192' N of Kellogg. To adequately serve
the tract, main would need to be extended in Dugan and Taft
and tied in at Ridge Rd. and Taft.

11. Woodspring Third Addition. Final Plat. Item B, main to be extended. No water problem.
12. New Western 2nd Addition. Preliminary Plat. Waterline is currently under construction.
13. Deer Run Addition. Second revised Preliminary Plat. Item B, mains to be extended. Existing 24" main in Webb.
14. Cherokee Industrial Park Addition. Revised Prelim. Plat. Item D, mains to be extended. Main in Santa Fe needs to extend around Cul-de-Sac to serve lot 6, main in 93rd to be extended along south side of 93rd around Cul-de-Sac to serve lot 5. No water problem.
15. Golden Hills 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Mid-Continent Airport Addition. Item B, main to be extended. The existing line along the west side of Lot 1, Blk 2 is not shown on their prelim. plat, this line is a 12" that extends only part way along Lot 1, Blk 2. A 12" line needs to be extended north along Lot 1, Blk 2, thence east along the south R of Lot 1, Blk 1.
17. Golf Park West Addition. Item B, mains to be extended. Petition being held by Church property on N side of 21st in approximately the same area as this plat. Nearest main in 21st St. N., west of Tyler.
18. Woodlawn Development Company. Dedicate Street R/W. No water problem.
19. Elmo and Mabel Mauck. Grant a portion of utility easement. No water problem.

20. Quincie and Zella Gibson. Dedicate Additional Street R/W. No water problem.
 21. Quincis and Zella Gibson. Grant Additional Utility Esmt. No water problem.
 22. Metonal Lab, Inc. Dedicate Utility Esmt. No water problem.
 23. Maurcen F. Hilbish. Grant additional utility easement. No water problem.
 24. Christopher Jeter. Dedicate Street R/W. No water problem.
 25. City Land Inventory Case. No water problem
-
26. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 9, 1986

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: S/D 86-32 - Final Plat of Wooster Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. The final plat tracing shall label the centerline of adjacent K-254 Highway.
- C. The applicant shall guarantee the construction of the portion of street right-of-way being dedicated by this plat.
- D. The final plat tracing shall indicate a floodway adjacent to the north line of the plat as required by the drainage plan for this property.
- E. On the final plat tracing, the street being platted shall be labeled "53rd Street North Court."
- F. The final plat tracing shall reference the required minimum building pad elevation of 1370 Mean Sea Level. This information shall be noted on the face of the plat as well as in the plattor's text.
- G. The applicant's agent has advised that this property will be served with municipal water from the City of Kechi.

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Reiss & Goodness Engineers
Re: S/D 86-32 - Final Plat of Wooster Addition
May 9, 1986
Page 2

- H. On the final plat tracing, the City Commission signature block shall be corrected to reference TONY CASADO as Mayor.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. 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, May 15, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



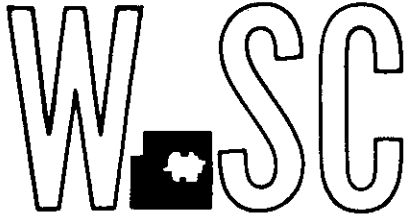
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: ~~Walter A. Wooster, 1654 W. 37th St. Ct. North, Wichita, KS 67204~~
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 15, 1986

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: S/D 86-32 - Final Plat of Wooster Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 15, 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 May 9, 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: Walter A. Wooster, 1654 W. 37th St. Ct. North, Wichita, KS 67204
Mike Lindebak, City Engineer
Jim Weber, County Engineering

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