

S/D NO. 77-129 Name Special Ed Addition  
Date Application Rec'd. 8-30-77 Preliminary Approval 11-17-77  
Scheduled S/D Meeting 2-9-78

DESCRIPTION

General Location Approximately 1/2 mile west of Ridge Road on the north side of Second Street as extended from the east and the west.

Owner U.S.D. #259  
Surveyor/Engineer K. O. Taylor  
Address 1542 South St. Francis (67211) Phone 264-0341

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>15</u>  | 7. Lineal Feet of New Streets:                                     |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.                         |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft.                         |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.                         |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.                         |
| Other <u>        </u> <u>1</u>  | e. <u>35</u> R/W <u>2095</u> ft.                                   |
| Total Number of Lots <u>1</u>   | TOTAL <u>2095</u> ft.  |
| 3. Minimum Lot Frontage <u>450</u> ft.                                      | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>x</u> <u>no</u> |
| 4. Minimum Lot Area <u>563,300±</u> ft.                                     |  |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</u>  |  |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No)  |  |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

- A. The right-of-way being dedicated on the plat for the south half of Country Acres may be reduced from 35 feet to 30 feet.
- B. It shall be noted that additional right-of-way dedications by separate instrument for Woodchuck from Central to Second Street and the method of assuring the paving of said street have yet to be resolved. In addition, additional right-of-way dedications for Country Acres and Second Street from the east line of the plat to Brown Thrush and the paving of the south half of Country Acres are yet to be resolved. These matters are being reviewed by the Planning Department and Department of Public Works.
- C. The applicant's engineer shall meet with the Engineering Division of the Department of Public Works and the Flood Control Office relative to designing an acceptable drainage plan for subject property and the method whereby the applicant can assure that the necessary drainage improvements associated with the plat will be made.
- D. The applicant shall contact the Engineering Division of the Department of Public Works and the Water Department relative to providing an acceptable guarantee for the extension of sanitary sewer and City water to serve the plat. Letters obtained from these Departments stating that satisfactory arrangements have been made for the extension of these utilities, shall be submitted to the Planning Department.
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- F. Sidewalks will be required adjacent to Woodchuck and Second Street. The applicant shall submit a document to be record-

ed with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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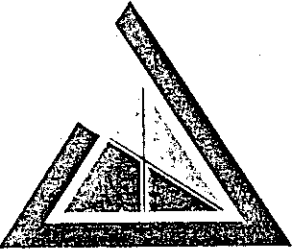
- |   |  |                                      |   |
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| 2. Number of Lots:                                |  | a. _____ R/W _____ ft.               |   |
| Residential                                       | _____  | b. _____ R/W _____ ft.               |   |
| Commercial  | _____  | c. _____ R/W _____ ft.               |   |
| Industrial  | _____  | d. _____ R/W _____ ft.               |   |
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| 3. Minimum Lot Frontage                           | <u>450</u> ft.                                   | 8. Sidewalk adjacent to all streets? | <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area                               | <u>563,300 ±</u> ft.                             |                                      |   |
| 5. Existing Zoning                                | <u>AA</u>  |                                      |   |
| 6. Proposed Zoning                                | <u>AA</u>  |                                      |   |
| 9. Public Water Supply                            | <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |                                      |   |
| 10. Public Sanitary Sewers                        | <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |                                      |   |
| 11. Health Department Approval (where applicable) | <u>n/a</u> (Yes-No)                              |                                      |   |
| 12. City of Wichita                               | <u>x</u> : Three-Mile Area _____                 |                                      |   |

STAFF COMMENTS:

- A. In order to provide access to the site and to complete the street patterns already established in the area, the applicant shall contact adjacent property owners and attempt to obtain, by separate dedication, 35 feet for the north half of Second Street from Brown Thrush to the east line of the plat; 30 feet for the west half of Brown Thrush from Second Street to Country Acres; and 35 feet for the southerly half of Country Acres from Brown Thrush to the east line of the plat; the south half of Second Street and the west half of Woodchuck adjacent to the plat.
- B. The applicant shall submit valid petitions guaranteeing the paving of Woodchuck, Second Street, Brown Thrush and Country Acres.
- C. A 25-foot building setback from Country Acres, Woodchuck and Second Street shall be indicated on the plat.
- D. The applicant shall guarantee the extension of sanitary sewer and city water to serve subject property.
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- F. Sidewalks will be required adjacent to Woodchuck and Second Street. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.

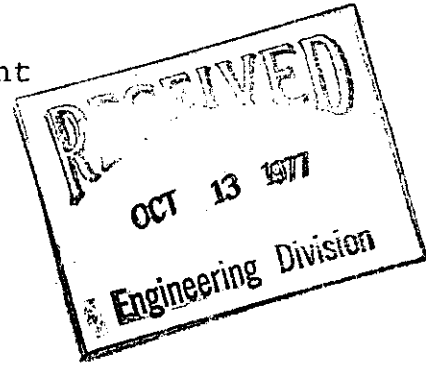
(OVER)

- 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).



7 October 1977

Mr. Ray Bruggeman  
Director, Public Works Department  
City of Wichita  
455 N. Main  
Wichita, Kansas 67202



Re: THAM Project 7503  
Special Education Center

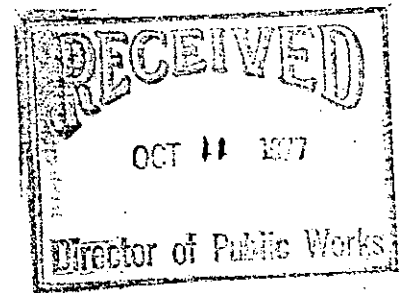
Dear Mr. Bruggeman:

Richard Holstead, Director of School Plant Planning and Operations Services for the Wichita Public Schools suggested that I write to you stating again some of the points that were discussed during the Intergovernmental group meeting on September 21, 1977, regarding the paving of streets adjacent to the site of the new Special Education Center.

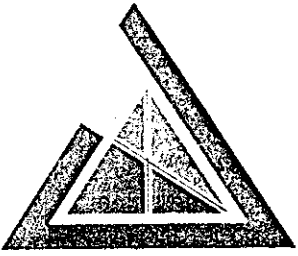
It is imperative that Woodchuck continue on south from Central to Second and that Second continue west from Ridge to Woodchuck, both as collector streets. Country Acres should be continued southwest from Brown Thrush to Woodchuck as a full street instead of a half street as it is presently paved. Second from Ridge to Brown Thrush should also be paved to its full width.

All of the students will be bussed to the facility and there will be considerable auto traffic to and from it throughout the day, so it is extremely important that the vehicular traffic patterns around the site function smoothly.

School is scheduled to start in the Special Education Center in September of 1980.



Mr. Bruggeman  
Page 2  
10-7-77



It is my understanding that the sketch plat has been submitted to the Metropolitan Area Planning Commission. It is our hope that the project can move through the platting processes in an orderly fashion. I am available to answer any questions regarding the physical aspects of the project.

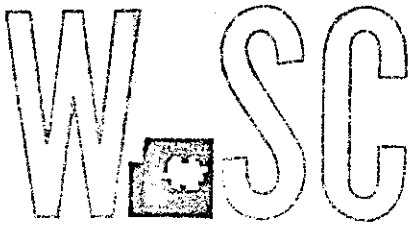
Very truly yours,

  
Robert B. Harris, AIA

RBH/ms

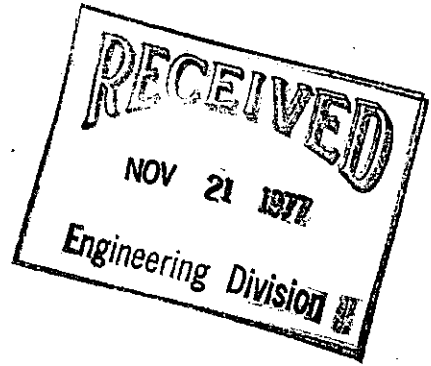
cc: Richard L. Holstead

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



November 18, 1977

K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: 77/129 Special Ed Addition Preliminary Plat

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 17, 1977, 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. In order to provide access to the site and to complete the street patterns already established in the area, the applicant shall contact adjacent property owners and attempt to obtain, by separate dedication, 35 feet for the north half of Second Street from Brown Thrush to the east line of the plat; 30 feet for the west half of Brown Thrush from Second Street to Country Acres; and 35 feet for the southerly half of Country Acres from Brown Thrush to the east line of the plat; the south half of Second Street and the west half of Woodchuck adjacent to the plat.
- B. Before submitting a final plat the applicant and/or his engineer shall meet with representatives of the Department of Public Works and resolve the drainage and street paving problems associated with this plat.
- C. A 25-foot building setback from Country Acres, Woodchuck and Second Street shall be indicated on the plat.
- D. The applicant shall guarantee the extension of sanitary sewer and city water to serve subject property.

WICHITA — SEDGWICK COUNTY

K. O. Taylor  
November 18, 1977  
Page Two

- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- F. Sidewalks will be required adjacent to Woodchuck and Second Street. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- G. Requirements of a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely



Louise Olivarez  
Junior Planner

LO:et  
Encl

cc:

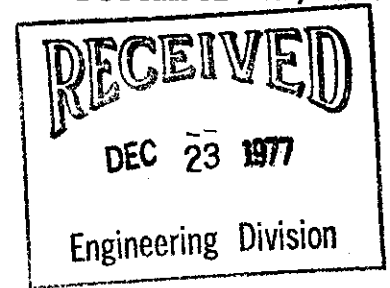
U.S.D. 259, % Roger Coad, 3850 N. Hydraulic, Wichita, Ks 67219  
Dean Sellers  
M. S. Mitchell

WICHITA-SEDGWICK COUNTY

DATE

December 22, 1977

METROPOLITAN AREA PLANNING DEPARTMENT




TO Ray Bruggeman, Director of Public Works  
FROM Robert A. Lakin, Director of Planning  
SUBJECT S/D 77-129 - SPECIAL ED ADDITION

After you raised the Woodchuck questions with me on the above plat, I did go back to the office and review the file and discussed the matter with Newby. I certainly see no major objection to designing Woodchuck north to Central as a collector in this area although with a straight half mile shot from Second Street to Central there may be some who object. There may eventually be problems in managing traffic with that design, particularly in the event we have high density development proposed and approved in the area to the west together with the high school.

I think that before the final plat is brought back for reconsideration there should be direct contact with those abutters to Woodchuck who would be impacted as well as the owners whose land may be condemned, to advise them of what is being discussed. Also, the Traffic Engineers or City Engineers should prepare a specific design for handling the transition of Woodchuck between the Special Ed Addition and a point north of its existing curvature. In the event that your people would rather not do this, if you will let me know, I will have Newby make these contacts.

It would seem important that we have this information in hand and the issues generally resolved rather than have arguments occurring at the time the final plat is submitted to the Subdivision Committee. As soon as somebody has a set of firm sketches to show what you would like to do, I would suggest a small neighborhood meeting with the people involved to discuss the changes with them and how specifically the reconstruction and/or construction will take place and be financed.

  
Robert A. Lakin  
Director of Planning

RAL:JHG:rme

cc: Dr. Richard Holstead, Board of Education  
1400 George Washington, 67211  
✓ Dick Linn, City Engineer  
Kenneth O. Taylor, Engineer, 1542 S. St. Francis, 67211  
Curtis L. Newby, Junior Planner, Current Plans Division

IMPROVING WOODCHUCK - 2nd TO CENTRAL

1. 2nd STREET TO NORTH LINE COUNTRY ACRES AVENUE

CONSTRUCT TO COLLECTOR STREET STANDARDS. SPECIAL ASSESSMENT TO SPECIAL ED. ADDITION AND WHISPERING PINES ESTATES WITH WIDENING AND INTERSECTIONS PAID BY CITY AT LARGE

S.A. = \$70,000.00

G.O. = 30,000.00

2. SOUTH LINE REDBARN LANE TO CENTRAL AVENUE

REALIGN PAVEMENT AND WIDEN EXISTING PAVEMENT TO COLLECTOR STREET STANDARDS. VACATION OF A PORTION OF WOODCHUCK AND EXTENSION OF DRIVEWAY ACCESS WILL BE NECESSARY.

COST TO BE PAID BY CITY AT LARGE

G.O. = \$50,000.00

3. NORTH LINE COUNTRY ACRES AVENUE TO SOUTH LINE REDBARN

NO EXISTING RIGHT OF WAY AT THIS SEGMENT. ACQUISITION OF TWO SMALL VACANT LOTS IS NECESSARY ON THE EAST SIDE AND THE BALANCE OF RIGHT OF WAY ON THE WEST FROM THE DIOCESE. THE REPRESENTATIVES OF THE DIOCESE HAVE STATED THAT THEY ARE WILLING TO DEDICATE THE RIGHT OF WAY IN RETURN FOR NO SPECIAL ASSESSMENT. PROPERTY OWNERS TO THE EAST HAVE EXPRESSED THAT THEY DID NOT WISH TO BE INCLUDED IN A BENEFIT DISTRICT FOR THE PAVING.

ESTIMATED COST = \$25,000.00

S.A. = 20,000.00

G.O. = 5,000.00

RIGHT OF WAY COST NOT ESTIMATED.

ctr. Sec. 21, 27S, RIW.

66

55+77.6 MH.  
15'

70.13972 -12.5' deep.  
Rim 1516

222'

5" VEP  
640'

52+62.0 MH

40 SOCORA DR.

MH - as per  
- Helton  
1/31/72  
Exp. only

259

3" VEP  
330'

49+41.0 MH.

47+35.0 MH.

18" VEP  
4'

310'

15'

20'

44+74.0 MH.

30'

100'±  
145'  
25.4 K  
Exp. only

43+66.3 MH.

SEWER

9

Jan. , 1978

Woodchuck - 2<sup>nd</sup> to Central

(~~2<sup>nd</sup> to Red~~)

(Country Acres Ave to Red Barn)

1/ 2<sup>nd</sup> to Country Acres ±

R/W - by plat or dedication

Cost - residential assessment to b.d.

collector st. widening = G.O.

2/ Country Acres to Red Barn - east side  
acquire two vacant lots = G.O.

Cost - with "access" Bd of G.O.

" access contest " 100% G.O.

3/ Country Acres to north end - west side

R/W = ded. by Deed

cost = ~~split~~ 100% G.O.

W.S. - Country Acres to Red Barn

if R/W dedicated

cost = G.O

if R/W purchased

cost = SA + G.O for widening

IMPROVING WOODCHUCK - 2nd TO CENTRAL

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CONSTRUCT TO COLLECTOR STREET STANDARDS. SPECIAL ASSESSMENT TO SPECIAL ED. ADDITION AND WHISPERING PINES ESTATES WITH WIDENING AND INTERSECTIONS PAID BY CITY AT LARGE

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ESTIMATED COST = \$25,000.00

S.A. = 20,000.00

G.O. = 5,000.00

RIGHT OF WAY COST NOT ESTIMATED.

IMPROVING WOODCHUCK - 2nd TO CENTRAL

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 CONSTRUCT TO COLLECTOR STREET STANDARDS. SPECIAL ASSESSMENT TO SPECIAL ED. ADDITION  
 AND WHISPERING PINES ESTATES WITH WIDENING AND INTERSECTIONS PAID BY CITY AT LARGE

$$2.A. = \$70,000.00$$

$$G.O. + 30,000.00$$

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 REALIGN PAVEMENT AND WIDEN EXISTING PAVEMENT TO COLLECTOR STREET STANDARDS. VACATION  
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$$G.O. = \$20,000.00$$

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	=	ESTIMATED COST	\$25,000.00
	=	2.A.	20,000.00
	=	G.O.	5,000.00
RIGHT OF WAY COST NOT ESTIMATED.			

February 9, 1978

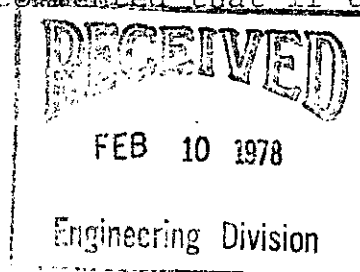
METROPOLITAN AREA PLANNING DEPARTMENT

TO Ray Bruggeman, Director of Public Works  
FROM Robert A. Lakin, Director of Planning  
SUBJECT Consideration of Extending Woodchuck Lane from Redbarn Lane to Second Street - Associated with S/D 77-129 Special Ed Addition

Several weeks ago we held a meeting in our office and discussed the possibility of reconstructing and widening Woodchuck in the area from Redbarn north to Central, and constructing and extending Woodchuck from Redbarn on south to Second Street. Francis Hesse was present representing the Diocese and Jerry Feldman and Joel Pollack were present representing the contract-purchaser of the property directly west of the area being platted as Special Ed Addition. There were also in attendance several property owners who reside in the residential area to the east as well as representatives of the Board of Education, Public Works Engineering, Traffic Engineering and Maintenance-Flood Control Divisions and my staff. Unfortunately, we did not have representatives from either one of the undeveloped triangular lots (Lot 10 or 11, Block G, Meadowview Estates) which need to be purchased for street right-of-way if Woodchuck is to be extended.

As I understand, the general consensus was that no one disagreed with the idea of extending Woodchuck, however, several expressed concern that they did not want to be included in a benefit district. Mr. Hesse made it clear that through the years they have cooperated with the City wherever possible, that they would certainly consider dedicating the necessary right-of-way for street improvements (depending, of course, on the amount) however, he questioned part of their land having to pay for the improvement. He was concerned about their land being sold under contract and in the event the contract is not consummated the Diocese will be having to pay 10 to 15 years of assessments for a collector that they didn't necessarily need at this time.

Several property owners in Block "G" between Redbarn and Country Acres, expressed, either at the meeting or by phone, that they felt that Woodchuck would not benefit their lots and they questioned why they should be included in a benefit district. Hesse also questioned having to pay for this segment if they dedicated the right-of-way from their side. Linn commented that if there



This last part of Woodchuck is the one I am having difficulty with that no one pays except the City. I do understand, however, the arguments that neither the Diocese or the residents in Block "G" believe this street to be of any benefit to them, that it is being done as a convenience to the B.O.E. to provide better access. I also believe Woodchuck is needed to be extended to benefit the Diocese property that is being sold for development.

These are the issues as discussed. This plat is on the Subdivision agenda today. The B.O.E. is anxious to complete their plat with the understanding that the City will proceed to do whatever is necessary to have Woodchuck extended when their school is ready to open. It would seem appropriate for Public Works to have a proposal ready to be discussed by the Board of City Commissioners when this plat is considered which could be another 30-45 days.

I would appreciate your advising me your position on these issues. I am forwarding copies of this memo to those who were in attendance at the meeting or who called in an interest. We will keep all advised as to whenever this item again will be scheduled for discussion.

  
Robert A. Lakin  
Director of Planning

RAL:JHG:et

cc:

Francis Hesse, Attorney at Law, Farmers & Bankers Bldg.,  
Wichita, Kansas 67202  
Jerry Feldman, 1901 West 13th Street, Wichita, Kansas 67203  
Joel Pollack, 1901 West 13th Street, Wichita, Kansas 67203  
Dr. Richard Holstead, Board of Education, 1400 George Washington,  
Wichita, Kansas 67211  
Robert Harris, Architect, 262 North Waco, Wichita, Kansas 67202  
Randolph Turner, 518 Redbarn, Wichita, Kansas 67212  
Vergil E. Esau, 512 Redbarn, Wichita, Kansas 67212  
Arthur W. Binford, 461 Country Acres, Wichita, Kansas 67212  
S. Goode, 542 Woodchuck, Wichita, Kansas 67212  
Dick Linn, City Engineer  
Dean Sellers, Assistant City Engineer  
Bill McKinley, Assistant Traffic Engineer  
M. S. Mitchell, Assistant Superintendent of Public Works Maintenance-  
Flood Control Supervisor

B/K G meadowview Estates

lot 10 Sheriff major Entrep Inc.

lot 11 Foreclosure in meadowview Shopping Center  
obt by Sheriff deed

lot 12 Benford

## WICHITA-SEDGWICK COUNTY

DATE

## METROPOLITAN AREA PLANNING DEPARTMENT

February 9, 1978

TO Ray Bruggeman, Director of Public Works

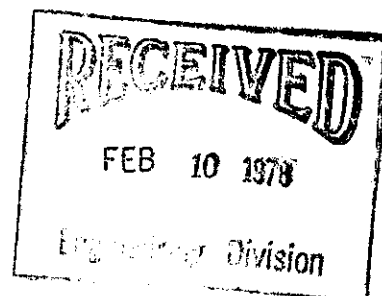
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was complete access control in this block on both sides that perhaps the City might be in a position to pay for this block. I am concerned about using this as a device to avoid special assessments where control of access is not needed or is not the issue at hand.

Regarding the reconstruction of the present Woodchuck-Redbarn intersection, it was felt that this should be paid by the City at large, that it was not necessarily a benefit to the neighborhood, that the vacation of the street, the reconstruction and extension of private driveways to the improved and realigned Woodchuck should be at the City's expense.

As to widening existing Woodchuck, McKinley felt that it certainly should be widened from a 30' to the 40' collector standard. We already have the necessary street right-of-way, and the existing 30' of pavement is off-centered 10' to the east. The comments were that widening should be at the City's cost.

As a result of the meeting, it seems that there are three areas of Woodchuck with separate problems and the issues are as follows:

Woodchuck Lane - between Country Acres and Second Street

The Diocese would consider dedicating the necessary street right-of-way, and that part of their property under contract to be sold and the B.O.E. property would pay the pavement costs for a normal residential street with the City paying the additional cost for the collector standard. Of course, the Diocese still has the reservation about being left with the specials should their contract fall through.

Woodchuck Lane - Between Redbarn Lane and Central

The Diocese would consider dedicating additional right-of-way for the area just north of Redbarn. The City would pay all costs for widening existing Woodchuck to a collector standard, reconstructing of the existing intersection of Woodchuck and Redbarn, extend private drives where necessary, and complete a vacation case.

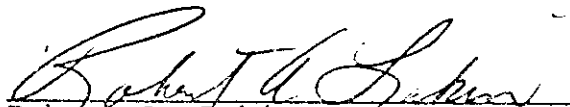
Woodchuck Lane - between Redbarn Lane and Country Acres

This area seems to be the most critical one as the issue is who pays. The Diocese again may be willing to dedicate the right-of-way and may also consider dedicating complete access control if they do not have to pay for any of the paving costs. The City will have to purchase the two undeveloped lots in Block "G" Meadowview Estates (Lots 10 and 11). The residences also in Block "G" do not want to pay for any pavement costs.

This last part of Woodchuck is the one I am having difficulty with that no one pays except the City. I do understand, however, the arguments that neither the Diocese or the residents in Block "G" believe this street to be of any benefit to them, that it is being done as a convenience to the B.O.E. to provide better access. I also believe Woodchuck is needed to be extended to benefit the Diocese property that is being sold for development.

These are the issues as discussed. This plat is on the Subdivision agenda today. The B.O.E. is anxious to complete their plat with the understanding that the City will proceed to do whatever is necessary to have Woodchuck extended when their school is ready to open. It would seem appropriate for Public Works to have a proposal ready to be discussed by the Board of City Commissioners when this plat is considered which could be another 30-45 days.

I would appreciate your advising me your position on these issues. I am forwarding copies of this memo to those who were in attendance at the meeting or who called in an interest. We will keep all advised as to whenever this item again will be scheduled for discussion.

  
Robert A. Lakin  
Director of Planning

RAL:JHG:et

cc:

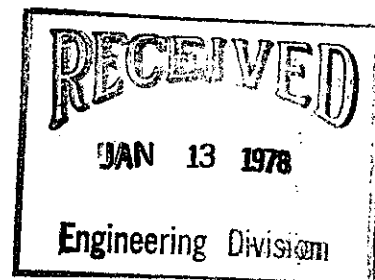
Francis Hesse, Attorney at Law, Farmers & Bankers Bldg.,  
Wichita, Kansas 67202  
Jerry Feldman, 1901 West 13th Street, Wichita, Kansas 67203  
Joel Pollack, 1901 West 13th Street, Wichita, Kansas 67203  
Dr. Richard Holstead, Board of Education, 1400 George Washington,  
Wichita, Kansas 67211  
Robert Harris, Architect, 262 North Waco, Wichita, Kansas 67202  
Randolph Turner, 518 Redbarn, Wichita, Kansas 67212  
Vergil E. Esau, 512 Redbarn, Wichita, Kansas 67212  
Arthur W. Binford, 461 Country Acres, Wichita, Kansas 67212  
S. Goode, 542 Woodchuck, Wichita, Kansas 67212  
Dick Linn, City Engineer  
Dean Sellers, Assistant City Engineer  
Bill McKinley, Assistant Traffic Engineer  
M. S. Mitchell, Assistant Superintendent of Public Works Maintenance-  
Flood Control Supervisor

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



January 11, 1978

Special Ed Addition

TO WHOM THIS MAY CONCERN:

This letter is being sent to property owners in the vicinity of the intersection of Woodchuck Lane and Redbarn Lane and at the west end of Country Acres Avenue to advise you of the interest by the Public Works and Planning Departments of the City and the Board of Education staff to extend Woodchuck Lane south of Redbarn along the half section line to the area of Second Street extended. This is brought about by the desire to have improved access to Central from a proposed school site that is south of Country Acres and east of Woodchuck as extended to the south.

The Board of Education is in the process of platting this property and in the preliminary discussions they were encouraged to see if it was possible to extend Woodchuck. The proposed extension would involve realignment of said street and as well the vacation of a portion of existing Woodchuck which would require the extension of one or two driveways thru the area being vacated to the new improved Woodchuck.

Attached for your information is a sketch map outlining in general terms the school site, the area needed for the extension of Woodchuck and the portion of Woodchuck to be vacated. This is also to advise you that we are holding an informal discussion on this matter on Wednesday, January 18, 1978, in the Planning Department conference room, Tenth Floor, City Building at 455 North Main, beginning at 1:30 p.m. At this meeting will be representatives of the Planning Department, Department of Public Works and the Board of Education. We would appreciate those of you who have an interest in the property adjacent to Woodchuck and those who might be affected by such extension attending this meeting.

If you have any questions prior to the meeting or are unable to attend and would like to express your thoughts we would appreciate a call. Our number is 268-4421 and ask for either Jack Galbraith or Curtis Newby.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Jack H. Galbraith'.  
Jack H. Galbraith  
Chief Planner

JHG:et

January 11, 1938

Mr. J. H. ...  
...

RE: ...

The Board of Education is having great difficulty in the selection of the Superintendent of Schools. The Board is desirous of having a Superintendent who is a native born citizen of the United States and who is a member of the Board of Education. The Board is desirous of having a Superintendent who is a native born citizen of the United States and who is a member of the Board of Education.

The Board of Education is desirous of having a Superintendent who is a native born citizen of the United States and who is a member of the Board of Education. The Board is desirous of having a Superintendent who is a native born citizen of the United States and who is a member of the Board of Education.

Attached for your information is a copy of the report of the Board of Education. The report contains a list of the names of the candidates for the position of Superintendent of Schools. The Board is desirous of having a Superintendent who is a native born citizen of the United States and who is a member of the Board of Education.

If you have any questions with reference to the report or any other matter, please call on me at my office at 222 West ...

Sincerely,

J. H. ...  
...

cc

2-13-78  
JRP

# Woodchuck NL 2nd to NL Country Acres

This area undeveloped & unplat  
@ this time Spec. Ed Addn on E.L.  
prelim plat filed

Length @ from NL 2nd to SL CA.  
1101.1

$$1101.1 \times 30 \div 9 \times 1.03 = 3780.37 \times 1.18 = 68,040$$

Length @ from NL 2nd to NL CA 1123.31

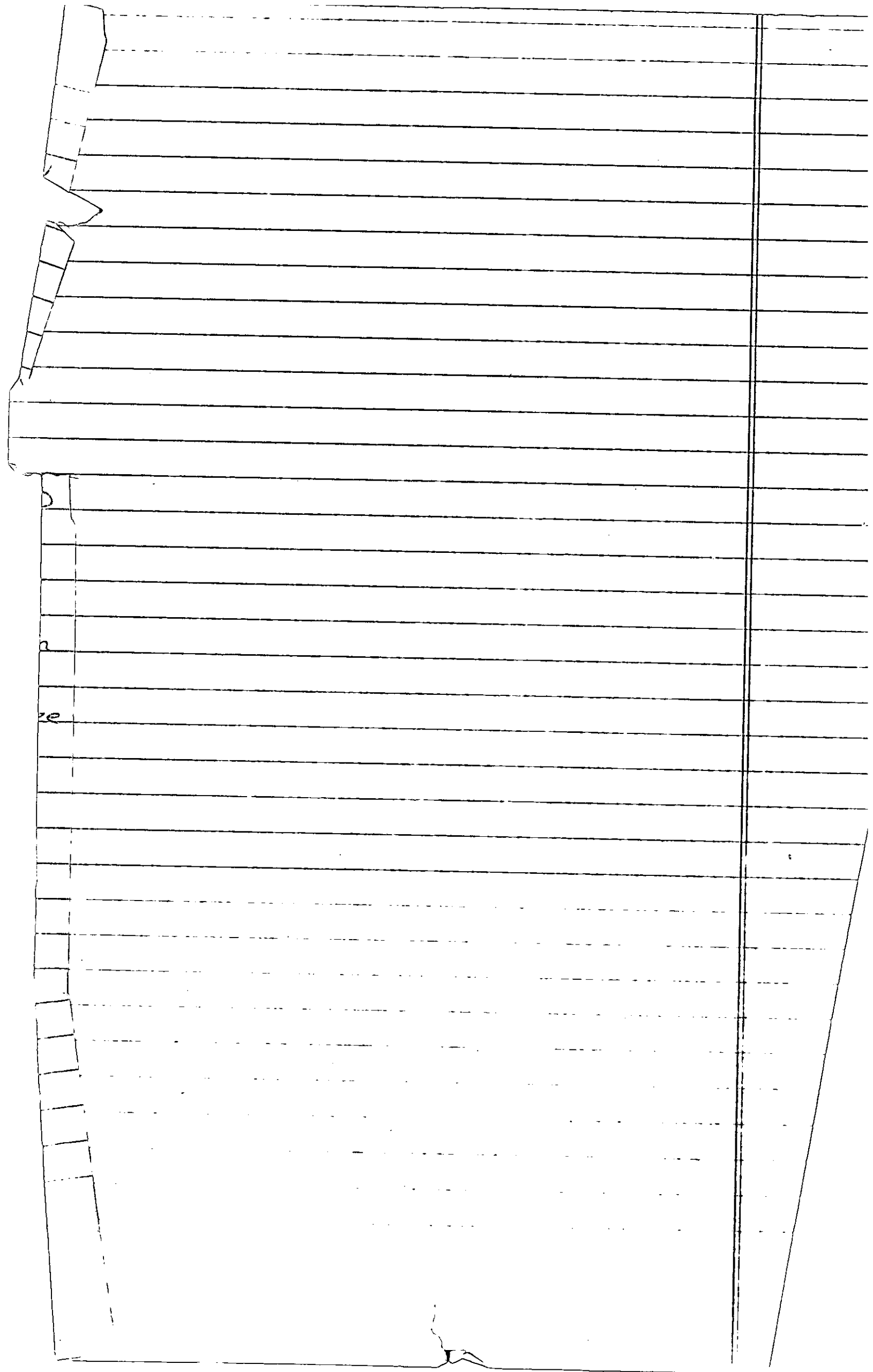
$$1168.06 \times 36 \div 9 \times 1.03 = 4815.74 \times 1.18 = 94,000$$

Est Cost to pave Woodchuck from  
NL 2nd to NL Country Acres  
No driveways incl. open ditch

Total Cost 96000

SA \$ 68,500

GO \$ 27,500



2-13-78  
GRB

Woodchuck N6 County Acres to 26  
Red Barn Ln.

Length on E 267.3

$$267.3 \times 30 \div 9 \times 1.03 = 917 \times 18 = 16,506$$

$$267.3 \times 36 \div 9 \times 1.03 = 1101 \times 19 = 21,470$$

No Drives Included

40' Collector Total Cost \$21,500

34' Res. St. Cost 16,500

SA \$16,500

GD \$5,000

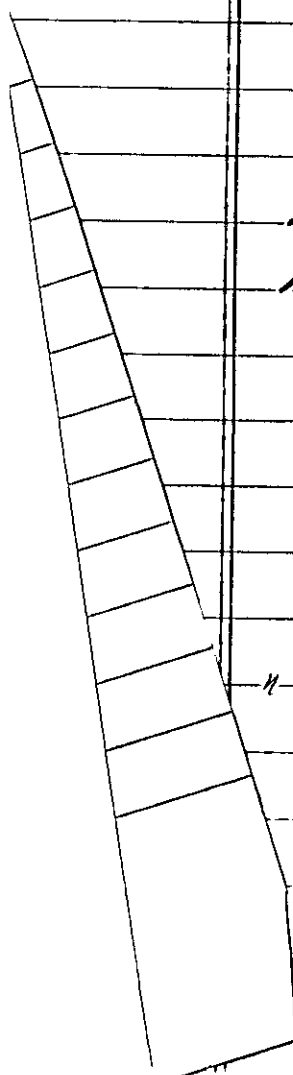
Proj. will require purch of 2 vac  
lots

Lot 10 BIK 6 Meadowview Est SF = 7068

Lot 11 BIK 6 " " SF = 5091

Est to purch based on approx  
20/SF from an appr.

R/W cost \$2500 to \$3000



2-14-78  
JRS

Woodchuck 36 Red Barn to SL Center

100% G @ 49

Extend 3 drives

Exist 30' AC Pavt

Approx Length 1130 G

### Est. of Quantities

1510 SF Pavt Rem. 1.75

1000 SF Wk B Dr Rem 0.50

610 SF Comb C&G Rem 1.50

1200 SF C&G 4.50

2400 SF Pavt (7") 7.50

4000 SF 6" Dr 1.25

500 CY Ex. Lav. 1.25

2800 SF Mani 1.00

35 T Lime or Cement 70.00

38,335 + 5500 = 43,835

EAT 5500 Int.  
Admitt 49,952  
Pub.

Use 50,000 G.O.

WICHITA - SEDGWICK COUNTY

Attachment

cc:

- × Meadowview Shopping Center, Inc. 401 Country Acres, Wichita, Kansas 67212
- × Bob Morey, 554 North Woodchuck, Wichita, Kansas 67203
- × Kenneth Cook, 542 North Woodchuck, Wichita, Kansas 67203
- Dennis Hornung, 521 Redbarn, Wichita, Kansas 67212
- Randolph R. Turner, 518 Redbarn, Wichita, Kansas 67212
- Vergil E. Esau, 512 Redbarn, Wichita, Kansas 67212
- Arthur W. Binford, 461 Country Acres, Wichita, Kansas 67212
- W. E. McGreevy, 251 N. Socora Dr., Wichita, Kansas 67212
- Dr. Richard Halstead, 1400 George Washington, Wichita, Kansas 67211
- Rodger Coad, 428 South Broadway, Wichita, Kansas 67202
- J. Francis Hesse, Attorney at Law, Farmers & Bankers Bldg., Wichita, Kansas 67202
- Bob Harris, 262 North Waco, Wichita, Kansas 67202
- Jerry Feldman, 1901 West 13th St., Wichita, Kansas 67203
- Dick Linn
- M. S. Mitchell
- Bill McKinley
- Paul Graves

1950

The following information was obtained from the records of the  
 Department of the Interior, Bureau of Land Management, on  
 the subject of the land in question, to-wit:

The land in question was first surveyed by the  
 United States Government in 1850, and was then  
 patented to the State of California in 1851. The  
 land was then surveyed by the State of California  
 in 1852, and was then patented to the State of  
 California in 1853. The land was then surveyed  
 by the State of California in 1854, and was  
 then patented to the State of California in 1855.

Very truly yours,  
 [Signature]  
 [Name]  
 [Title]

rangements have been made for the extension of these utilities, shall be submitted to the Planning Department.

- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- F. Sidewalks will be required adjacent to Woodchuck, Second, and Country Acres. The walks on Woodchuck and Second will be constructed when the streets are paved as both of these are collectors. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of the sidewalks on Country Acres is the responsibility of the owner of the lot when a request is made for a building permit.
- G. 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. 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, February 16, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

*Louise Olivarez*  
Louise Olivarez  
Junior Planner

LO:et

cc:

Dean Sellers, Assistant City Engineer  
U.S.D. 259, 3850 N. Hydraulic, Wichita, Kansas 67219  
Bob Harris, Architect, Thomas, Harris, Ash & Mason, 262 N. Waco,  
Wichita, Kansas 67202

arrangements have been made for the extension of these utilities, shall be submitted to the Planning Department.

F. The applicant shall submit an environmental assessment covering all of subject property and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.

G. Sidewalks will be required adjacent to Woodbuck, Second, and Country Acres. The walks on Woodbuck and Second will be constructed when the streets are paved as part of these two collectors. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of the sidewalks on Country Acres is the responsibility of the owner of the lot when a request is made for a building permit.

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. Forms for the bond and tax-levyable 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, February 16, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,  
*Louise Oliver*  
Louise Oliver  
Junior Planner

cc: Dan Sellers, Assistant City Engineer  
U.E.D., 3850 N. Hydrant, Wichita, Kansas 67219  
Bob Harris, Architect, Thomas, Harris, Ash & Mason, 262 N. Vasco, Wichita, Kansas 67202

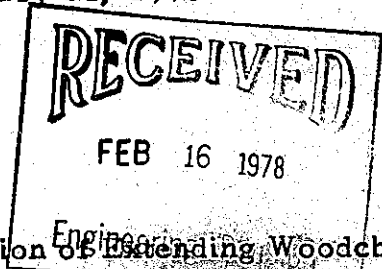
THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE February 14, 1978

TO Robert A. Lakin, Director of Planning

FROM R. W. Bruggeman, Director of Public Works



SUBJECT Consideration of Extending Woodchuck Lane from Redbarn Lane to Second Street - Associated with S/D 77-129 Special Ed Addition

You requested that I advise my position regarding the matter of the improvement of Woodchuck Lane, from Central Avenue to Second Street. The following is my position:

From the north line of Second Street to the north line of Country Acres Avenue, a 40' width pavement would be constructed as follows:

34' would be assessed to the benefit district and 6' assessed to the City-at-large. This results in a special assessment of \$68,500 and a GO cost of \$27,500. 70,000 30,000

From the north line of Country Acres Avenue to the south line of Redbarn Lane, a 40' width pavement would be constructed as follows:

34' would be assessed to the benefit district and 6' assessed to the City-at-large. This results in a special assessment of \$16,500 and a GO cost of \$5,000. 20,000 5000

From the south line of Redbarn Lane to the south line of Central Avenue, the present pavement would be widened 10' on the west side and the entire cost would be paid for by the City-at-large. The general obligation assessment would be \$50,000. 50,000

The right-of-way cost for the two partial lots between Country Acres and Redbarn Lane would be paid for by the City-at-large. The estimated GO cost is \$3,000.

Estimates Revised 8/11/78

The special assessment in the Redbarn Lane to Country Acres Avenue and the Country Acres Avenue to Second Street improvement would be spread in the normal manner or as determined by City Commission action.

This recommendation is based on the dedication of the necessary right-of-way by the Board of Education and the Wichita Diocese with the exception of the two partial lots that the City will purchase.

Please advise if you desire to discuss this matter further.

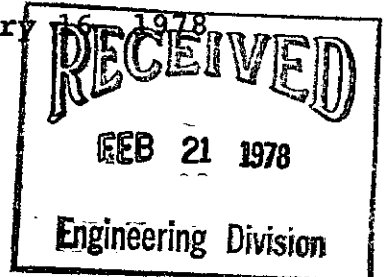


R. W. Bruggeman  
Director of Public Works

RWB:gr

cc: R. W. Linn, City Engineer ✓

February 16, 1978



K. O. Taylor  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 77-129 - Final plat of SPECIAL ED ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on February 16, 1978, 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 February 13, 1978.

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. Compliance with the requirements of the Metropolitan Area Planning Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. 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.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

A handwritten signature in dark ink, appearing to read "Jack Galbraith".

Jack H. Galbraith  
Chief Planner

JHG:bh

cc: Dean Sellers, Assistant City Engineer  
U.S.D #259, 3850 N. Hydraulic, 67219  
Bob Harris, Architect; Thomas, Harris, Ash & Mason  
262 N. Waco, 67202

RECEIVED  
 FEB 21 1978  
 Engineering Division

February 13, 1978

K. O. Taylor  
 1542 S. St. Francis  
 Wichita, Kansas 67211

Re: S/D 77-129 - Final plat of SPECIAL ED ADDITION

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2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that the title is vested in the plat.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

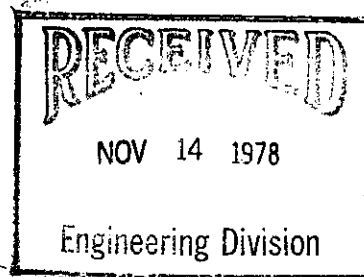
If you have any questions, please call.

Yours very truly,

*Jack H. Galbraith*  
 Jack H. Galbraith  
 Chief Planner

JHG:ph  
 cc: Dean Sellers, Assistant City Engineer  
 U.S.D #259, 3850 N. Hydraulic, 67219  
 Bob Harris, Architect; Thomas, Harris, Ash & Mason  
 262 N. Waco, 67202

WICHITA PUBLIC SCHOOLS  
SCHWEITER SCHOOL BUILDING  
1400 George Washington Drive  
WICHITA, KANSAS 67211



November 10, 1978

Mr. R. W. Linn  
City Engineer - City Hall  
455 North Main Street  
Wichita, Kansas 67202

Dear Dick:

The Board of Education is in the construction documents phase of planning a new Special Education Center building. The site of the building is at Second Street and Woodchuck.

As you know, we have had several discussions concerning the extension of Woodchuck from Central south past the Special Education Center site. I think you understand what the issues are and the difficulties involved; however, we, at the Board of Education, are also concerned about Second Street. Not only would the construction of Second Street from Tyler Road to Ridge Road benefit the Special Education Center but also Wilbur Junior High School.

There will be an intergovernmental meeting held in January, 1979. At that time, the question of Second Street and Woodchuck will be placed on the agenda. I have spoken with you and Ray Bruggeman about this matter, and I appreciate the fact that it will take you some time to explore this matter and be in a position to make a report. I am suggesting that you, or somebody from your staff or the Metropolitan Area Planning Department staff, be prepared to explain whatever difficulties might be involved in opening Second Street in whole or in part. I also feel the question of constructing a half street, particularly from Woodchuck east to Ridge Road, will be raised.

If you think it is desirable for us to meet prior to the intergovernmental meeting, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Richard L. Holstead". There is a small mark below the signature that looks like "RLH".

Richard L. Holstead  
Director, School Plant Planning and Operation Services  
RLH:vc

cc Mr. Ray Bruggeman  
Mr. Robert A. Lakin  
Dr. Alvin E. Morris

*Wed. Jan 17*  
*WSU Marcus Center*  
*12:00 - 3:00 ±*

ASPHALTIC CONCRETE  
PAVING PETITION

To the Board of Commissioners,  
Wichita, Kansas

Dear Commissioners:

1. We, the undersigned owners of record as below designated, of Lots, Parcels, and Tracts of real property described as follows:

Lot 1, Special Ed Addition; <sup>6-9 Inclusive, & 12-16 Inclusive</sup> Lots ~~6-10 Inclusive~~ & the West 37.5 ft.  
Lot 5 & the West 37.5 ft. Lot 17, All in Block G, Meadowview Estates.  
Also An Unplatted Tract in the N.W.  $\frac{1}{4}$ , Sec 21, Twp 275, R.1W. of  
the 6<sup>th</sup> P.M. More fully described as; Beginning at the S.E. Corner  
N.W.  $\frac{1}{4}$ , Sec. 21, Twp 275, R.1W. of the 6<sup>th</sup> P.M. thence West  
along the S.L. of Sd. N.W.  $\frac{1}{4}$  for a distance of 435 ft., thence  
North Parallel to & 435 ft. West of E.L. Sd. N.W.  $\frac{1}{4}$  for a distance  
of 275 ft., thence East Parallel to & 275 ft. North of S.L. Sd  
N.W.  $\frac{1}{4}$  for a distance of 280 ft., thence North Parallel to & 155 ft.  
West of the E.L. Sd. N.W.  $\frac{1}{4}$  for a distance of 851 ft., thence  
West Parallel to & 1126 ft. North of S.L. Sd. N.W.  $\frac{1}{4}$  for a distance  
of 280 ft., thence North Parallel to & 435 ft. West of the E.L. Sd.  
N.W.  $\frac{1}{4}$  for a distance of 122.57 ft., thence East Parallel to &  
1248.57 ft. North of S.L. Sd. N.W.  $\frac{1}{4}$  to the E.L. of Sd. N.W.  $\frac{1}{4}$ ,  
thence South along the E.L. Sd. N.W.  $\frac{1}{4}$  to the Point of Beg. ~~Except Street R/W for Woodchuck.~~

Also an Unplatted Tract in the N.W.  $\frac{1}{4}$ , Sec. 21, Twp. 275,  
R.1W. of the 6<sup>th</sup> P.M. more fully described as Beginning at a Point  
on the E.L. of Sd. N.W.  $\frac{1}{4}$ , Sd. Point being 1248.57 ft. North  
of the S.E. Corner of Sd. N.W.  $\frac{1}{4}$ , thence West Parallel to &  
1248.57 ft. North of the S.L. Sd. N.W.  $\frac{1}{4}$  for a distance of 335 ft.,  
thence North Parallel to & 335 ft. West of the E.L. Sd. N.W.  $\frac{1}{4}$   
for a distance of 355 ft., thence East Parallel to & 1603.57 North  
of the S.L. Sd. N.W.  $\frac{1}{4}$  to the E.L. of Sd. N.W.  $\frac{1}{4}$ , thence South  
along the E.L. of Sd. N.W.  $\frac{1}{4}$  to the Point of Beg. ~~Except Street  
R/W.~~

do hereby petition, pursuant to the provisions of K.S.A. 1974 Supp. 12-6a01 et seq., as follows:

(a) That there be constructed to collector street standards pavement on Woodchuck

from the North line of Second St.

to the North line of Redbarn Lane;

that said pavement between aforesaid limits be constructed for a width of ~~36~~ 36 feet from gutter line to gutter line, cement combined curb and gutter to be 2 feet and 6 inches in width, making a total roadway of ~~40~~ 36 feet; that said pavement shall consist of an asphalt base 7 inches in thickness, and an asphaltic concrete wearing surface 2 inches in thickness, composed of stone, sand, mineral filler, and asphalt according to specifications to be furnished by the City Engineer. ~~Drainage to be installed where necessary.~~

(b) *That there be Constructed to Collector Street Standards*

*Pavement on Woodchuck from the North Line of Redbarn Lane to the South Line Central that Sd. Pavement between*

*aforesaid limits shall consist of Removing Existing*

*Curb & Gutter on the West Side of Existing Pavement;*

*~~that Pavement be Constructed 10 ft. in width on the West Side of Exist. Pavement,~~*

*that there be Constructed on the West Side of Exist.*

*Pavement, Pavement 10 ft. in width, Cement Combined*

*Curb & Gutter to be 2 ft. and 6 inches in width,*

*making a total Roadway of <sup>36</sup>40 feet; that Sd. Pavement*

*shall consist of an Asphalt base 7 inches in thickness,*

*and an Asphaltic Concrete wearing surface 2 inches in*

*thickness, composed of Stone, sand, mineral filler, and*

*Asphalt according to specifications to be furnished by*

*the City Engineer.*

*Cont. Next Page*

(c)(b) That the estimated and probable cost of the foregoing improvement being \$95,000 payable by the improvement district and ~~\$90,000~~ \$85,000 payable by the City of Wichita at large for Intersections and Widening

Said estimated cost as above setforth is hereby increased at the pro-rata rate of 1% per month from and after the date of approval of this petition.

(d)(c) That the land or area above described be constituted as an improvement district against which shall be assessed 100% of the total cost of the improvements for which the improvement district is liable.

(e)(d) That the method of assessment of all costs for the improvements for which the improvement district shall be liable shall be on a square foot basis.

except when driveways are requested to serve a particular tract, lot, or parcel, the cost of said driveway shall be a direct assessment to said tract, lot, or parcel and shall be in addition to the assessment for other improvements.

2. It is requested that the improvements hereby petitioned be made without notice and hearing, which, but for this request, would be required by K. S. A. 12-6a04.

3. That names may not be withdrawn from this petition by the signers thereof after the Governing Body commences consideration of the petition or later than seven (7) days after filing, whichever occurs first.

4. That when this petition has been filed with the City Clerk and it has been certified that the signatures thereon are according to the records of the Register of Deeds of Sedgwick County, Kansas, the petition may be found sufficient if signed by either (1) a majority of the resident owners of record of property liable for assessment under the proposal, or (2) the resident owners of record of more than one-half of the area liable for assessment under the proposal, or (3) the owners of record (whether resident or not) of more than one-half of the area liable for assessment under the proposal. The Governing Body is requested to proceed in the manner provided by statute to the end that the petitioned improvement may be expeditiously completed and placed in use.

WITNESS our signatures attached with respect to each of which is indicated the property owned and the date of signing.

LEGAL DESCRIPTION	SIGNATURE	DATE
-------------------	-----------	------

List Sep.

Prop. (See Attached Sheets)

$$70,000 + 20,000 + 7 \text{ dr. @ } 700 = \$99,900 \quad \text{Use } \$95,000$$

City

$$30,000 + 5,000 + 50,000 = \overset{\$}{99,000} \quad \overset{\$}{85,000}$$

Lot Area Assess/S.F. Basis

Meadowview Est.  
Blk. G.

W 375' Lot 5 4,500 405

6 9,000 810

7 9,000 810

8 9,000 810

9 9,600 864

12 9,000 810

13 9,600 864

14 9,000 810

15 9,000 810

16 9,000 810

W 375' 17 4,500 405

Special Ed Adm.  
Lot 1

576,800 51,912

Unplotted Tract 261,100 23499

Unplotted Tract 106,500 9585

1,035,600

Assess/S.F. = 0.09/S.F.

2014  
8/11/78

Woodchuck: N.L. 2<sup>nd</sup> St to N.L. Country Acres

$$W.S. = 965'$$

$$E.S. = 1165'$$

$$2130 \times 18 \div 9 \times 1.03 = 4400 \text{ s.y.}$$

$$\text{Prop: } 4400 \times \frac{35}{41} \times \$18 = \$67,600$$

Use \$70,000 \* Prop

$$\text{City: } 4400 \times \frac{6}{41} \times 18 = \$11,600$$

$$+ 3 \text{ inters "T" @ } 4000 = \underline{12,000}$$

\$23,600

Use \$30,000 City

\* Note - Prop. Estimate includes No Drives

297k  
8/11/78

Woodchuck: N.L. Country Acres to S.L. Redbarn

$$W.S. = 350'$$

$$E.S. = 270'$$

$$620' \times 18 \div 9 \times 1.03 = 1300 \text{ S.Y.}$$

$$\text{Prop: } 1300 \text{ S.Y.} \times \frac{35}{41} \times \$18 = \$20,000$$

Use \$20,000 \* Prop.

$$\text{City: } 1300 \times \frac{6}{41} \times \$18 = \$3500$$

Use \$5,000 City

\* Note - Prop. Estimate includes No Drives

ADK  
8/11/78

Woodchuck: S.L. Redbarn to S.L. Central

$$300 \times 30 \div 9 \times 1.03 = 1100 \text{ S.Y. Part Rem}$$
$$1100 \text{ S.Y. @ } 250 = \$2750$$

$$1700 \text{ L.F. C+G Rem @ } 200 = \$3400$$

$$1100 \times 10' \div 9 \times 1.03 = 1300 \text{ S.Y. Part}$$

$$1300 \text{ S.Y. @ } \$18 = \$23,400$$

$$3 \text{ dr. Rem \& Repl @ } 2000 = \underline{6,000}$$

35,550

$$+ 20\% \text{ Conting. } \underline{1,110}$$

\$42,660

Use \$50,000 City

1. The first part of the document is a list of names.

2. The second part is a list of dates.

3. The third part is a list of times.

4. The fourth part is a list of locations.

5. The fifth part is a list of activities.

6. The sixth part is a list of people.

7. The seventh part is a list of objects.

8. The eighth part is a list of events.

9. The ninth part is a list of places.

10. The tenth part is a list of things.

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE October 4, 1978

TO Tom Allen, Director of Parks

FROM Mike Lindebak, Program Dev. Engineer

SUBJECT Country Acres Avenue  
Right of Way Dedication

Please disregard the subject right of way dedication transmitted to you on October 3, 1978.

The Planning Department provided me with a revised final plat of Special Ed Addition with only thirty ft. of half street right of way for Country Acres Avenue. The attached right of way dedication is for thirty ft. of half street right of way from the east line of Special Ed Addition to Brown Thrush Lane.

Please return the executed thirty ft. right of way dedication form to this office.

---

Mike Lindebak  
Program Dev. Engineer

ML:gd /  
Attachment

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, \_\_\_\_\_

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

Beginning at the Northeast Corner of Special Ed Addition; thence northerly thirty-three and forty-one hundredths (33.41) ft. to the centerline of Country Acres Avenue; thence northeasterly along the centerline of Country Acres Avenue to the centerline of Brown Thrush Lane; thence southeasterly thirty (30) ft. along the centerline of Brown Thrush Lane; thence southwesterly thirty (30) ft. southeast of and parallel to the centerline of Country Acres Avenue to the point of beginning.

do hereby dedicate the above described real estate to the public for street purposes.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF KANSAS )  
SEDGWICK COUNTY ) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_\_, before me a Notary Public in and for the said County and State came \_\_\_\_\_

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed by official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_.

THE CITY OF WICHITA

OFFICE OF ENGINEERING

DATE October 3, 1978

TO Tom P. Allen, Director of Parks

FROM Mike Lindebak, Program Dev. Engineer

SUBJECT Country Acres Avenue  
Right of Way Dedication

Attached is the right of way dedication for the South Half of Country Acres Avenue, from the east line of Special Ed Addition to Brown Thrush Lane. The dedication is in conjunction with the paving of the South Half of Country Acres Avenue from Woodchuck Lane to Brown Thrush Lane. The Board of Education will be circulating the paving petition.

Please return the executed right of way dedication form to this office.

---

Mike Lindebak  
Program Deve. Engineer

ML:gd  
Attachment

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, \_\_\_\_\_

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

Beginning at the Northeast Corner of Special Ed Addition; thence north <sup>ely</sup> thirty-eight and ninety-eight hundredths (38.98) ft. to the centerline of Country Acres Avenue; thence northeasterly along the centerline of Country Acres Avenue to the centerline of Brown Thrush Lane; thence southeasterly thirty-five (35) ft. along the centerline of Brown Thrush Lane; thence southwesterly thirty-five (35) ft. southeast of and parallel to the centerline of Country Acres Avenue to the point of beginning.

do hereby dedicate the above described real estate to the public for street purposes.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF KANSAS }  
SEDGWICK COUNTY } SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 19 \_\_\_\_\_, before me a Notary Public in and for the said County and State came \_\_\_\_\_

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed by official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

the undersigned, \_\_\_\_\_

\_\_\_\_\_ being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

*Beginning at the NE corner of Special Ed Add<sup>n</sup>;  
thence north 38.98 ft to the E of Country Acres Ave;  
thence northeasterly along the E of Country Acres Ave;  
to the E of Brown Thrush Lane; thence southeasterly  
35 ft along the E of Brown Thrush Lane; thence  
southwesterly 35 ft southeast of and parallel to  
to the E of Country Acres Ave to the p.o.b.*

do \_\_\_\_\_ hereby dedicate the above described real estate to the public for street purposes.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, before me a Notary Public in and for the said County and State came

\_\_\_\_\_  
\_\_\_\_\_

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_.



THE CITY OF WICHITA

OFFICE OF Park Board

DATE October 6, 1978

TO Mike Lindebak, Program Development Engineer

FROM Thomas P. Allen, Jr., Director

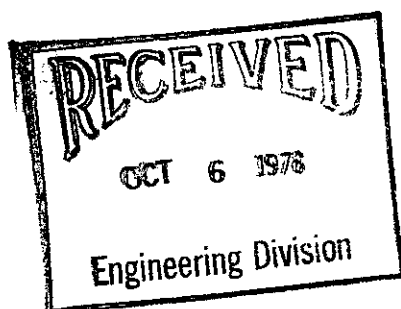
SUBJECT Country Acres Avenue  
Right-of-Way Dedication

We are returning the two copies of Dedication which, according to your memorandum of October 4, are not correctly described.

The corrected Right-of-Way Dedication which was transmitted with the above mentioned memorandum will be presented to the Board of Park Commissioners at its meeting Monday, October 9, and the executed copies will be transmitted to you.

  
Thomas P. Allen, Jr.  
Director

TPA/lrb  
Att: Dedication (2)



D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Board of Park Commissioners

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

Beginning at the Northeast Corner of Special Ed Addition; thence north thirty-eight and ninety-eight hundredths (38.98) ft. to the centerline of Country Acres Avenue; thence northeasterly along the centerline of Country Acres Avenue to the centerline of Brown Thrush Lane; thence southeasterly thirty-five (35) ft. along the centerline of Brown Thrush Lane; thence southwesterly thirty-five (35) ft. southeast of and parallel to the centerline of Country Acres Avenue to the point of beginning.

does hereby dedicate the above described real estate to the public for street purposes.

Executed this 9th day of October, 1978.

Board of Park Commissioners

ATTEST:

By:

Alfred F. Angulo  
President

Lucille Brierly, Clerk  
Board of Park Commissioners

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 9th day of October, 1978, before me a Notary Public in and for the said County and State came

Alfred F. Angulo, President, Board of Park Commissioners

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Notary Public

My Commission expires \_\_\_\_\_.

of revision:

conductor of the railway to the committee of the railway union which is the  
the committee of the railway union: please contact the railway union (32) if  
committee of the railway union: please contact the railway union (32) if  
union: please contact the railway union: the committee of the railway union to the  
study on the railway union (32) to the committee of the railway union  
committee of the railway union of the railway union: please contact the railway-

D E D I C A T I O N

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Board of Park Commissioners

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

Beginning at the Northeast Corner of Special Ed Addition; thence north thirty-eight and ninety-eight hundredths (38.98) ft. to the centerline of Country Acres Avenue; thence northeasterly along the centerline of Country Acres Avenue to the centerline of Brown Thrush Lane; thence southeasterly thirty-five (35) ft. along the centerline of Brown Thrush Lane; thence southwesterly thirty-five (35) ft. southeast of and parallel to the centerline of Country Acres Avenue to the point of beginning.

does hereby dedicate the above described real estate to the public for street purposes.

Executed this 9th day of October, 1978.

Board of Park Commissioners

ATTEST:

By:

Alfred F. Angulo  
President

Lucille Brierly, Clerk  
Board of Park Commissioners

STATE OF KANSAS)  
SEDGWICK COUNTY) SS

BE IT REMEMBERED, that on this 9th day of October, 1978, before me a Notary Public in and for the said County and State came

Alfred F. Angulo, President, Board of Park Commissioners

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
Notary Public

My Commission expires \_\_\_\_\_.

**THE CITY OF WICHITA**

**OFFICE OF ENGINEERING**

**DATE October 16, 1978**

**TO Curtis Newby - Planning Department**

**FROM Mike Lindebak - Program Dev. Engineer**

**SUBJECT SPECIAL ED ADDITION**

Attached for your file is a copy of the memo transmitting the Board of Park Commissioner's approved right of way dedication for the South Half of Country Acres Avenue, from the east line of Special Ed Addition to Brown Thrush Lane.

The Engineering Division will request from the Board of Park Commissioners Half Street Right of Way for 2nd Street and Brown Thrush Lane at the time of final platting the land south of 2nd Street (Gleneagles Sketch Plat). At that time, guarantees for paving 2nd Street should be obtained.

---

**Mike Lindebak**  
**Program Development Engineer**

**ML:gd**  
**Attachment**

THE CITY OF WICHITA

OFFICE OF Park Board

DATE October 9, 1978




TO Mike Lindebak, Program Development Engineer  
FROM Thomas P. Allen, Jr., Director

SUBJECT Dedication - Second and  
Brown Thrush - For Street  
Right-of-Way.

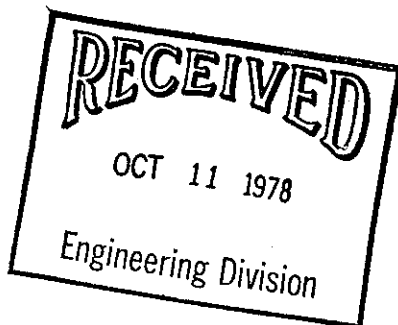
Appended is a copy of a Dedication for right-of-way, executed on behalf of the Board of Park Commissioners on this date, for the south half of Country Acres Avenue from the east line of Special Ed Addition to Brown Thrush Lane.

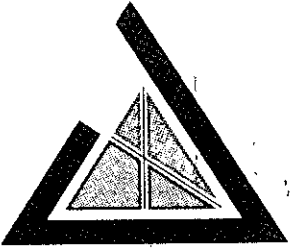
This is being returned to your office as requested in your memorandum dated October 4, 1978.

  
Thomas P. Allen, Jr.  
Director

TPA/lrb  
Att.

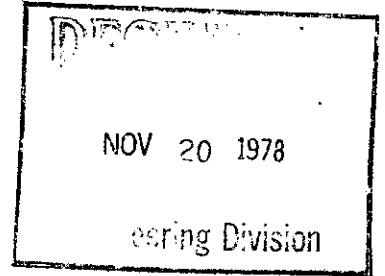
cc: Terry L. Pardo, Park Board Engineer





17 November 1978

Dr. Richard Holstead, Director  
School Plant Planning & Operations  
Wichita Public Schools  
1400 Geo. Washington Drive  
Wichita, Kansas 67211



Re: THAM Project 7503  
Special Education Center  
Wichita, Kansas

Dear Dick:

This letter is a brief summary of our discussions with Dick Linn and Yash Desai of the Public Works Department.

1. Linn will restudy the gutter grades along the east side of Woodchuck in an attempt to:
  - a) Lower the grade as much as possible at our approaches.
  - b) Remove the "hump" that is presently between the two approaches.
2. Surface drainage to the east, especially off of the paved area, will have to be picked up either by diversion or by pipe before it gets to the Park. The exception to this might be the approximate 30' between the paving and the east property line.
3. Everyone seemed to agree that raising the building some would improve our chances of delivering surface drainage to the south and a future storm sewer inlet.

You indicated that even up to \$50,000.00 to \$75,000.00 would be desirable in excess of the budget rather than site the building too low.

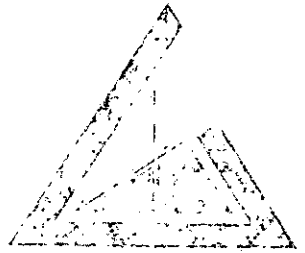
4. Linn will furnish grades of curb along Country Acres Avenue.

COPY



17 November 1973

Mr. Richard Holstead, Director  
School Plant Planning & Operations  
Wichita Public Schools  
1400 Geo. Washington Drive  
Wichita, Kansas 67211



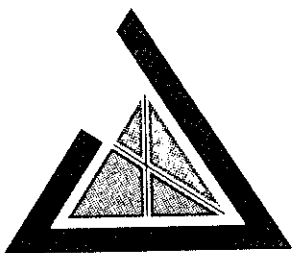
Re: TAM Project 7503  
Special Education Center  
Wichita, Kansas

Dear Dick:

This letter is a brief summary of our discussions with Dick Linn and Yash Desai of the Public Works Department.

1. Linn will restudy the gutter grades along the east side of Woodchuck in an attempt to:
    - a) Lower the grade as much as possible at our approaches.
    - b) Remove the "hump" that is presently between the two approaches.
  2. Surface drainage to the east, especially off of the paved area, will have to be picked up either by diversion or by pipe before it gets to the Park. The exception to this might be the approximate 30' between the paving and the east property line.
  3. Everyone seemed to agree that raising the building some would improve our chances of delivering surface drainage to the south and a future storm sewer inlet.
- You indicated that even up to \$50,000.00 to \$75,000.00 would be desirable in excess of the budget rather than site the building too low.
4. Linn will furnish grades of curb along Country Acres Avenue.

YASH



Dr. Richard Holstead  
17 November 1978  
Page 2

5. Below grade drainage across the south playground is apparently not a "must". Drains could be "daylighted".
6. Final plat development is not expected to be finalized south of 2nd Street until after the school is constructed, thus storm sewer is not available immediately upon completion of this project.
7. No conclusions as to site or roof drainage systems were established.

Sincerely,

THOMAS, HARRIS, ASH & MASON, P.A.

A handwritten signature in black ink, appearing to read 'CSA', with a long, sweeping horizontal line extending to the right across the page.

Charles S. Ash, AIA

CSA/km

cc: ✓ Dick Linn

COPY

CITY MANAGER

November 27, 1978

HOLD IN  
REGULAR  
ABSENCE

SLK  
1/10

IG  
mtg.  
197

R. W. Bruggeman, Director of Public Works

Robert G. Finch, Deputy City Manager

Report on Second Street and  
Woodchuck

Attached is a copy of a letter to Dick Linn from Richard L. Holstead, Wichita Public Schools, regarding Second Street and Woodchuck.

Mr. Holstead has indicated that an item regarding the matter will be placed on the January 17, 1979, Intergovernmental Meeting Agenda. Please assure that a report is prepared prior to that date for presentation at the Intergovernmental Meeting.



Robert G. Finch  
Deputy City Manager

RGF/hpd

Attachment

cc: Dick Linn, City Engineer  
Robert A. Lakin, Director of Planning

THE CITY OF WICHITA

OFFICE OF CITY MANAGER

DATE November 27, 1978

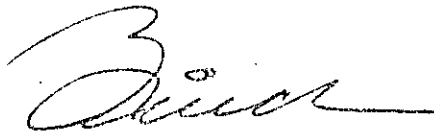
TO R. W. Bruggeman, Director of Public Works

FROM Robert G. Finch, Deputy City Manager

SUBJECT Report on Second Street and  
Woodchuck

Attached is a copy of a letter to Dick Linn from Richard L. Holstead, Wichita Public Schools, regarding Second Street and Woodchuck.

Mr. Holstead has indicated that an item regarding the matter will be placed on the January 17, 1979, Intergovernmental Meeting Agenda. Please assure that a report is prepared prior to that date for presentation at the Intergovernmental Meeting.

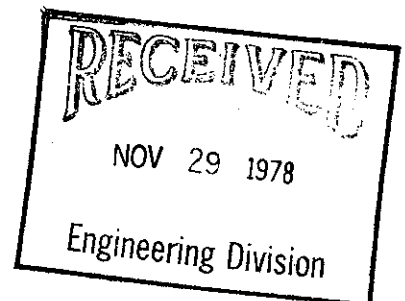


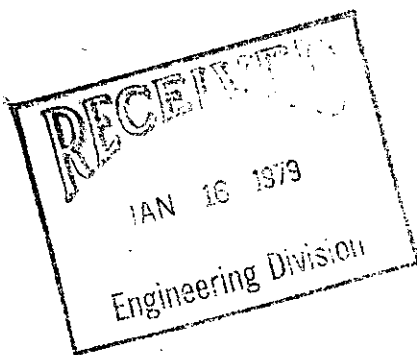
Robert G. Finch  
Deputy City Manager

RGF/hpd

Attachment

cc: Dick Linn, City Engineer  
Robert A. Lakin, Director of Planning





~~Ed Denton~~  
Dick Linn

AGENDA

JOINT INTERGOVERNMENTAL MEETING

CITY COMMISSION  
COUNTY COMMISSION  
BOARD OF EDUCATION, USD #259

MARCUS CENTER - ROOM 111  
WICHITA STATE UNIVERSITY  
4201 E. 21st  
January 17, 1979  
12:00 Noon

Office Of The City Manager			
<input type="checkbox"/> EHD	<input type="checkbox"/> HP		
<input checked="" type="checkbox"/> RC	<input checked="" type="checkbox"/> SH		
<input type="checkbox"/> RT	<input type="checkbox"/>		
JAN 15 1979			
<input type="checkbox"/> Copies To	_____		
<input type="checkbox"/> Send To	_____		
<input type="checkbox"/> File	_____		

1. Approve the Minutes of the Intergovernmental Meeting of November 15, 1978
- (BOE) 2. Grove Street Plans
- (BOE) 3. Access to Special Education Center currently being planned
- (BOE) 4. 1979 Board of Education Legislative Proposals
- (BOE) 5. Plans for the Northeast Circumferential
- (City) 6. Legislative Liaison
- (City) 7. Energy Commission
- (City) 8. Status Report on Computer Center
- (City) 9. Report on Eisenhower Street
10. Rotation of Chairmanship

FOLLOWING ADDRESSES

VACANT BUILDINGS

VACANT TRACTS

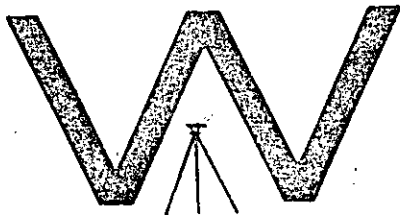
WOODCHUCK LANE FROM SECOND STREET TO CENTRAL AVENUE:

1 Letter Mailed 3/6/79 to:  
Catholic Diocese  
% J. Frances Hesse  
Attorney at Law  
Farmers & Bankers Building  
Wichita, Ks. 67202

3 Letters hand-delivered to:  
521 Woodchuck  
542 Woodchuck  
554 Woodchuck  
Delivered 3/7/79.

FOLLOWING ADDRESSES	VACANT BUILDINGS	VACANT TRACTS
<p>WOODCHUCK LANE FROM COUNTRY ACRES TO REDBARN:</p> <p>9 Letters hand-delivered 3/7/79 to:</p> <ul style="list-style-type: none"> <li>512 Redbarn</li> <li>518 Redbarn</li> <li>522 Redbarn</li> <li>526 Redbarn</li> <li>461 Country Acres</li> <li>465 Country Acres</li> <li>469 Country Acres</li> <li>501 Country Acres</li> <li>507 Country Acres</li> </ul> <p>1 Letter hand-delivered 3/7/79 to:</p> <ul style="list-style-type: none"> <li>532 Redbarn</li> </ul>		

# THE CITY OF WICHITA



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

March 6, 1979

Catholic Diocese  
% J. Francis Hesse  
Attorney at Law  
Farmers & Bankers Building  
Wichita, Ks. 67202

Dear Mr. Hesse:

The Board of City Commissioners will be considering the improvement of Woodchuck Lane from Second Street to Central Avenue at their regularly scheduled meeting March 13, 1979.

If the project is to be financed by special assessments, the Catholic Diocese's assessment for the section from Country Acres to Redbarn is estimated to be \$9,500.00.

Should you require additional information about the project, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4669 or 268-4502.

If you desire, you may express your opinion on this matter by writing the Board of City Commissioners, % the City Commission, 1st Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202. You also are welcome to speak or be represented by a spokesperson at the Commission Meeting at which this matter will be considered. Petitions of protest and other documents related to the project also may be presented or forwarded to the Board of City Commissioners for review at the meeting.

Very truly yours,

  
R. W. Linn  
City Engineer

RWL:ck

Catholic Diocese  
% J. Francis Hesse  
Attorney at Law  
Farmers & Bankers Bldg.  
Wichita, KS 67202

3/6/79

Dear Mr Hesse,

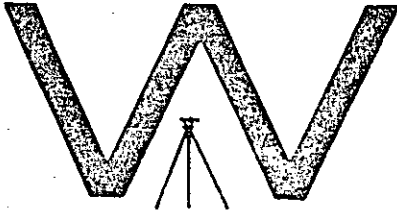
The Board of City Commissioners will be considering the improvement of Woodclark Lane from Second Street to Central Avenue at their regularly scheduled meeting March 13, 1979.

If the project is to be assessed, the Catholic Diocese's assessment for the section from Country Acres to Redburn is estimated to be \$9,500<sup>00</sup>.

\*

\* \*

# THE CITY OF WICHITA



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

March 6, 1979

Dear Citizen:

This letter is to inform you that property you own may be included in a benefit district to be assessed for the proposed paving and improvement of Woodchuck Lane from Country Acres to Redbarn.

The Board of City Commissioners will make a determination to initiate the project and the method of financing at their regularly scheduled meeting of March 13, 1979.

If the project is to be financed by special assessments, it is estimated that your assessment would be \$500.00.

Should you require additional information about the project, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4669 or 268-4502.

If you desire, you may express your opinion on this matter by writing the Board of City Commissioners, % the City Commission, 1st Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202. You also are welcome to speak or be represented by a spokesperson at the Commission Meeting at which this matter will be considered. Petitions of protest and other documents related to the project also may be presented or forwarded to the Board of City Commissioners for review at the meeting.

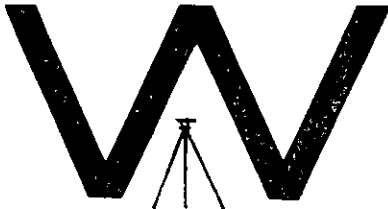
Very truly yours,

A handwritten signature in cursive script, appearing to read 'R. W. Linn'.

R. W. Linn  
City Engineer

RWL:ck

# THE CITY OF WICHITA



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

March 6, 1979

Dear Citizen:

This letter is to inform you that property you own may be included in a benefit district to be assessed for the proposed paving and improvement of Woodchuck Lane from Country Acres to Redbarn.

The Board of City Commissioners will make a determination to initiate the project and the method of financing at their regularly scheduled meeting of March 13, 1979.

If the project is to be financed by special assessments, it is estimated that your assessment would be \$1000.00.

Should you require additional information about the project, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4669 or 268-4502.

If you desire, you may express your opinion on this matter by writing the Board of City Commissioners, % the City Commission, 1st Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202. You also are welcome to speak or be represented by a spokesperson at the Commission Meeting at which this matter will be considered. Petitions of protest and other documents related to the project also may be presented or forwarded to the Board of City Commissioners for review at the meeting.

Very truly yours,

R. W. Linn  
City Engineer

RWL:ck



9 letters ~~\$1000~~ \$875 - 1 letter ~~\$500~~ \$35

3/6/79

Dear Citizen:

This letter is to inform you that property you own may be included in a benefit district to be assessed for the proposed paving and improvement of Woodchuck Lane from Country Acres to Redburn.

The Board of City Commissioners will make a determination to initiate the project and the method of financing at their regularly scheduled meeting of March 13, 1979.

If the project is to be assessed to a benefit district, it is estimated that your assessment would be \$875.00

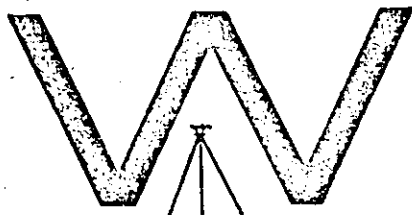
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\$435.00  
500

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60

# THE CITY OF WICHITA



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

March 6, 1979

Catholic Diocese  
% J. Francis Hesse  
Attorney at Law  
Farmers & Bankers Building  
Wichita, Ks. 67202

Dear Mr. Hesse:

The Board of City Commissioners will be considering the improvement of Woodchuck Lane from Second Street to Central Avenue at their regularly scheduled meeting March 13, 1979.

If the project is to be financed by special assessments, the Catholic Diocese's assessment for the section from Country Acres to Redbarn is estimated to be \$9,500.00.

Should you require additional information about the project, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4669 or 268-4502.

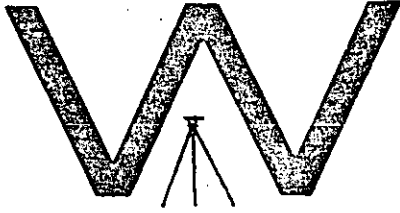
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Very truly yours,

  
R. W. Linn  
City Engineer

RWL:ck

# THE CITY OF WICHITA



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

March 6, 1979

Dear Citizen:

This letter is being sent to advise you of the proposed realignment and improvement of Woodchuck Lane from Second Street to Central Avenue.


The proposed project would require vacation of the existing Woodchuck north of Redbarn and the possible extension of driveways to the new Woodchuck. A map is attached for your information.

The Board of City Commissioners will be considering the project at their regularly scheduled meeting March 13, 1979.

Should you require additional information about the project, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4669 or 268-4502.

If you desire, you may express your opinion on this matter by writing the Board of City Commissioners, % the City Commission, 1st Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202. You also are welcome to speak or be represented by a spokesperson at the Commission Meeting at which this matter will be considered. Petitions of protest and other documents related to the project also may be presented or forwarded to the Board of City Commissioners for review at the meeting.

Very truly yours,

  
R. W. Lynn  
City Engineer

RWL:ck

NOTRE DAME HIGH SCHOOL

UNPLATTED

MEADOWVIEW ESTATES

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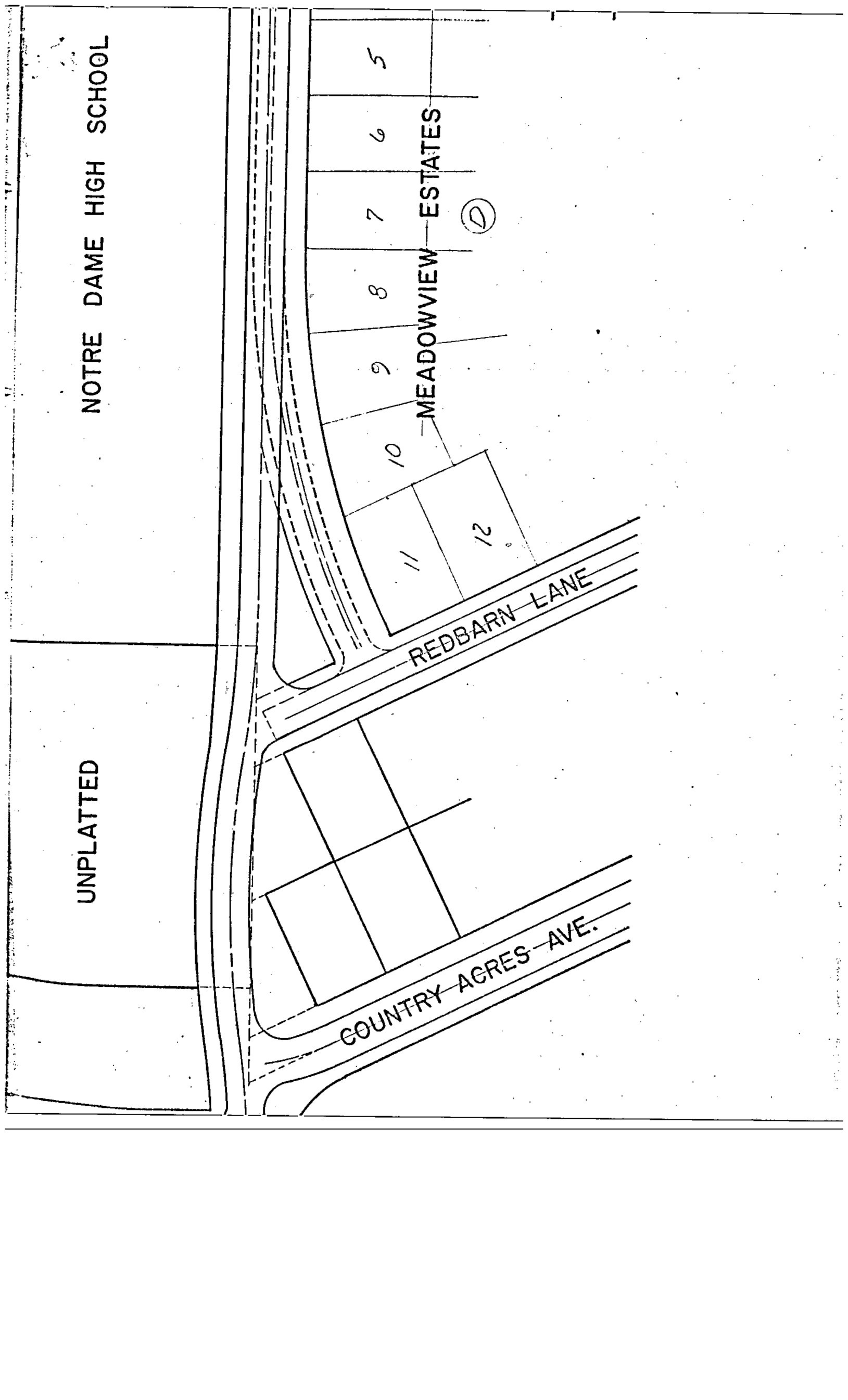
(D)

REDBARN LANE

COUNTRY ACRES AVE.

11

12



3 letters

3/6/79

Dear Citizen:

This letter is being sent to advise you of the proposed realignment and improvement of Woodchuck Lane from Second Street to Central Avenue.

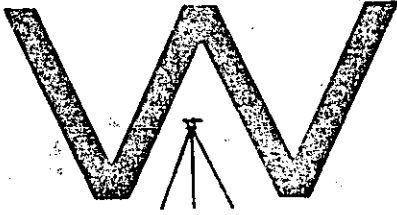
The proposed project would require vacation of the existing Woodchuck north of Redburn and the possible extension of driveways to the new Woodchuck. A map is attached for your information.

The Board of City Commissioners will be considering the project at their regularly scheduled meeting March 13, 1979.

\*

\*\*

# THE CITY OF WICHITA



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

March 6, 1979

Dear Citizen:

This letter is being sent to advise you of the proposed realignment and improvement of Woodchuck Lane from Second Street to Central Avenue.


The proposed project would require vacation of the existing Woodchuck north of Redbarn and the possible extension of driveways to the new Woodchuck. A map is attached for your information.

The Board of City Commissioners will be considering the project at their regularly scheduled meeting March 13, 1979.

Should you require additional information about the project, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4669 or 268-4502.

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Very truly yours,

  
R. W. Lion  
City Engineer

RWL:ck

NOTRE DAME HIGH SCHOOL

UNPLATTED

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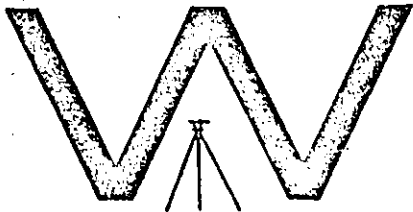
MEADOWVIEW ESTATES



REDBARN LANE

COUNTRY ACRES AVE.

# THE CITY OF WICHITA



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

March 6, 1979

Dear Citizen:

This letter is to inform you that property you own may be included in a benefit district to be assessed for the proposed paving and improvement of Woodchuck Lane from Country Acres to Redbarn.

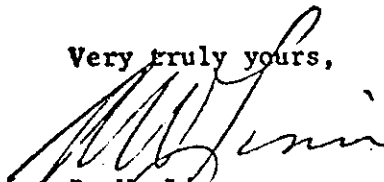
The Board of City Commissioners will make a determination to initiate the project and the method of financing at their regularly scheduled meeting of March 13, 1979.

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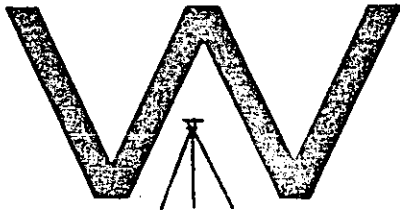
Very truly yours,



R. W. Linn  
City Engineer

RWL:ck

# THE CITY OF WICHITA



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

March 6, 1979

Dear Citizen:

This letter is to inform you that property you own may be included in a benefit district to be assessed for the proposed paving and improvement of Woodchuck Lane from Country Acres to Redbarn.

The Board of City Commissioners will make a determination to initiate the project and the method of financing at their regularly scheduled meeting of March 13, 1979.

If the project is to be financed by special assessments, it is estimated that your assessment would be \$1000.00.

Should you require additional information about the project, please direct your inquiries to the City of Wichita, Public Works Engineering Division, 7th Floor, City Hall, 455 North Main Street, Wichita, Kansas 67202 or you may telephone 268-4669 or 268-4502.

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Very truly yours,

R. W. Linn  
City Engineer

RWL:ck

THE CITY OF WICHITA

OFFICE OF Director of Public Works

DATE March 8, 1979

TO E. H. Denton, City Manager

FROM R. W. Bruggeman, Director of Public Works

SUBJECT Woodchuck Lane, from Central to Second - Associated with S/D 77-129 Special Ed Addition

The final plat for S/D 77-129 Special Ed Addition is scheduled for the Planning Agenda of Tuesday, March 13, 1979. The following information is submitted as the recommendation of the Department of Public Works:

From the north line of Second Street to the north line of Country Acres Avenue, a 36' width pavement would be constructed as follows:

34' would be assessed to the benefit district and 2' assessed to the City-at-large. This results in a special assessment of \$68,500 and a GO cost of \$27,500.

From the north line of Country Acres Avenue to the south line of Redbarn Lane, a 36" width pavement would be constructed as follows:

34' would be assessed to the benefit district and 2' assessed to the City-at-large. This results in a special assessment of \$16,500 and a GO cost of \$5,000.

*letters sent would indicate \$19,000 SA to this section*

*6' →*

From the south line of Redbarn Lane to the south line of Central Avenue, the present pavement would be widened 10' on the west side and the entire cost would be paid for by the City-at-large. The general obligation assessment would be \$50,000.

The right-of-way cost for the two partial lots between Country Acres and Redbarn Lane would be paid for by the City-at-large. The estimated GO cost is \$3,000.

The special assessment in the Redbarn Lane to Country Acres Avenue and the Country Acres Avenue to Second Street improvement would be spread in the normal manner or as determined by City Commission action.

E. H. Denton, City Manager  
March 8, 1979

Page 2

The Engineering Division of the Department of Public Works has given notice to the affected property owners that this item will appear on the Planning Agenda of March 13, 1979.

Mr. Francis Hesse, Attorney for the Wichita Diocese, advised that the Diocese will dedicate the necessary right-of-way in lieu of the special assessment for the improvement.



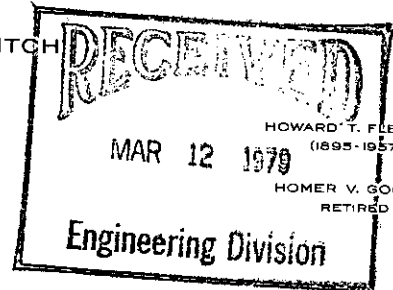
R. W. Bruggeman  
Director of Public Works

RWB:gr

cc: Robert A. Lakin, Director of Planning  
R. W. Linn, City Engineer ✓

FLEESON, GOOING, COULSON & KITCH  
LAWYERS

SIXTEENTH FLOOR - 125 NORTH MARKET  
POST OFFICE BOX 997  
WICHITA, KANSAS 67201  
(316) 267-7361



WAYNE COULSON  
PAUL R. KITCH  
DALE M. STUCKY  
DONALD R. NEWKIRK  
GERRIT H. WORMHOUDT  
ROBERT T. CORNWELL  
WILLARD B. THOMPSON  
RICHARD I. STEPHENSON  
JOHN T. CONLEE  
THOMAS D. KITCH  
J. ERIC ENGSTROM  
LARRY W. WALL  
JOHN R. MORSE  
REX G. BEASLEY  
RON CAMPBELL  
MARK E. SINGER  
JAMES L. BURGESS  
GREGORY J. STUCKY

March 9, 1979

OF COUNSEL  
GEORGE J. LEIBOWITZ  
WASHINGTON, D. C.

Board of City Commissioners  
c/o The City Commission  
1st Floor - City Hall  
455 North Main Street  
Wichita, Kansas 67202

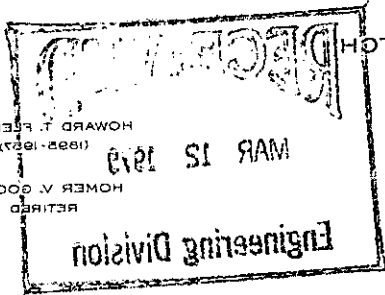
Re: Extending of Woodchuck Lane from  
Redbarn Lane to Second Street -  
Associated with S/D 77-129 Special  
Ed Addition

Gentlemen:

In behalf of our clients, Mr. and Mrs. Arthur W. Binford who reside at 461 Country Acres, Wichita, Kansas 67212 and who own property legally described as Lot 12, Block G, Meadowview Estates, an Addition to Sedgwick County, Kansas, we strongly object to any special assessment on their property for the extending of Woodchuck Lane from Redbarn Lane to Second Street, for the following reasons:

1. This extension is brought about by the desire of the Board of Education to provide better access to a proposed school site that is south of Country Acres and east of Woodchuck, as stated on page 3 of the enclosed Memo from Robert A. Lakin to Ray Bruggeman of February 9, 1978, and as also stated in the enclosed letter from Jack H. Galbraith of January 11, 1978.
2. This extension will in no way benefit the Binford property and will in fact cause an excess of traffic at their corner for the new school and redirection of traffic to Bishop Carroll High School.
3. This extension is unnecessary and will be of no benefit to the neighborhood.

C  
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FLEESON, GOOING, COULSON & KITCH  
LAWYERS  
SIXTEENTH FLOOR - 125 NORTH MARKET  
POST OFFICE BOX 987  
WICHITA, KANSAS 67201  
(316) 267-7361

WAYNE COULSON  
PAUL R. KITCH  
DALE M. STUCKY  
DONALD R. NEWKIRK  
GERRIT H. WORMHOUT  
ROBERT T. CORNWELL  
WILLARD B. THOMPSON  
RICHARD I. STEPHENSON  
JOHN T. CONLEE  
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J. ERIC ENSTROM  
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March 9, 1978

OF COUNSEL  
GEORGE J. LEIBOWITZ  
WASHINGTON, D. C.

Board of City Commissioners  
c/o The City Commission  
1st Floor - City Hall  
452 North Main Street  
Wichita, Kansas 67202

Re: Extending of Woodchuck Lane from  
Redbarn Lane to Second Street -  
Associated with S/D 77-129 Special  
Ed Addition

Gentlemen:

In behalf of our clients, Mr. and Mrs. Arthur W. Binford who reside at 461 Country Acres, Wichita, Kansas 67212 and who own property legally described as Lot 12, Block G, Meadowview Estates, an Addition to Sedwick County, Kansas, we strongly object to any special assessment on their property for the extending of Woodchuck Lane from Redbarn Lane to Second Street, for the following reasons:

1. This extension is brought about by the desire of the Board of Education to provide better access to a proposed school site that is south of Country Acres and east of Woodchuck, as stated on page 3 of the enclosed memo from Robert A. Lakin to Ray Brudeman of February 9, 1978, and as also stated in the enclosed letter from Jack H. Galbraith of January 11, 1978.

2. This extension will in no way benefit the Binford property and will in fact cause an excess of traffic at their corner for the new school and redirection of traffic to Bishop Carol High School.

3. This extension is unnecessary and will be of no benefit to the neighborhood.

C  
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Board of City Commissioners

-2-

March 9, 1979

Accordingly, if the street is extended to serve the school property, the cost should fall on the party benefitting from it, namely, the Board of Education. We urge that the benefit district be so structured and, in particular, that the Binford property be excluded.

Very truly yours,

*Willard B. Thompson*

Willard B. Thompson  
of FLEESON, GOOING, COULSON & KITCH

WBT:hb

cc: ✓ Mr. R. W. Linn

Mr. Robert A. Lakin

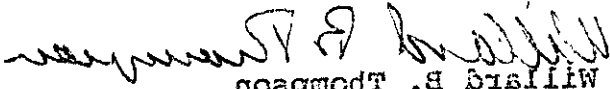
March 9, 1979

-2-

Board of City Commissioners

Accordingly, if the street is extended to serve the school property, the cost should fall on the party benefitting from it, namely, the Board of Education. We urge that the benefit district be so structured and, in particular, that the Binford property be excluded.

Very truly yours,



Willard B. Thompson  
of FLEESON, GOING, COULSON & KITCH

WBT:hp

cc: Mr. R. W. Linn

Mr. Robert A. Lakin

## WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

February 9, 1978

TO Ray Bruggeman, Director of Public Works

FROM Robert A. Lakin, Director of Planning

SUBJECT Consideration of Extending Woodchuck Lane from Redbarn Lane to Second Street - Associated with S/D 77-129 Special Ed Addition

Several weeks ago we held a meeting in our office and discussed the possibility of reconstructing and widening Woodchuck in the area from Redbarn north to Central, and constructing and extending Woodchuck from Redbarn on south to Second Street. Francis Hesse was present representing the Diocese and Jerry Feldman and Joel Pollack were present representing the contract-purchaser of the property directly west of the area being platted as Special Ed Addition. There were also in attendance several property owners who reside in the residential area to the east as well as representatives of the Board of Education, Public Works Engineering, Traffic Engineering and Maintenance-Flood Control Divisions and my staff. Unfortunately, we did not have representatives from either one of the undeveloped triangular lots (Lot 10 or 11, Block G, Meadowview Estates) which need to be purchased for street right-of-way if Woodchuck is to be extended.

As I understand, the general consensus was that no one disagreed with the idea of extending Woodchuck, however, several expressed concern that they did not want to be included in a benefit district. Mr. Hesse made it clear that through the years they have cooperated with the City wherever possible, that they would certainly consider dedicating the necessary right-of-way for street improvements (depending, of course, on the amount) however, he questioned part of their land having to pay for the improvement. He was concerned about their land being sold under contract and in the event the contract is not consummated the Diocese will be having to pay 10 to 15 years of assessments for a collector that they didn't necessarily need at this time.

Several property owners in Block "G" between Redbarn and Country Acres, expressed, either at the meeting or by phone, that they felt that Woodchuck would not benefit their lots and they questioned why they should be included in a benefit district. Hesse also questioned having to pay for this segment if they dedicated the right-of-way from their side. Linn commented that if there

was complete access control in this block on both sides that perhaps the City might be in a position to pay for this block. I am concerned about using this as a device to avoid special assessments where control of access is not needed or is not the issue at hand.

Regarding the reconstruction of the present Woodchuck-Redbarn intersection, it was felt that this should be paid by the City at large, that it was not necessarily a benefit to the neighborhood, that the vacation of the street, the reconstruction and extension of private driveways to the improved and realigned Woodchuck should be at the City's expense.

As to widening existing Woodchuck, McKinley felt that it certainly should be widened from a 30' to the 40' collector standard. We already have the necessary street right-of-way, and the existing 30' of pavement is off-centered 10' to the east. The comments were that widening should be at the City's cost.

As a result of the meeting, it seems that there are three areas of Woodchuck with separate problems and the issues are as follows:

Woodchuck Lane - between Country Acres and Second Street

The Diocese would consider dedicating the necessary street right-of-way, and that part of their property under contract to be sold and the B.O.E. property would pay the pavement costs for a normal residential street with the City paying the additional cost for the collector standard. Of course, the Diocese still has the reservation about being left with the specials should their contract fall through.

Woodchuck Lane - Between Redbarn Lane and Central

The Diocese would consider dedicating additional right-of-way for the area just north of Redbarn. The City would pay all costs for widening existing Woodchuck to a collector standard, reconstructing of the existing intersection of Woodchuck and Redbarn, extend private drives where necessary, and complete a vacation case.

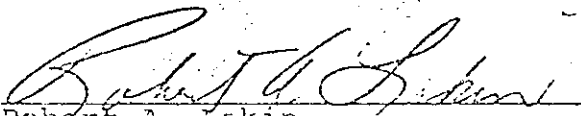
Woodchuck Lane - between Redbarn Lane and Country Acres

This area seems to be the most critical one as the issue is who pays. The Diocese again may be willing to dedicate the right-of-way and may also consider dedicating complete access control if they do not have to pay for any of the paving costs. The City will have to purchase the two undeveloped lots in Block "G" Meadowview Estates (Lots 10 and 11). The residences also in Block "G" do not want to pay for any pavement costs.

This last part of Woodchuck is the one I am having difficulty with that no one pays except the City. I do understand, however, the arguments that neither the Diocese or the residents in Block "G" believe this street to be of any benefit to them, that it is being done as a convenience to the B.O.E. to provide better access. I also believe Woodchuck is needed to be extended to benefit the Diocese property that is being sold for development.

These are the issues as discussed. This plat is on the Subdivision agenda today. The B.O.E. is anxious to complete their plat with the understanding that the City will proceed to do whatever is necessary to have Woodchuck extended when their school is ready to open. It would seem appropriate for Public Works to have a proposal ready to be discussed by the Board of City Commissioners when this plat is considered which could be another 30-45 days.

I would appreciate your advising me your position on these issues. I am forwarding copies of this memo to those who were in attendance at the meeting or who called in an interest. We will keep all advised as to whenever this item again will be scheduled for discussion.



Robert A. Lakin  
Director of Planning

RAL:JHG:et

cc:

Francis Hesse, Attorney at Law, Farmers & Bankers Bldg.,  
Wichita, Kansas 67202

Jerry Feldman, 1901 West 13th Street, Wichita, Kansas 67203

Joel Pollack, 1901 West 13th Street, Wichita, Kansas 67203

Dr. Richard Holstead, Board of Education, 1400 George Washington,  
Wichita, Kansas 67211

Robert Harris, Architect, 262 North Waco, Wichita, Kansas 67202

Randolph Turner, 518 Redbarn, Wichita, Kansas 67212

Vergil E. Esau, 512 Redbarn, Wichita, Kansas 67212

Arthur W. Binford, 461 Country Acres, Wichita, Kansas 67212

S. Goode, 542 Woodchuck, Wichita, Kansas 67212

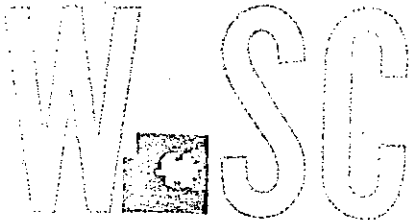
Dick Linn, City Engineer

Dean Sellers, Assistant City Engineer

Bill McKinley, Assistant Traffic Engineer

M. S. Mitchell, Assistant Superintendent of Public Works Maintenance-  
Flood Control Supervisor

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 11, 1978

TO WHOM THIS MAY CONCERN:

This letter is being sent to property owners in the vicinity of the intersection of Woodchuck Lane and Redbarn Lane and at the west end of Country Acres Avenue to advise you of the interest by the Public Works and Planning Departments of the City and the Board of Education staff to extend Woodchuck Lane south of Redbarn along the half section line to the area of Second Street extended. This is brought about by the desire to have improved access to Central from a proposed school site that is south of Country Acres and east of Woodchuck as extended to the south.

The Board of Education is in the process of platting this property and in the preliminary discussions they were encouraged to see if it was possible to extend Woodchuck. The proposed extension would involve realignment of said street and as well the vacation of a portion of existing Woodchuck which would require the extension of one or two driveways thru the area being vacated to the new improved Woodchuck.

Attached for your information is a sketch map outlining in general terms the school site, the area needed for the extension of Woodchuck and the portion of Woodchuck to be vacated. This is also to advise you that we are holding an informal discussion on this matter on Wednesday, January 18, 1978, in the Planning Department conference room, Tenth Floor, City Building at 455 North Main, beginning at 1:30 p.m. At this meeting will be representatives of the Planning Department, Department of Public Works and the Board of Education. We would appreciate those of you who have an interest in the property adjacent to Woodchuck and those who might be affected by such extension attending this meeting.

If you have any questions prior to the meeting or are unable to attend and would like to express your thoughts we would appreciate a call. Our number is 268-4421 and ask for either Jack Galbraith or Curtis Newby.

Sincerely,

  
Jack H. Galbraith  
Chief Planner

JHG:et

268-4421

Attachment

cc:

Meadowview Shopping Center, Inc. 401 Country Acres, Wichita,  
Kansas 67212  
Bob Morey, 554 North Woodchuck, Wichita, Kansas 67203  
Kenneth Cook, 542 North Woodchuck, Wichita, Kansas 67203  
Dennis Hornung, 521 Redbarn, Wichita, Kansas 67212  
Randolph R. Turner, 518 Redbarn, Wichita, Kansas 67212  
Vergil E. Esau, 512 Redbarn, Wichita, Kansas 67212  
Arthur W. Binford, 461 Country Acres, Wichita, Kansas 67212  
W. E. McGreevy, 251 N. Socora Dr., Wichita, Kansas 67212  
Dr. Richard Halstead, 1400 George Washington, Wichita, Kansas 67211  
Rodger Coad, 428 South Broadway, Wichita, Kansas 67202  
J. Francis Hesse, Attorney at Law, Farmers & Bankers Bldg., Wichita,  
Kansas 67202  
Bob Harris, 262 North Waco, Wichita, Kansas 67202  
Jerry Feldman, 1901 West 13th St., Wichita, Kansas 67203  
Dick Linn  
M. S. Mitchell  
Bill McKinley  
Paul Graves

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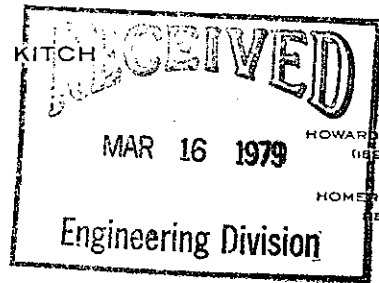
Notice of Special Assessment  
Deliveries March 7, 1979

MAP	521, 542, 554	WOODCHUCK
\$1000	512, 518, 522, 526	REDBARN
	461, 465, 469, 501, 507	COUNTRY ACRES
\$500	532	Red barn

Beginning at a point 1284.57' N of SE corner  
of NW  $\frac{1}{4}$  Sec 21-27 1W, proceed westerly  
parallel to the SL of Notre Dame  
High School Addition 58', thence right  
an angle of  $90^{\circ} 23' 47''$  a distance  
of 93.91', thence northerly to the  
SE corner of Notre Dame High School  
Addition, thence easterly <sup>along</sup> parallel to  
the SL of Notre Dame High School  
Addition, <sup>extended</sup> to the EL of said  $\frac{1}{4}$  Section,  
thence southerly along said EL to  
the P.O.B.

FLEESON, GOOING, COULSON & KITCH  
LAWYERS

SIXTEENTH FLOOR • 125 NORTH MARKET  
POST OFFICE BOX 997  
WICHITA, KANSAS 67201  
(316) 267-7361



WAYNE COULSON  
PAUL R. KITCH  
DALE M. STUCKY  
DONALD R. NEWKIRK  
GERRIT H. WORMHOUDT  
ROBERT T. CORNWELL  
WILLARD B. THOMPSON  
RICHARD I. STEPHENSON  
JOHN T. CONLEE  
THOMAS D. KITCH  
J. ERIC ENGSTROM  
LARRY W. WALL  
JOHN R. MORSE  
REX G. BEASLEY  
RON CAMPBELL  
MARK E. SINGER  
JAMES L. BURGESS  
GREGORY J. STUCKY

March 15, 1979

OF COUNSEL  
GEORGE J. LEIBOWITZ  
WASHINGTON, D. C.

Board of City Commissioners  
c/o The City Commission  
1st Floor - City Hall  
455 North Main Street  
Wichita, Kansas 67202

Re: Extending of Woodchuck Lane from  
Redbarn Lane to Country Acres

Gentlemen:

We understand that the above matter is to be discussed further by the City Commission on March 20 and we would again like to submit the objection to this extension by our clients, Mr. and Mrs. Arthur W. Binford who reside at 461 Country Acres, and who own property legally described as Lot 12, Block G, Meadowview Estates, an Addition to Sedgwick County, Kansas.

This extension will cause a great increase in traffic, mainly from Bishop Carroll High School, and due to the number of small children in the neighborhood, the risk of a small child's life would be too high of a price to pay for this street which will serve of no benefit to the immediate neighborhood.

We strongly urge that you consider the necessity of this street versus the lives of small children before approving such project.

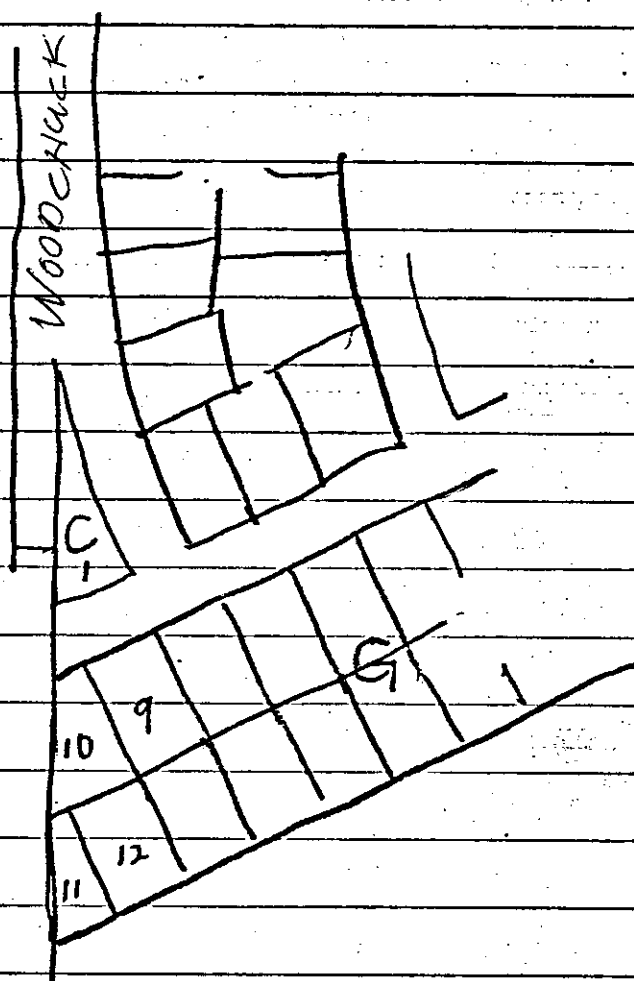
Very truly yours,

Willard B. Thompson  
of FLEESON, GOOING, COULSON & KITCH

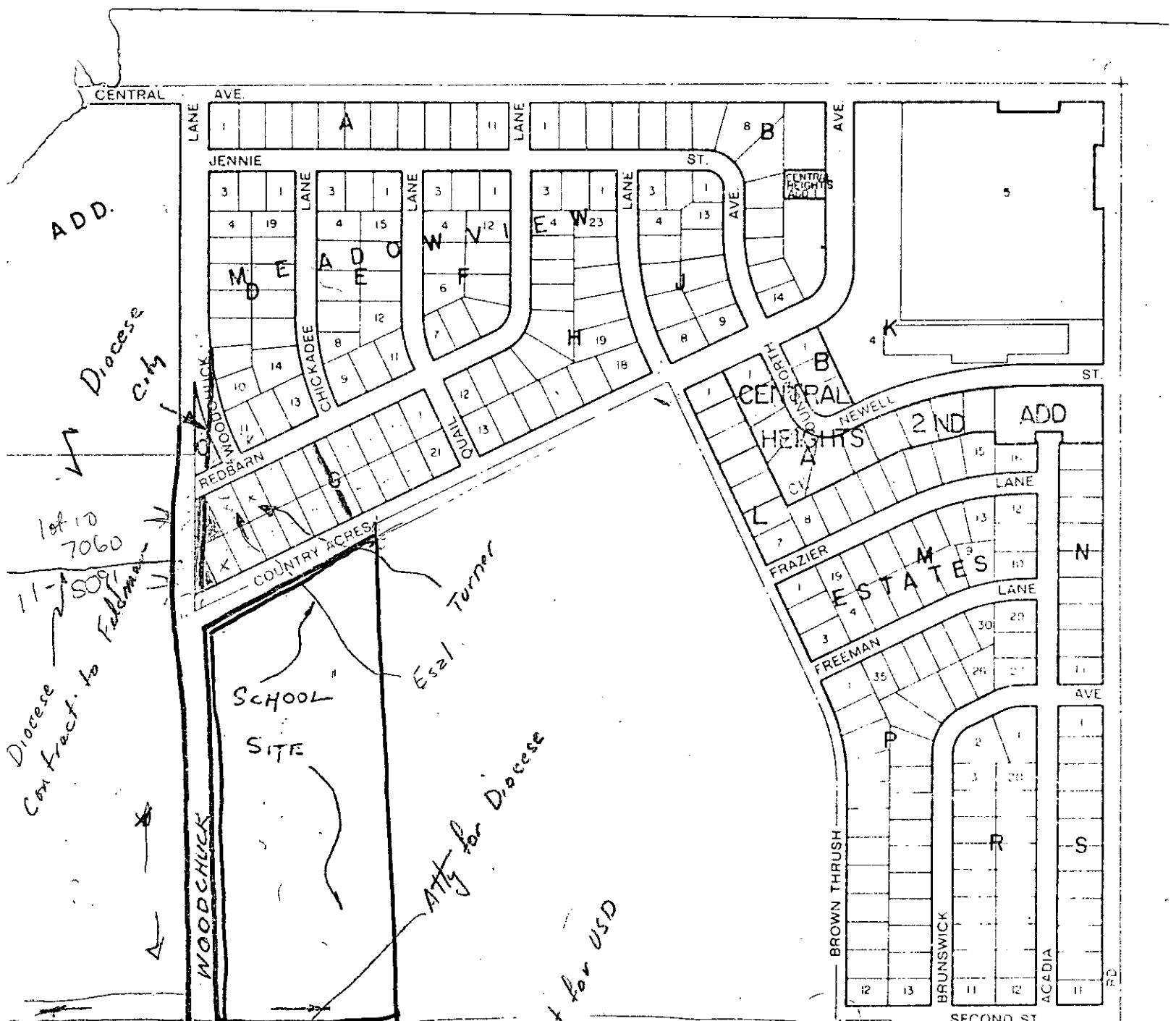
WBT:hb

cc: Mr. R. W. Linn

Mr. Robert A. Lakin

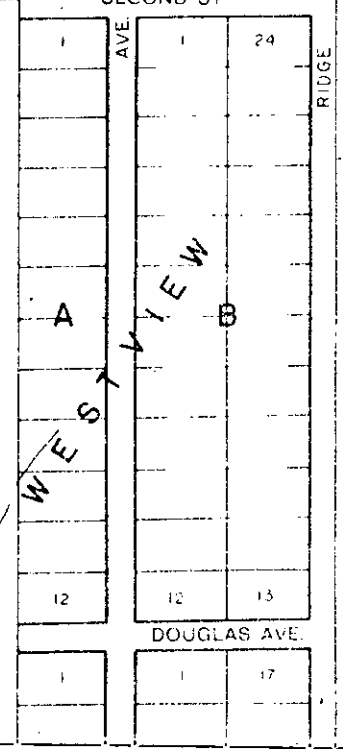


LOT	BLOCK	ADD	OWNER
9	G	MEADOWVIEW ESTATES	VIRGIL E. ESAW
10	G	" "	W. E. MCGREEBY
11	G	" "	MEADOWVIEW SHOPPING CENTER INC
12	G	" "	ARTHUR W. BINFORD
1	C	" "	CITY OF WICHITA

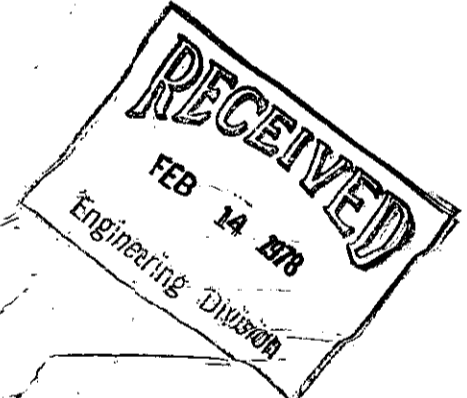


Francis Hesse  
 Jerry Feldman  
 Jack Gelbraith  
 Joel Pollack  
 Gene Rath  
 Bob Harris Architect for USD  
 Turner  
 Bill McKinley  
 Louise Oliveray  
 Linn  
 Sellers  
 Roger Cozd

35  
 300  
 105000 / side lot



*D. Sellers*



January 13, 1978

K. O. Taylor  
1542 South St. Francis  
Wichita, Kansas 67211

Re: S/D 77-129 Final plat of Special Ed. Addition

Dear Mr. Taylor:

At the regular meeting of the subdivision Committee of the Metropolitan Area Planning Commission, February 9, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The right-of-way being dedicated on the plat for the south half of Country Acres may be reduced from 35 feet to 30 feet.
- B. It shall be noted that additional right-of-way dedications by separate instrument for Woodchuck from Central to Second Street and the method of assuring the paving of said street have yet to be resolved. In addition, additional right-of-way dedications for Country Acres and Second Street from the east line of the plat to Brown Thrush and the paving of the south half of Country Acres are yet to be resolved. These matters are being reviewed by the Planning Department and Department of Public Works.
- C. The applicant's engineer shall meet with the Engineering Division of the Department of Public Works and the Flood Control Office relative to designing an acceptable drainage plan for subject property and the method whereby the applicant can assure that the necessary drainage improvements associated with the plat will be made.
- D. The applicant shall contact the Engineering Division of the Department of Public Works and the Water Department relative to providing an acceptable guarantee for the extension of sanitary sewer and City water to serve the plat. Letters obtained from these Departments stating that satisfactory ar-