

BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT World Impact Addition \

DATE 11/14/86

_____ JOB NO. _____

COPIES TO:

TO Bill McKinley

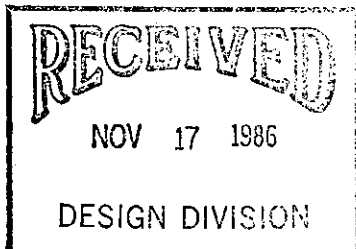
FROM N. Brent Wooten

Carl Gibson
John Arnold

REFERENCE _____

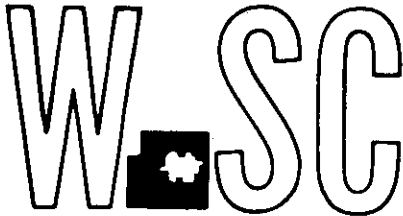
Enclosed is a proposed turn around cul-de-sac for the World Impact Plat. Please review this proposal and advise, so we may submit the final plat this Friday.

Thank You,



1. Ferdinand Energy. Location of water utility easement. No water problem.
2. Woodlawn Development Co. Location of access control. No water problem.
3. Southglen Addition. Final Plat. Existing main in 97th St. S. Inferior main to be extended as required for development.
4. Amorado Estates Third Addition. Preliminary Plat. Item 8, main to be extended. 12" main in Chaparral to be extended to 170th Rd. and extended in 170th along the plot. Otherwise no water problem.
5. Triple "S" Grove Addition. Final Plat. Section was killed for Horvath Chapel Addition to extend main in SSK to Seneca. Suggest main in Seneca be extended to serve the plot.
6. Penstemon Fourth Addition. Final Plat. Item 8, main to be extended. 12" main in Greenbriar Court should be tried at Greenbriar and also at Oxford to provide second feed to another independent source.
7. Woodland Estates 3rd Addition. Preliminary Plat. Main to be extended in Shannon Joy Court. No water problem.
8. Frank & Johnny's Addition. Preliminary Plat. Area now served by existing mains in 37th St. N. and Red. No water problem.
9. World Impact Addition. Final Plat. No water problem. Any additional main required shall be extended observing required separation of water lines and sanitary sewers.
10. Westlind 2nd Addition. Item 4, main to be extended from Woodstock (when available) and in 21st along the plot. Again in Woodstock to be extended as part of Westlind 1st plat. DOT to be designing a water line in 19th ending between 19th and 21st.
11. Miller Heights Addition. Final Plat. Item 8, main to be extended along city water service application etc. require no water problem.
12. Monterey Addition. Final Plat. Plot not served. ~~DOT~~ No water problem.
13. Kelly Addition. Final Plat. Existing main in Central may be used to serve this property because of the access control to Garbado.
14. Stausson Investment Corporation. Grand utility easement. No water problem.
15. L.A. Michaelis, Jr. et al. Grand utility easement. No water problem.
16. Keith Anderson. Grand utility easement. No water problem.
17. Ebert and Mary McComb. Grand utility easement. No water problem.
18. Other Matters.

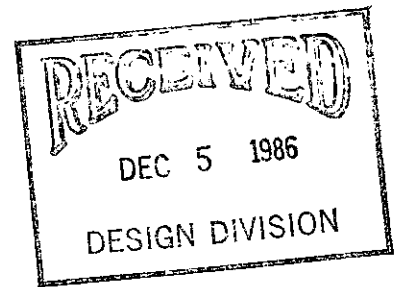
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 5, 1986



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 86-72 - WORLD IMPACT ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

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- A. The applicant shall guarantee the closure of the driveway approach to 13th Street North that is within the area of "complete access control" being granted by this replat.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - C. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
 - D. Since the approval of the preliminary plat in September, the applicant's agent has met with both the City Engineer's staff and the Traffic Engineer regarding modification of the vacated Gardner Street return at 13th Street North. It has been agreed that the vacated return need not be closed or reconstructed, however, the applicant is advised that it is his responsibility to properly sign the vacated street as a "private drive" and not a public street.

Final Plat S/D 86-72 - WORLD IMPACT ADDITION
Page 2

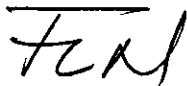
- E. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- F. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 11, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

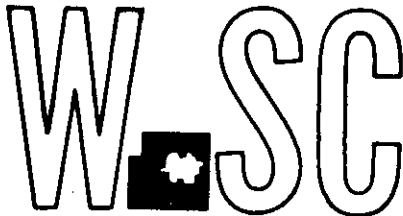
cc: World Impact, Inc., c/o John Arnold, 1454 N. Volutsia,
Wichita, KS 67214
X Mike Lindebak, City Engineer

Proc Sub 9-11-86

1. Arbah M. Johnson. Vacation of Access Control. No Water problem.
2. Lloyd D. Williams. Vacation of Utility Easmt. and Bldg. Setback. No Water problem.
3. Joe E. Mathews III. Vacation of Bldg. Setback. No Water problem.
4. Buddy and Peggy Hill. Vacation of Access Control. No Water problem.
5. Gatewood Addition. Preliminary Plat. Item B, mains to be extended. Existing 8" and 20" mains in Control. Possible loop by tying to Webb Road between lots 13 and 15 at the end of Shannon Circle.
6. Harvest Chapel Addition. Final Plat. Item A, mains to be extended. 12" Main to be extended in 55th St. So. No Water problem.
7. Este Cate Second Addition. Final Plat. Area now served by existing mains. No Water problem.
8. Gray's Third Addition. Final Plat. Item B, mains to be extended in Hoover and/or MacArthur as required. No Water problem.
9. Dave Waters Addition. Final Plat. No city water available; nearest water at Hydraulic and 55th St. So. No Water problem.
10. Holtman Addition. Final Plat. No City Water. No Water problem.
11. Sixth Addition to Cedar Ridge. Final Plat. Item A, meters to be relocated or removed as necessary. No Water problem.

12. SpringHollow 3rd. Preliminary Plat. Item A, petitions to be amended or abandoned. Item B, mains to be extended. Item G, outside-the-city service application to be submitted. Note: Project No. 448-80-925-80174-000-000-001 under the Water Dept. now covers SpringHollow 3. and has been assigned 448-76-245-88146-200-000-001 under MAAD-Design.
13. World Impact Addition. Preliminary Plat. Existing 6" water main in Gardeners. Sanitary sewer is running parallel and less than 10 ft. of horizontal separation. Any future Sanitary extension will require 10' separation.
14. Masterbilt Addition. Final Plat. Lots 1-4 served by 6" water line in Florence and along Third St. along Lot 1. Lot 5 is served along West Street. The North side of Lot 5 is not served; would suggest main extension be considered along Third St. along Lot 5.
15. Ayesh Addition. Preliminary Plat. Area now served by water mains in Oliver and Dellrose; mains not shown on sketch plat. No water problem.
16. Charles Court Addition. Final Plat. Plat now served by water line in Charles St., No water problem.
17. City Land Inventory Case
 - Tract I: 20" Main along the east side of canal entrance at the west side of the canal (approx. 95' EEL of Minneapolis)
Possible service connection from 20" main or extend 2 1/2" PVC Main from a point 12' NNL Hwy = 217 N Minneapolis. No water problem.
 - Tract II: Suggest extending 2 1/2" PVC Main to serve this tract due to probable cheaper cost depending on location of 20" main.
18. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4661

September 12, 1986



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Preliminary Plat S/D 86-72 - WORLD IMPACT ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the closure of the driveway approach to 13th Street North that is within the area of "complete access control" being granted by this replat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat, distances and bearings shall be provided for the perimeter of the utility easements being granted to cover existing utilities located in vacated Gardner Drive right-of-way.
- E. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- F. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

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Preliminary Plat S/D 86-72 - WORLD IMPACT ADDITION
Page 2

- G. The final plat shall indicate the platting of 15-foot wide building setback from 13th Street North.
- H. A guarantee shall be submitted for the closing of the vacated street return to 13th Street North, or, at the time of submitting a final plat, a drawing depicting how the vacated street return will be utilized as a private drive shall be submitted to City and Traffic Engineering for review and approval.
- I. The final plat shall indicate a 10-foot wide utility easement adjacent to the south and east lines of this plat.
- J. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval. The drainage plan shall address how storm waters from the adjacent railroad right-of-way will be handled by this plat.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: World Impact, Inc., c/o John Arnold, 1454 N. Volutsia,
Wichita, KS 67214
Mike Lindebak, City Engineer