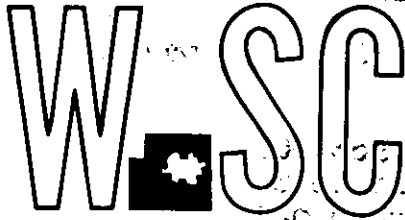
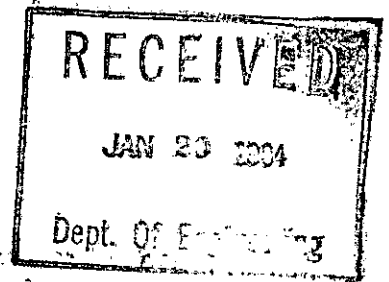


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



January 20, 1984

Mid-Kansas Engineering Consultants, P.A.  
240 N. Rock Rd., Suite 130  
Wichita, Ks. 67206

Re: S/D 84-001 - Final plat of Pawnee Mesa Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 19, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall re-petition for street paving, including sidewalks on both sides of Jewell.
- B. The applicant shall re-petition for sanitary sewer service to all the lots included in this replat.
- C. The applicant shall make satisfactory arrangements with the Water Department for the additional services needed to provide water to the increased number of lots. This may require new petitions.
- D. The applicant shall re-petition for the storm sewers required by this replat.
- E. The platting engineer's text shall include the wording that the streets are being dedicated to and for the use of the public.
- F. The west twenty feet of Lot 3, Block 4 of the original Pawnee Mesa is not included in this replat. It will need to be sold with the adjacent Lot 2 or included in a future replat of Lots 1, 2 and 3, Block 4, Pawnee Mesa.
- G. The platting engineer has advised that the following changes will appear on the final plat tracing:
  - 1) The 20-foot drainage easement will be platted between Lots 8 and 9 in Block 3 rather than between Lots 9 and 10;

Mid-Kansas Eng. Consultants, P.A.

Page 2

January 20, 1984

- 2) 20-foot triangular drainage easements will be added at the NW corner of Lot 1, Block 3 and the southerly corner of Lot 10, Block 2.

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

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 January 26, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nacley  
Junior Planner

FLN:bh

cc: Builders, Inc., Alexander Dean, President,  
300 W. Douglas, 67202

X Mike Lindebak, City Engineer

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE January 10, 1985

TO Louise Olivarez, Senior Planner

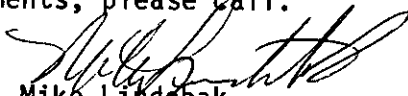
FROM Mike Lindebak, City Engineer

SUBJECT Pawnee Mesa C.U.P.

We have reviewed the subject C.U.P. and have the following comments:

1. We generally do not favor 29' streets in 32' right-of-way.
2. In parcels 3 and 4, we do not recommend ending cul-de-sac just short of the public street. They should be extended to intersect with the street or shortened with modified lot arrangement.
3. A revised drainage plan should be submitted to reflect the changes from original plat for review and approval.
- ✓ 4. There is an existing drainage structure at the cul-de-sac at the west end of Grant. Provisions should be made to protect and/or modify the existing structure according to the revised drainage plan.
- ✓ 5. Parts of parcels 5, 6 and 7 have been assessed for sanitary sewer laterals with the first phase improvements. The developer will be required to sign a waiver acknowledging additional assessments for sanitary sewer service due to the changes made in this C.U.P.
6. Due to the shift in street layout, the exception area at the southeast corner of this C.U.P. is no longer served by the existing sanitary lateral.
- ✓ 7. There are twelve outstanding improvement projects for sanitary sewer, storm sewer and street paving. Three of the twelve projects already have construction plans prepared for the second phase of improvements associated with the original plat. All these projects will no longer be applicable with the new proposed development plan. The developer should reimburse the City the expenditure in these projects which amounts to \$43,790.35 as of December 31, 1984.

If you have any questions about these comments, please call.

  
Mike Lindebak  
City Engineer

ML:gr



PAWNEE MESA

<u>Completed Improvement Projects</u>	<u>Project No.</u>
Storm Water Sewer No. 184	80939
Storm Water Sewer No. 187	80933
Storm Water Drain No. 43	80931
Main 13, Southwest Interceptor	80932
Lateral 1, Main 13, Southwest Interceptor	80941
Paving, Phase I	80939

<u>Existing Projects</u>	<u>Project No.</u>	<u>Amount Spent (As of 12-31-84)</u>
*Storm Water Sewer No. 185	80938	\$ 6,006.91
Storm Water Sewer No. 186	80936	14.44
Storm Water Sewer No. 188	80937	15.01
*Lateral 2, Main 13, Southwest Interceptor	80940	9,379.08
Lateral 3, Main 13, Southwest Interceptor	80935	59.20
Lateral 4, Main 13, Southwest Interceptor	80934	15.01
Lateral 5, Main 13, Southwest Interceptor	81346	284.18
*Paving, Phase II	80934	25,943.55
Paving, Phase III	80935	1,326.05
Paving, Phase IV	80936	675.07
Paving, Phase V	80937	56.84
Paving, Phase VI	80938	15.01
		<hr/>
		\$ 43,790.35

Paving, Pawnee Mesa 3<sup>rd</sup> 81364 0 335.73

\*Projects with construction plans

Temp. Note Interest =

1985: 6.1485%	} Average 5.35%
1986: 5.40%	
1987: 4.50%	

$$(43,790.35) (5.35\%) (3 \text{ yrs}) = * 7028.35 \text{ Interest}$$

simple 2692.45  
 2364.68  
 1970.57  
 7027.70  
 compound 2510.07  
 2204.67  
 7407.20  
 8379.50

~~\$ 50,818~~ thru 12-31-87  
 \$ 51,209.05 + 675 (5.15% / 4 1988) = 1,884

# **BUILDERS**

## DEVELOPMENT, INC.

800 Epic Center / 301 N. Main / Wichita, Kansas 67202 / 316/291-8300

July 11, 1990

Mr. Mike Lindebak  
City Engineer  
455 N. Main Street - 7th Floor  
Wichita, KS 67201

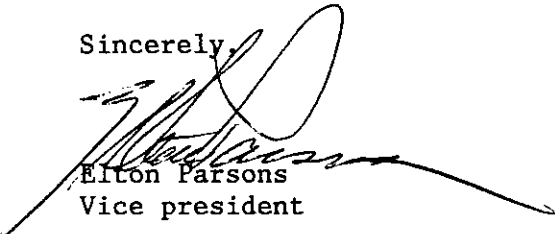
Dear Mr. Lindebak:

Petitions have been filed with the City of Wichita for construction of sanitary sewer, storm sewer, water distribution lines, and paving at our Pawnee Mesa Third Addition in Southwest Wichita. We are now preparing to submit letters of credit to insure payment for construction of the above infrastructure.

Based on the estimated costs as shown in the petitions, the resulting special assessments would not be acceptable from a marketing standpoint.

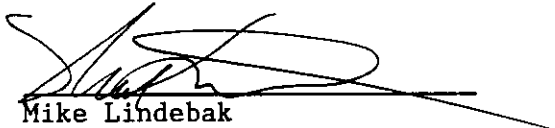
Therefore, we desire to reserve the right to be able to reject the bids if they are higher than what we determine to be marketable. If that is not possible, we desire to resubmit the petitions for a marketable amount.

Sincerely,



Elton Parsons  
Vice president

Agreed



Mike Lindebak  
City Engineer

cc: Jim Garvey  
Brad Smisor  
Ken Bengtson