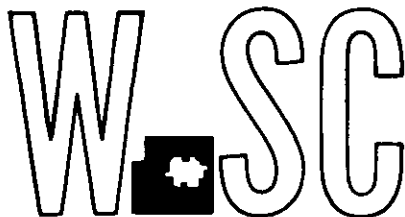


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 15, 1981

Mr. Wilmer Freund
Booker/Freund
Suite 412
111 W. Douglas
Wichita, Ks. 67202

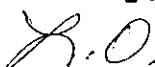
Re: S/D 81-33 - Final plat of 17th Street Substation

Dear Mr. Freund:

At the January 14th meeting of the Metropolitan Area Planning Commission, the above-referenced plat was deferred at your request to allow additional time to resolve the alley right-of-way problem. If you need to meet with City staff to discuss the alternatives for alley design, or perhaps building setback adjustments, please advise. We will be happy to work with you and K. G. and E. at any time in order to reach a solution which is acceptable to everyone.

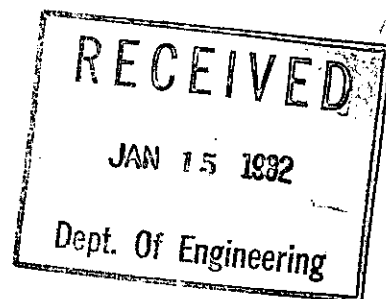
Tentatively, this final plat will be scheduled for the Planning Commission agenda of January 28, 1982. Please call if we can be of assistance to you in resolving this matter.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Kansas Gas and Electric Co., Attention: Don Elliott, 201 N. Market,
67202
Mike Lindebak, City Engineering



S/D No. 81-133 Name 17th Street Substation
Date Application Rec'd. 12-23-81 Preliminary Approval _____
Scheduled S/D Meeting 1-7-82

DESCRIPTION

General Location Between Emporia and St. Francis on the south side of
17th Street

Owner Kansas Gas and Electric Company

Surveyor/Engineer Booker/Freund

Address 412 Century Plaza Bldg., Wichita Zip Code 67202 Phone 263-6121

- | | |
|--|-------------------------------|
| 1. Gross Acreage of Plat <u>1.54 ac.</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>One</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>One</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>200</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>58,370 sq. ft.</u> | streets <u>X</u> yes _____ no |
| 5. Existing Zoning <u>B and E</u> | |
| 6. Proposed Zoning <u>B and E with special use permit</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> _____ 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

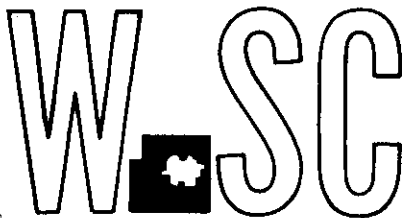
Note: The applicant has filed an associated special use application to permit an electrical substation on the lot, a portion of which is zoned "B" multi-family. (DR-81-27).

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan.
- B. As can be noted on the final plat, the applicant is proposing to vacate the existing north/south alley on this property. The dedication of an east/west alley out to St. Francis is proposed at the south end of this plat in order to avoid the creation of a dead-end alley. The applicant's building plans preclude the retaining of the vacated north/south alley as a utility easement. City Engineering and the representatives from the various utility companies should be prepared to address the issue of relocation or utility line abandonment costs should any utilities exist in the alley right-of-way being vacated.
- C. The final plat tracing shall indicate that the proposed east/west alley is being dedicated as part of this plat. Corner irons and perimeter dimensions shall be adjusted accordingly.
- D. St. Francis is a one-way arterial which requires 40 feet of half-street right-of-way. The final plat tracing shall clearly indicate the existing right-of-way and the additional right-of-way being dedicated to make a total of 40 feet.
- E. The final plat tracing shall indicate that an additional 20 feet of right-of-way for 17th Street from the west line of the vacated alley to the west line of St. Francis is being dedicated by this replat. The amount of existing right-of-way for 17th shall also be labeled.
- F. The contingent dedication proposed for 17th Street shall be indicated with a solid line. Corner irons and perimeter dimensions shall be adjusted accordingly. The applicant and the representative of City Engineering should be prepared to discuss the extent of and reason for the contingent dedication.

- G. The applicant shall guarantee the closing of the vacated alley approach on 17th Street.
- H. The applicant shall guarantee the construction of the proposed new alley including its approach to St. Francis Street.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Closure computations shall be submitted with the final plat tracing.
- K. A reference point to a previous platted lot corner or to a section corner shall be shown on the final plat tracing. If a previous lot corner is referenced, the engineer's text shall include the quarter section, township and range in which this property is located.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

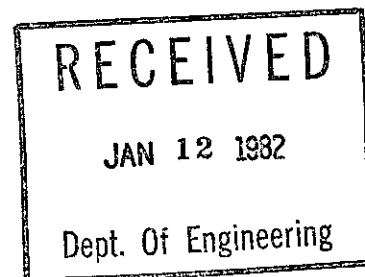
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 8, 1982



Booker/Freund
Suite 412
111 W. Douglas
Wichita, Ks. 67202

Re: S/D 81-133 - Final plat of 17th Street Substation

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 7, 1982, 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 make satisfactory arrangements with the City of Wichita and Gas Service Company for the relocation or abandonment of the sanitary sewer and gas lines located in the alley being vacated by this plat.
- B. The final plat tracing shall indicate that the proposed east/west alley is being dedicated as part of this plat. Corner irons and perimeter dimensions shall be adjusted accordingly. A minimum 28-foot inside radius is requested for the alley turn. This may be dedicated on the plat or obtained by separate instrument from the property owner to the south. The applicant shall be prepared to state at the January 14th MAPC meeting which dedication will be given.
- C. St. Francis is a one-way arterial which requires 40 feet of half-street right-of-way. The final plat tracing shall clearly indicate the existing right-of-way and the additional right-of-way being dedicated to make a total of 40 feet.
- D. The final plat tracing shall indicate an outright dedication of 20 feet of right-of-way for 17th Street. City Engineering has agreed to support a minor street privilege for the existing building and fence which will encroach this new street right-of-way. The amount of existing right-of-way shall be clearly labeled on the final plat tracing.
- E. The applicant shall guarantee the closing of the vacated alley approach on 17th Street.

Booker/Freund

1-8-82

Page 2

- F. The applicant shall guarantee the construction of the proposed new alley including its approach to St. Francis Street.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. A reference point to a previous platted lot corner or to a section corner shall be shown on the final plat tracing. If a previous lot corner is referenced, the engineer's text shall include the quarter section, township and range in which this property is located.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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

This matter will be forwarded to the Planning Commission for its consideration on January 14, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

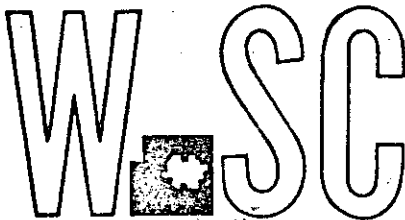


Louise Olivarez
Senior Planner

LO:bh

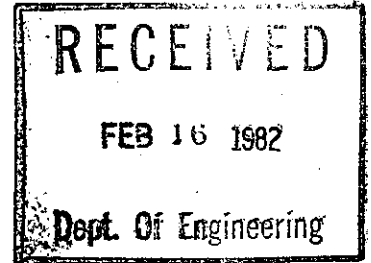
cc: Kansas Gas and Electric Co., Attention: Tim Richards, Assistant
Manager, 201 N. Market, 67202
Mike Lindebak, City Engineering

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4581



February 12, 1982

Mr. Wilmer Freund
Booker/Freund
Suite 412
111 W. Douglas
Wichita, Ks. 67202

Re: S/D 81-133 - Final plat of 17th Street Substation

Dear Mr. Freund:

At the regular meeting of the Metropolitan Area Planning Commission on February 11, 1982, the above referenced plat was reviewed. The action of the Commission was to recommend approval of the plat subject to the conditions specified by the Subdivision Committee and outlined in our letter of January 8, 1982, EXCEPT that item B was revised and reduced setbacks were authorized.

The setbacks which were approved and which should be shown on the final plat tracing are:

- 4 feet on the east;
- 12 feet on the north;
- 15 feet on the west;
- 18 feet for E 1/2 of south boundary;
- 21 feet for W 1/2 of south boundary.

The revised requirement for the alley right-of-way is:

"An appropriate radius for the alley turn, large enough to accommodate a trash truck, shall be provided. (Traffic Engineering requires a 25-foot inside radius or a 45-foot outside radius). This may be dedicated on the plat or obtained by separate instrument from the property owner to the south."

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.

Mr. Wilmer Freund

2-12-82

Page 2

2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all taxes due and payable for 1981 and prior years have been paid.

Please call if you have any questions.

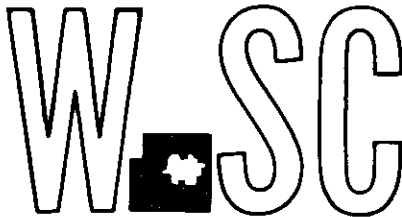
Very truly yours,

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

cc: Kansas Gas and Electric Co., Attention: Don Elliott, 201 N. Market,
67202

WICHITA—SEDGWICK COUNTY

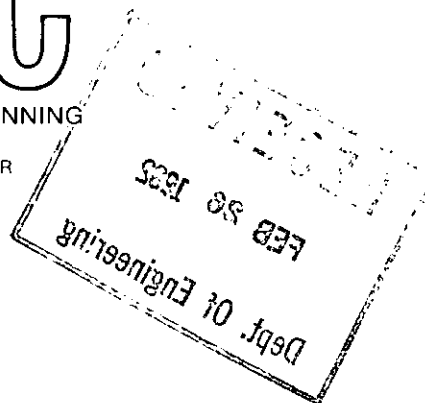
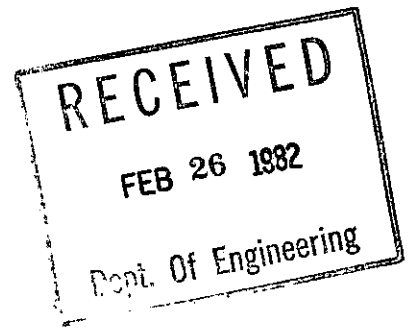


METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 26, 1982

Mr. Wilmer Freund
Booker/Freund
Suite 412
111 W. Douglas
Wichita, Ks. 67202



Re: S/D 81-133 - Final plat of 17th Street Substation

Dear Mr. Freund:

At the request of you and K.G. and E., the above-referenced plat was reviewed by the Metropolitan Area Planning Commission at their meeting on February 25, 1982, with regard to 17th Street right-of-way. They agreed to accept a contingent dedication for the additional 20 feet of 17th Street right-of-way adjacent to the building and manhole in the northwest corner of the plat. The contingent dedication shall be based on removal of the building. It is recommended that the proper language for contingently dedicating this portion of street right-of-way be included in the plat's text rather than a separate instrument. The area will also need to be graphically defined on the face of the plat. I have attached sample wording for the contingent dedication which would be acceptable for the plat's text.

The other conditions of plat approval as listed in our letters of January 8th and February 12th are still valid. If you have any questions, please call.

Sincerely,

Louise Olivarez
Louise Olivarez
Senior Planner

LO:bh

cc: Mr. Don Elliott, K. G. and E., 201 N. Market, 67202
Mike Lindebak, City Engineering

MS

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, KANSAS GAS AND ELECTRIC COMPANY

BY: G. L. Montague, Vice President Administrative Services,

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

That part of the West Twenty-five (25) feet of the North Twenty-five (25) feet lying outside an arc having a radius of Twenty-five (25) feet and radius point being Twenty-five (25) feet East and Twenty-five (25) feet South of the Northwest corner of the following described real property: Lot 168 and the South Nine and Forty-one Hundredths (9.41) feet of Lot 170, Eagle Addition to the City of Wichita, Sedgwick County, Kansas.

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

Executed this 17th day of June 19 82.

KANSAS GAS AND ELECTRIC COMPANY

BY: G. L. Montague

G. L. Montague
Vice President Administrative Services

STATE OF KANSAS)
SEDGWICK COUNTY)^{SS}

BE IT REMEMBERED, that on this 17th day of June, 1982,

came G. L. Montague, Vice President Administrative Services, Kansas Gas

and Electric Company,

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.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

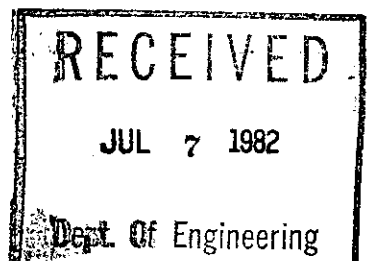
this _____

City Clerk



Paul D. Winterburg
Notary Public
Paul D. Winterburg

My Commission Expires: August 25, 1983



WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

September 14, 1982

TO Mike Lindebak, City Engineering
FROM Forrest L. Nagley, Junior Planner

Henry Eagle
261-6359
Bob Walker

SUBJECT Status of Sanitary Sewer Improvements Required in Conjunction with the Platting of 17th Street Substation.

When the above-referenced addition was platted, certain improvements to existing sanitary sewer lines were required. A letter of credit was submitted which references the following work to be completed:

1. Construct manhole on sanitary sewer line at the south line of the plat and abandon the line to the north.
2. Fill existing manhole on 17th Street and remove rings and cover.
3. Replace ring and cover on 17th Street with bituminous material.

Please advise me if this work has been satisfactorily completed.

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:jps

A-293

Russ Clitwood

