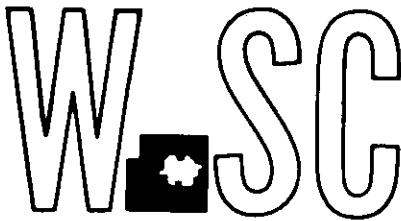


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 24, 1985

Mr. Joseph Krahn
Chief of Bureau of Right-of-Way
K.D.O.T.
State Office Building
Topeka, Kansas 66612

Re: S/D 85-56 - Proposed Preliminary Plat of Home State
Bank Addition, located on the north side of K-42 east
of Annie Street. Sect. 7, 28S, RTW.

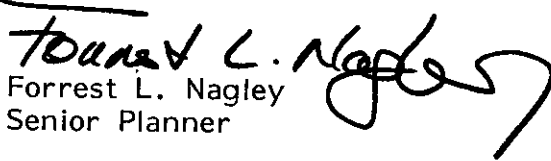
Dear Mr. Krahn:

Attached please find a copy of the above-referenced plat. This plat is located adjacent to Highway K-42 where MacArthur Road intersects K-42. The property is being platted for commercial purposes.

Please review this plat relative to any additional right-of-way needs for Highway K-42. Also, given the angular intersection of MacArthur Road with K-42, we would appreciate receiving your comments regarding access control for this property. As may be noted from the attached plat, the applicant is proposing to plat a total of two (2) access points from Lot 2 to the State Highway.

This preliminary plat will be considered by the Subdivision Committee of the Planning Commission on Thursday, August 1, 1985. If you have any comments or suggestions about the platting of this property, I would appreciate you contacting me prior to this meeting. My telephone number is: (316) 268-4459.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Attachment

cc: Mike Lindebak, City Engineer
Jim Weber, Sedgwick County Department of Public Works
Baughman Company, P.A., 330 Laura, Wichita, KS 67211



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Pre-Sub Aug. 1, 85
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1. Builders Inc. Vacation of Alley. No water problems.
2. Robert D. Moore. Vacation of Fire Lane. No water problems.
3. Everett Long. Vacation of Drainage R/W. No water problem.
4. Richard A. Hiebsch. Vacation of Utility Esmt. No water problem.
5. West Meadows Addition. Existing 16" AC in 135th St. West, going south from Rolling Hills, existing 12" A.C. in 13th St. N. going E. from Cedar Park. To extend water would be possible with a "supply line" benefit district, 12" to be extended in 13th. Item A. No water available.
6. E. A. Niss Addition. Item A. Nearest water at Keywest and Meridian. No water available.
7. Central-Maize Second Addition. Existing 16" AC Water mains in Central and Maize. No water lines shown on preliminary plot. No water problems.
8. Midtown Third Addition. Existing water main in 60' Utility Esmt. No water problem.
9. Leonard A. Garnett Addition. Existing 12" Water main in 31st St. S. 6" or 8" to be extended north from 31st to serve Lot 2. Sizing depends on fire hydrant requirements.
10. A. J. Sorries 9th Addition. Existing 8" water in Woodrow Ct. No water problem.
11. Hybritect Wheat Addition. Nearest water at Keywest and Meridian. Item A.
12. Home State Bank Addition. Item A. No water available.
13. C.C.R. Addition. Item C. 12" Main to be extended along Rock Rd. from Security Storage Properties to N. line of C.C.R. Addition.

Pre-Sub Aug. 1, 1985

(2)

14. Kuehn Addition. Item D. Wells to be allowed. Existing water going West from Mosley in 55th.
15. Ford M. Duke. Street Dedication. Existing water line now in Curtis St. going N. from Robinson. Existing water easement along a portion lots 18 and 19, not being utilized.
16. Tallgrass Company. Granting Utility Esmt. No water problem.
17. Other Matters.

S/D No.: 85-56 Name: HOME STATE BANK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 8/1/85

DESCRIPTION

General Location: On the northeast corner of MacArthur and Annie.
Owner: Clearwater Home State Bancshares, Inc., P.O. Box 128, Clearwater, KS 67206
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 2.0 Acres
 2. Number of Lots: (
 - Residential:
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 29,500 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. Prior to scheduling this case before the Board of City Commissioners, the structure which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure has been removed, a letter so stating shall be submitted from the platting engineer.
- C. The applicant is advised that a strip of "R-1" zoning exists along the north line of Lot 1 and the bulk of the undeveloped ground for Lot 2 is also zoned "R-1". The applicant shall file, and gain approval for, a County zone case requesting "LC" zoning for all of this property prior to submitting a final plat.
- D. The final plat shall indicate the recording information for the existing half-streets rights-of-way adjacent to the south line of this plat.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- H. The representative from the County Engineer's office should be prepared to comment on the need for the platting of "complete access control" across the south line of this property at the MacArthur Road/K-42 highway intersection.