



BAUGHMAN COMPANY, P.A.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT Westlink Center and Add.

DATE Aug. 8, 1980

JOB NO. _____

COPIES TO:

TO Chris Breitenstein

Louise Olivarez
Mike Lindebak

FROM John E. Lundblade

REFERENCE Drainage Plan

Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning Aug. 8, 1980

To be heard by Subdivision Committee Aug. 21

THE CITY OF WICHITA

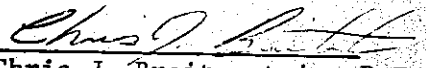
OFFICE OF DEPARTMENT OF ENGINEERING DATE August 12, 1980

TO Jack Galbraith, Chief Planner

FROM Chris J. Breitenstein, P.E.

SUBJECT Westlink Center 2nd Addition
Lot Grading Plan

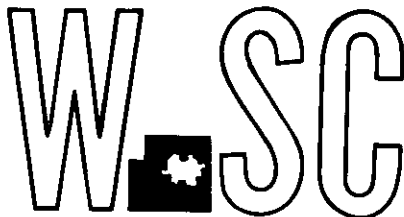
The above mentioned site grading plan is approved with the understanding that the difference in runoff from existing conditions and developed conditions be detained on site.


Chris J. Breitenstein, P.E.
Acting Drainage Design Eng.

CJB:md

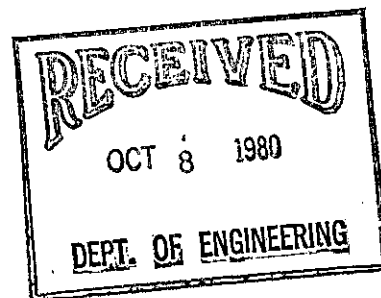
cc: John Lundblade, Baughman Co.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 3, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-67 - Final plat of Westlink Center Second

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 2, 1980, 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 contingently dedicate additional street right-of-way for Central and for Tyler Road at the northeast corner of the plat. Contingency shall be based on the City's need for this right-of-way for road purposes.
- B. The applicant shall submit a guarantee for construction of the major entrance into Lot 1 from Central and for the major entrance into Lot 2 at the southeast corner of the plat. These guarantees shall be by letter of credit, performance bond, cash or actual construction.
- C. The applicant shall guarantee the construction of a decel lane on Tyler into the major entrance.
- D. The C.U.P. was approved with two openings permitted to Tyler on Lot 3. Since three openings now exist, the applicant shall guarantee the closing of one of the openings.
- E. If there already exists a joint access agreement between Westlink Center Addition and Joy Addition, a copy of the agreement shall be submitted to the Planning Department. If no agreement currently exists, one shall be written and shall be submitted with the plat for recording.
- F. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- G. A utility easement shall be added to the rear of Lot 4 as well as private easements to cover the existing sewer lines on Lot 1.

Baughman Company
Page 2
Oct. 3, 1980

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 irrevocable letter of credit are available from this office. The enclosed certificate is required if petitions are submitted.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 9, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

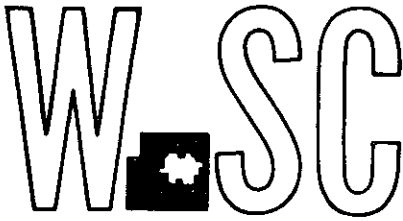
Sincerely,

L.O.
Louise Olivarez
Senior Planner

LO:bh

cc: J. Ernest Talley, 435 S. Hydraulic, 67211
M and B. Inv., Inc., 9103 W. Central, 67212
X R. W. Bruggeman, Director, Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET

WICHITA, KANSAS 67202
November 14, 1980
(316) 268-4301

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-67 - Westlink Center Second Addition decel lane
requirement

Gentlemen:

At the regular meeting of the Subdivision Committee on November 13, 1980, the above-referenced matter was discussed. The Committee voted 2 to 1 to uphold their original requirement for a decel lane into the major entrance on Lot 2. The decel lane is to be 150 feet long with an additional 100-foot taper.

At your request, this platting requirement has been scheduled for review by the Planning Commission at their meeting next Thursday, November 20, 1980.

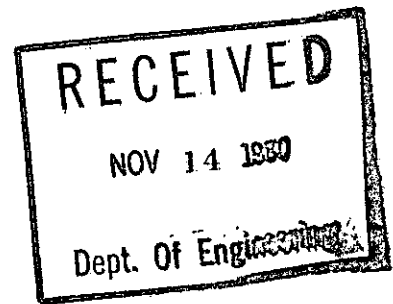
Sincerely,

A handwritten signature in cursive script, appearing to read 'L.O.'.

Louise Olivarez
Senior Planner

LO:bh

cc: Jack C. Oliver and Company, Cloverleaf Building #6, Suite 115,
6803 W. 64th Street, Shawnee Mission, Ks. 66202
X Mike Lindebak, City Engineering



THE CITY OF WICHITA



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

November 24, 1980

Mr. Don Roseman
Jeff Krehbiel Associates
1021 East Waterman
Wichita, KS 67211

Dear Mr. Roseman:

The minimum pad elevation for Lot 2, Westlink Center 2nd
Addition, is 143.0 City Datum (1,330.4 sea level).

Sincerely,

Chris J. Breitenstein, P.E.
Acting Drainage Engineer

CJB:md

THE CITY OF WICHITA

OFFICE OF Public Works Engineering


DATE July 23, 1980

TO Art Chambers, Junior Planner

FROM Mike Lindebak, Program Development Engineer

SUBJECT Westlink Center CUP

General provision No. 6 refers to earth berms within the 10 foot landscaping area between Parcel 1 and Parcel 2. Construction of earth berms over a sanitary sewer line may require modification of existing manholes. The fence should be constructed such that maintenance equipment would have access to the sewer.



Mike Lindebak
Program Development Engineer

ML:ck

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 3, 1980

Dean Sellers, Acting City Engineer
Paul B. Graves, Traffic Engineer
Robert B. Feldner, Superintendent of Central Inspection
Paul Johnston, Acting Director, Flood Control and Landfill.

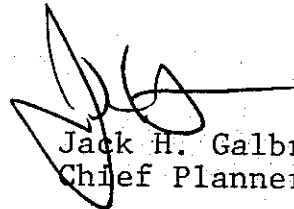
TO

FROM Jack H. Galbraith, Chief Planner

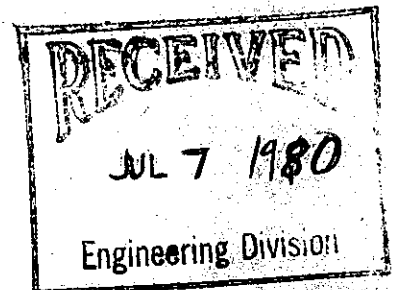
SUBJECT DP-9 - Westlink Center C.U.P. Generally located at the southwest corner of Central and Tyler.

We have received an application for an amendment to the above captioned C.U.P. The C.U.P. has been brought up to date and reflects existing conditions. Some of the original parcels have been deleted or redesigned. The primary change is to permit garden apartments or townhouses on Parcel 2. Parcel 3 is being rezoned and was not a part of the original C.U.P.

We have tentatively scheduled this item for the July 31, 1980 MAPC meeting and would appreciate any comments you might have regarding access, drainage, density, etc. by July 10, 1980.


Jack H. Galbraith
Chief Planner

JHG:ADC:e1



GENERAL PROVISIONS

1. Total Net Land Area 1,407,100 Sq. Ft. or 32.3 Acres.
2. Signs as permitted by zoning ordinance.
3. A planting strip no less than 10 feet in width as indicated over the east 10 feet of the west 25 feet as shown on plan of Parcel 1.

A landscape plan shall be prepared by a landscape architect for planting screen adjacent to the west line of Parcel 1 and shall be submitted to the planning department for their review and approval prior to issuance of any building permits on Parcel 1.

4. Waiver of screening and landscape requirements approved by planning commission August 5, 1965.
5. Waiver of screening and landscape requirements under 8a. and 8b. C.U.P. along Tyler Road.
6. A 5 to 8 foot wood fence used in conjunction with a minimum of 10 feet of landscaped area and earth berms of which the design of such shall be submitted to and approved by the MAPD prior to the issuance of a building permit on Parcel 2. Above construction and installation shall be completed prior to final certificate of occupancy for all buildings on this parcel. The property owner shall be responsible for maintaining the fence in good repair and such obligation shall run with the land. Any relocation or construction of the fence necessitated by its location within a utility easement shall be without cost to the City or any utility company. Failure to maintain said fence shall constitute a violation of the C.U.P.
7. Access controls shall be as follows:
 - 5 points of access to Central Avenue
 - 5 points of access to Tyler Road
 - No access to Westlink Avenue from Parcels 1, 2, and 4.
8. Utilities shall be installed underground on Parcels 2 and 3.
9. Drainage shall be handled at the time of platting.
10. The transfer of title of all or any portion of the land included within the Community Unit Plan (or any amendments thereto) does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land and be binding upon present owners, their successors and assigns.

PARCEL # 1

- (A) Area 718,505 Sq. Ft. or 16.49 Acres
- (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 215,550 Sq. Ft.
- (C) Maximum Gross Floor Area 287,400 Sq. Ft.
- (D) Floor Area Ratio 40%
- (E) Maximum Building Height 35 feet
- (F) Existing Building Area 106,255 Sq. Ft.
- (G) Setbacks
- | | |
|---------------------|--|
| Central Avenue | 100 feet except for the east 20 feet which shall be 35 feet as shown on the plan |
| Tyler Road | 100 feet |
| West Property Line | 100 feet |
| South Property Line | 30 feet |
- Above Setbacks except as noted on plan
- (H) Parking ratio as per zoning ordinance
- (I) Access Points
- | |
|------------------------------|
| 2 to Central Avenue |
| 2 to Tyler Road |
| No Access to Westlink Avenue |
- (J) Proposed General Uses: Shopping Center Facilities, Retail uses, Theatre, Liquor Store, Financial Institutions, Restaurant, Offices.

PARCEL # 2

- (A) Area 578,790 Sq. Ft. or 13.69 Acres
- (B) Proposed Use - Garden Apartments and/or Townhouses with related Garages or Carports and Accessory Community Facilities
- (C) Maximum Building Height - 2 Stores or 35 feet
- (D) Density - 22 D.U./Acre or 290 units
- (E) Parking Ratio - 1.5 Spaces/D.U.
- (F) Building Setback Line
- | | |
|----------------|--|
| West and South | 100 feet except open carport structures shall be allowed to within 50 feet of the property line and open parking or drives to within 15 feet of the property line. |
| East | 50 feet (as shown on the plan), except open parking shall be allowed to within 15 feet of the property line. |
| North | 30 feet |
- (G) One Project Sign not exceed 35 feet in height or 150 Sq. Ft. per face and architectural screening walls, shall be provided for at Tyler Road entrance at S.E. Corner of Parcel. A guard house not to exceed 250 Sq. Ft./Security Gate shall be allowed at this entrance.
- (H) The entrance at the S.E. Corner of parcel at Tyler Road shall be constructed to major entrance width.

PARCEL # 3

- (A) Area 36,975 Sq. Ft. or 0.85 Acre
- (B) Maximum Building Coverage shall not exceed 30 per cent of the net land area or 11,090 Sq. Ft.
- (C) Maximum Gross Floor Area 16,600 Sq. Ft.
- (D) Floor Area Ratio 45%
- (E) Maximum Building Height 30 feet
- (F) Parking Ratio as per Zoning Ordinance
- (G) Building Setback Tyler Road 35 feet
North, South and West 30 feet
- (H) Access Point 3 to Tyler Road
- (I) Proposed General Uses: Offices, Restaurant, Private Club, Medical Offices and Clinic, Retail and Service Commercial not including, Storage Garage Mini Warehouse, Hotel - Motel.

PARCEL # 4

- (A) Total Area 72,830 or 1.67 Acres
- (B) Maximum Land Coverage shall not exceed 30 per cent of the net land area or 21,850 Sq. Ft.
- (C) Existing Building Area 10,915 Sq. Ft.
- (D) Maximum Gross Floor Area 21,850 Sq. Ft.
- (E) Floor Area Ratio 30%
- (F) Maximum Building Height 35 feet
- (G) Building Setbacks as shown on the plan
- (H) Parking Ratio as per zoning ordinance
- (I) Access Points 3 to Central Avenue
- (J) Proposed General Uses: Offices, Restaurant, Private Club, Medical Offices and Clinic, Retail and Service Commercial not including, Storage Garage, Mini Warehouse, Motel - Hotel.

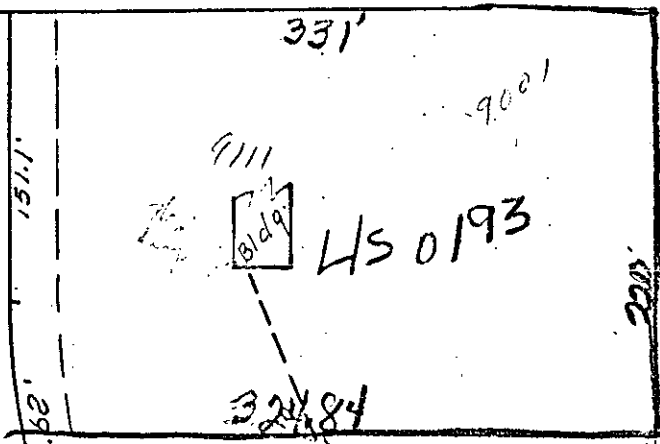
CENTRAL AVE.

331'

900'

LS 0193

32484



151.1'

T = 99.82'

AVE.

140'

WESTLINK

47.48'

4.21.4 M.H. 6" STAB NW

M-292

PRIVATE

THIS IS PRIVATE PROPERTY

DATE: 11/22/06

2700.6 M.H.

10.4'

40'

SHADE

2700.0 EXIST'g M.H.

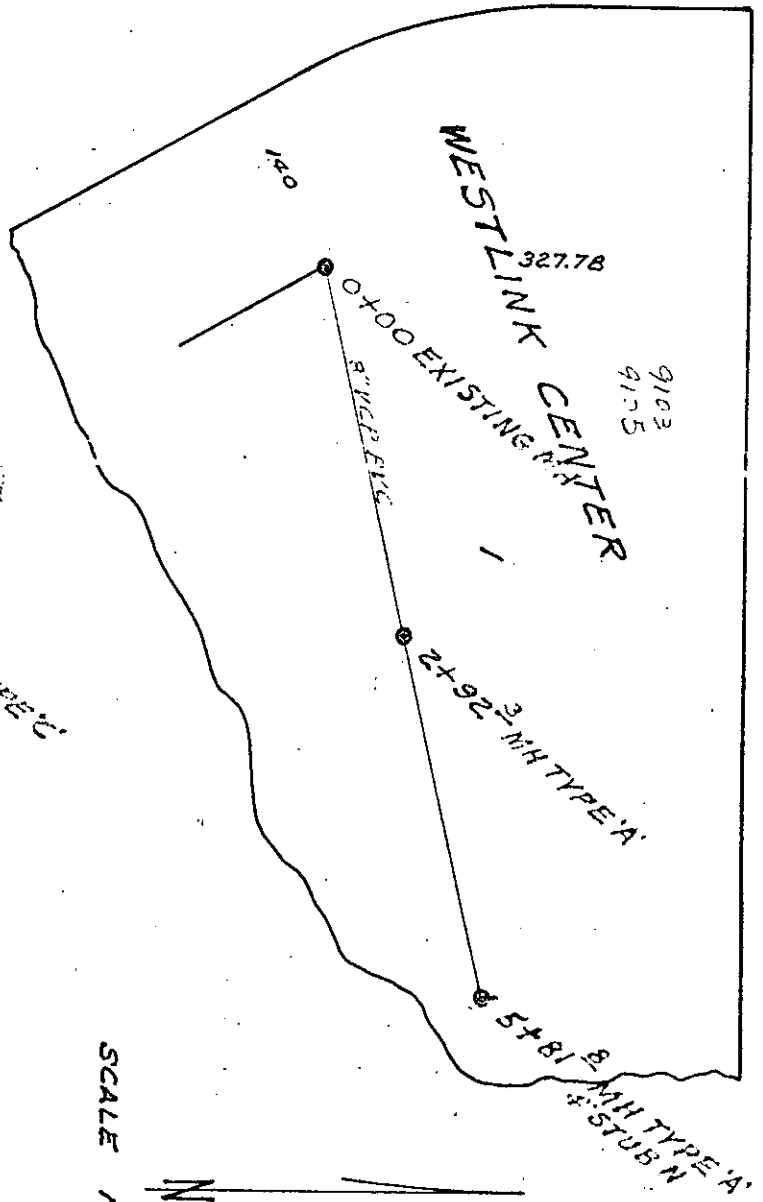
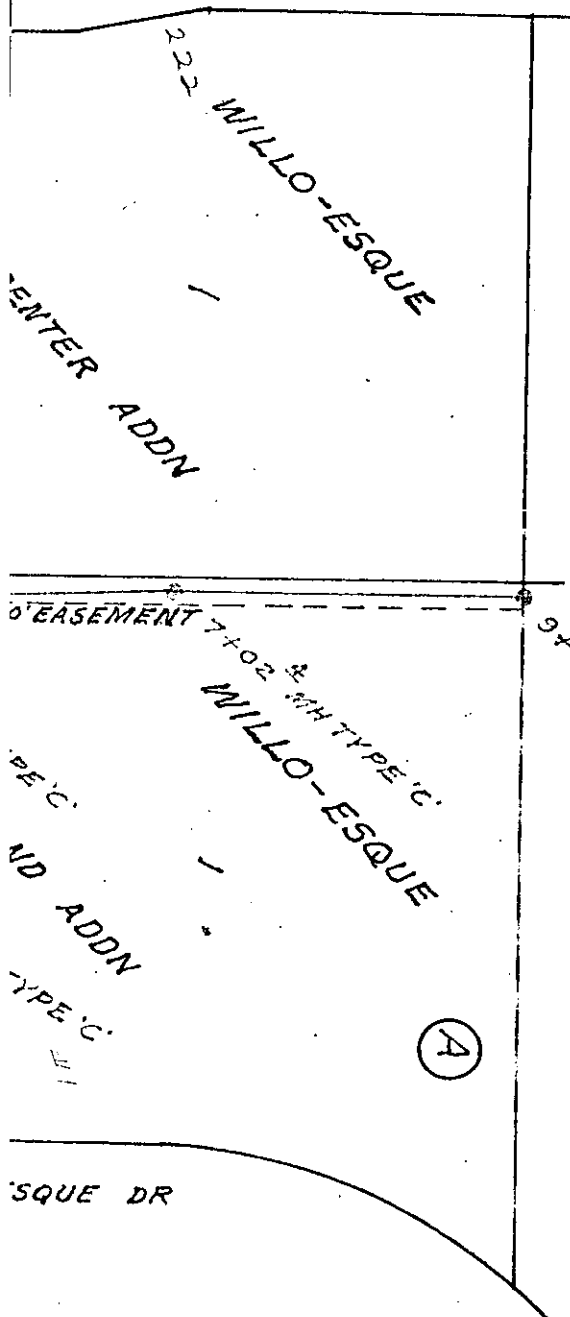


WESTLINK
UTILITY C
PRIVATE
1906.

RIDGE

WESTLINK

CENTRAL



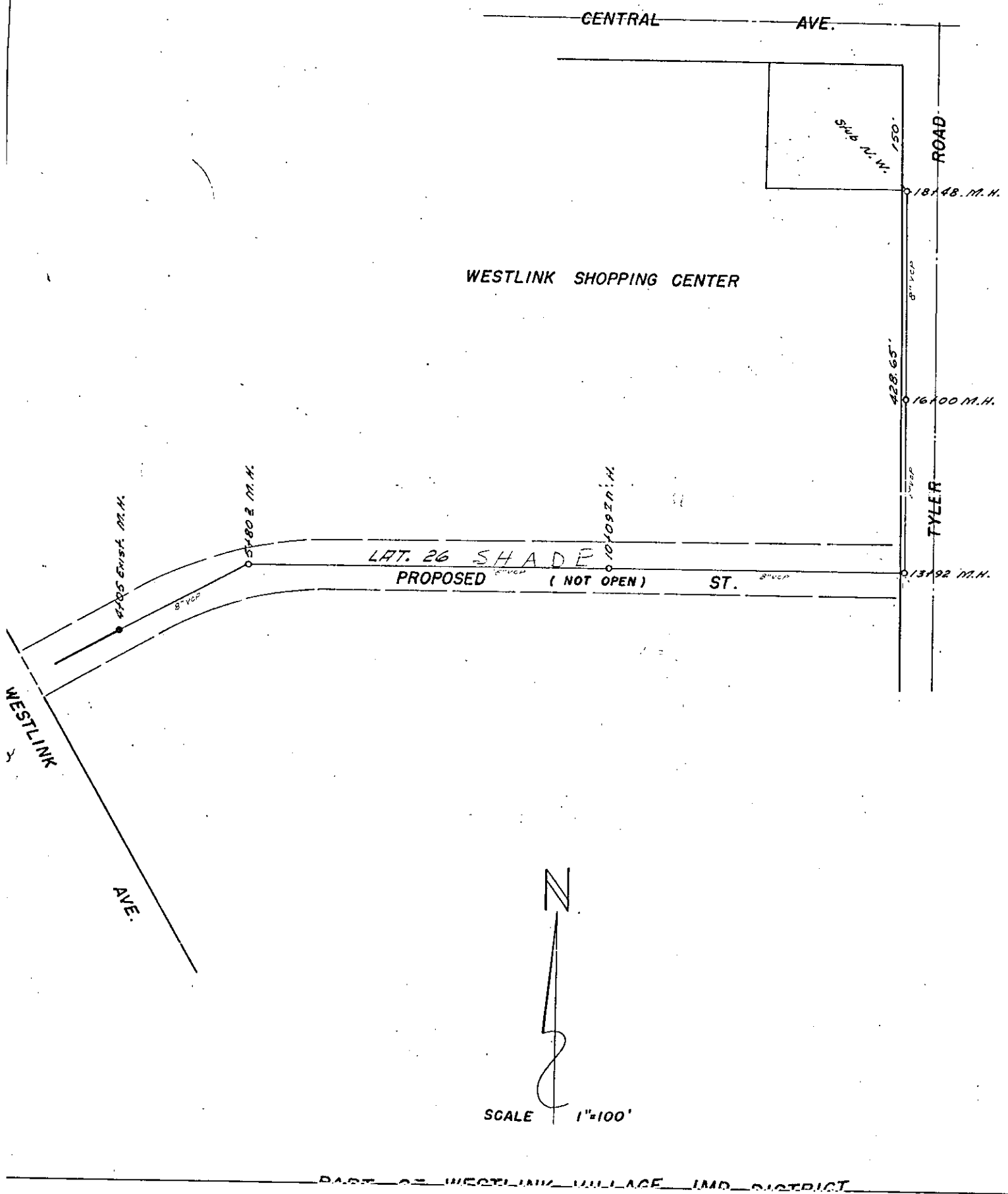
(A)

SCALE 1"=150'

N

LATERAL
BUILT BY
PROJ. N^o
BOOKED

SANITARY
WESTLINK
BUILT BY
PROJ. N^o
BOOKED
1976



S/D NO. 80-67 Name Westlink Center Second
Date Application Rec'd. 8-8-80 Preliminary Approval 8-21-80
Scheduled S/D Meeting 10-2-80

DESCRIPTION

General Location Southwest corner Central and Tyler

Owner J. Ernest Talley and M.B. Investments, Inc.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 32.3 acres
- 2. Number of Lots:
 - Residential 1
 - Commercial 3
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 205 ft.
- 4. Minimum Lot Area 36,975 square ft.
- 5. Existing Zoning LC and AA
- 6. Proposed Zoning LC (DP-9 and Z-2269)
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X; Three-Mile Area _____

STAFF COMMENTS:

NOTE: Associates cases Z-2269 "AA" to "LC" for Lot 3 and amended C.U.P. DP-9 have been approved subject to platting.

- A. City Engineering has advised that the applicant's final drainage plan has been approved with the understanding that the difference in runoff between existing conditions and developed conditions be detained on site.
- B. The applicant shall contingently dedicate additional street right-of-way for Central and for Tyler Road at the northeast corner of the plat. Contingency shall be based on the City's need for this right-of-way for road purposes.
- C. The applicant shall submit a guarantee for construction of the major entrance into Lot 1 from Central and for the major entrance into Lot 2 at the southeast corner of the plat. These guarantees shall be by letter of credit, performance bond, cash or actual construction.
- D. The C.U.P. was approved with two openings permitted to Tyler on Lot 3. Since three openings now exist, the applicant shall guarantee the closing of one of the openings.
- E. If there already exists a joint access agreement between Westlink Center Addition and Joy Addition, a copy of the agreement shall be submitted to the Planning Department. If no agreement currently exists, one shall be written and shall be submitted with the plat for recording.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 80-67 Name Westlink Center Second
 Date Application Rec'd. 8-8-80 Preliminary Approval 8-21-80
 Scheduled S/D Meeting 10-2-80

DESCRIPTION

General Location Southwest corner Central and Tyler

Owner J. Ernest Talley and M.B. Investments, Inc
 Surveyor/Engineer Baughman Company, P.A.
 Address 330 Laura, 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>32.3 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u>3</u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>4</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>205</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u> </u> no |
| 4. Minimum Lot Area <u>36,975 square ft.</u> | |
| 5. Existing Zoning <u>LC and AA</u> | |
| 6. Proposed Zoning <u>LC (DP-9 and Z-2269)</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:

NOTE: Associates cases Z-2269 "AA" to "LC" for Lot 3 and amended C.U.P. DP-9 have been approved subject to platting.

- A. City Engineering has advised that the applicant's final drainage plan has been approved with the understanding that the difference in runoff between existing conditions and developed conditions be detained on site.
- B. The applicant shall contingently dedicate additional street right-of-way for Central and for Tyler Road at the northeast corner of the plat. Contingency shall be based on the City's need for this right-of-way for road purposes.
- C. The applicant shall submit a guarantee for construction of the major entrance into Lot 1 from Central and for the major entrance into Lot 2 at the southeast corner of the plat. These guarantees shall be by letter of credit, performance bond, cash or actual construction.
- D. The C.U.P. was approved with two openings permitted to Tyler on Lot 3. Since three openings now exist, the applicant shall guarantee the closing of one of the openings.
- E. If there already exists a joint access agreement between Westlink Center Addition and Joy Addition, a copy of the agreement shall be submitted to the Planning Department. If no agreement currently exists, one shall be written and shall be submitted with the plat for recording.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-67 Name Westlink Center Second
Date Application Rec'd. 8-8-80 Preliminary Approval _____
Scheduled S/D Meeting 8-21-80

DESCRIPTION

General Location S. W. Corner Central and Tyler

Owner J. Ernest Talley and M. B. Investments, Inc.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- 1. Gross Acreage of Plat 32.3 acres
- 2. Number of Lots:
 - Residential 1
 - Commercial 3
 - Industrial _____
 - Other _____
 - Total Number of Lots 4
- 3. Minimum Lot Frontage 205 ft.
- 4. Minimum Lot Area 36,975 sq. ft.
- 5. Existing Zoning LC and AA
- 6. Proposed Zoning LC (DP-9 and Z-2269)
- 7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

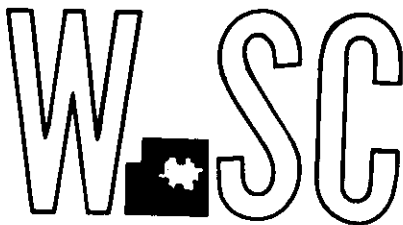
STAFF COMMENTS:

Note: Associated cases Z-2269 "AA" to "LC" for Lot 3 and amended C.U.P. DP-9 have been approved subject to platting.

- A. The contingent street dedications for Central and for Tyler at the northeast corner of the plat shall be granted by separate instrument, contingent upon the City's need for the right-of-way for road purposes OR the contingency shall be specified in the plat's text.
- B. The applicant shall submit a guarantee for construction of the major entrance into Lot 1 from Central and for the major entrance into Lot 2 at the southeast corner of the plat. These guarantees shall be by letter of credit, performance bond, cash, or actual construction.
- C. The C.U.P. was approved with two openings permitted to Tyler on Lot 3. Since three openings now exist, the applicant shall guarantee the closing of one of the openings.
- D. If there already exists a joint access agreement between Westlink Center Addition and Joy Addition, a copy of the agreement shall be submitted to the Planning Department. If no agreement currently exists, one shall be written and shall be submitted with the plat for recording.
- E. Complete access control to Westlink Avenue from Lots 1, 2 and 4 shall be shown on the final plat.
- F. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- 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).

K(Not in 106)

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 22, 1980

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-67 - Preliminary plat of Westlink Center Second

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 21, 1980, 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 contingent street dedications for Central and for Tyler at the northeast corner of the plat shall be granted by separate instrument, contingent upon the City's need for the right-of-way for road purposes OR the contingency shall be specified in the plat's text.
- B. The applicant shall submit a guarantee for construction of the major entrance into Lot 1 from Central and for the major entrance into Lot 2 at the southeast corner of the plat. These guarantees shall be by letter of credit, performance bond, cash, or actual construction.
- C. The C.U.P. was approved with two openings permitted to Tyler on Lot 3. since three openings now exist, the applicant shall guarantee the closing of one of the openings.
- D. If there already exists a joint access agreement between Westlink Center Addition and Joy Addition, a copy of the agreement shall be submitted to the Planning Department. If no agreement currently exists, one shall be written and shall be submitted with the plat for recording.
- E. Complete access control to Westlink Avenue from Lots 1, 2, and 4 shall be shown on the final plat.
- F. Prior to filing a final plat, the applicant shall meet with City Engineering regarding the dedication of additional street right-of-way for a decel lane on Tyler. This additional right-of-way dedication shall be indicated on the final plat.

Baughman Company
Page 2
August 22, 1980

- G. The final plat shall indicate the required minimum building pad for Lot 2. This information shall be indicated both on the face of the final plat as well as in the plat's text.
- H. 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.
- I. Requirements for 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 have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: M and B Inv. Inc., 9103 W. Central, 67212
J. Ernest Talley, 435 S. Hydraulic, 67211
+ Dean Sellers, Assistant City Engineer