

August 14, 1981

Mr. Lindy Andeel  
5900 East Central  
Wichita, Kansas 67208

Subject: Status report on proposed  
drainage improvement on  
Dry Creek south of Kellogg.  
(Project D-53)

Dear Lindy:

Reference is made to the last status report dated March 3, 1979, and to telephone conferences since that date. After waiting for more than three years, the City is now ready to proceed with plans to build a drainage improvement from the north line of Kellogg to Orme Street. The City Engineering Department considered three alternate channel designs which are:

1. Rectangular, open concrete channel, 30 feet wide, 10 feet deep with an estimated cost of \$750,000. This channel could be contained in the 40 foot wide easement which crosses your property, but the City would need to acquire an additional 10 feet of temporary construction easement and a 15 foot wide permanent maintenance easement from your property. The 15 foot maintenance easement could be used by your development for parking, firelane or similar purposes.

*8-21 Andeel called  
wants per/foot estimate  
for 200 LF of box -  
Thinks \$260,000 additional is  
out of question - Land only \$40,000  
worth \$1000 foot foot \$40  
MDH*

*Andeel called 9-18-81  
discussed culvert &  
pbt 1/2 hr  
MDH*

*M. S. Mitchell*

M. S. Mitchell  
Flood Plain Management & Land Development Specialist  
1215 Forest • Wichita, KS. 67203  
(316) 265-9812

2. Trapezoidal, open concrete channel; 20 feet wide at bottom, 50 feet wide at top. Estimated cost, including an additional 50 feet for permanent right-of-way is \$910,000.
3. Triple - 12' x 7' Reinforced Box Culvert (Covered) which could be built within the existing 40 foot wide easement. Estimated cost \$1.1 million. The approximate cost to convert Alternate 1 to Alternate 3 is \$260,000 to \$300,000.

I have advised the Director of Engineering that you want the culvert enclosed and that it is your intention to build over the top of the culvert. He suggests that you can petition the City to have the additional costs of Alternate 3 (\$260,000 to \$300,000) assessed against your property and thinks that a letter from you requesting initiation of the project using Alternate 3 would, together with a petition guaranteeing the additional cost, help get the City Commission to approve the project.

At the same time you should file a request for zoning change and look toward re-platting all of your land. The portion which you propose to use for the hotel must be zoned to LC. The zoning matter is complicated by at least two earlier actions of the Planning Commission, Z-0467 in 1963 and Z-0561 in 1964. I suggest that you furnish a new legal description (and accompanying map) of all property you own at this location so that a zoning application can be prepared to include it all.

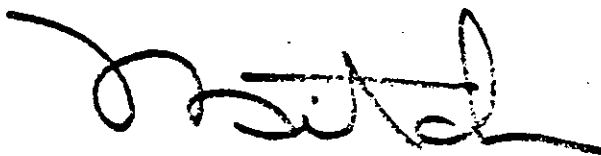
There are several items which I am sure will be requested by MAPD staff at the time of re-platting. They are:

1. A minimum dedication for Kellogg of 50 feet (may need 60 because of proposed use) and a 35 foot building setback from that new right-of-way line.
2. If present right-of-way for Beverly Drive is 60 feet, then a set back of 10' to 15' would be proposed. If right-of-way for Beverly is less than 60', it should be widened to provide one-half the difference.

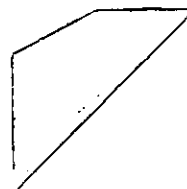
3. Along the north side of Marvin Place additional right-of-way may be needed to provide 15 feet of right-of-way from existing north curb. A 15 foot building setback beyond the right-of-way line (30' from curb) would be proposed.
4. Access to Kellogg limited to 2 openings.
5. No access to Marvin Place.
6. Height limitation for buildings of 80' at front, side and rear setback lines. An additional height of 2' may be added for each foot of additional setback.

I know how frustrating the long delay in getting this project underway has been. I hope you are ready to proceed and I will assist in any way I can.

Yours truly,

A handwritten signature in black ink, appearing to read "MSM", written in a cursive style.

MSM/e



# THE CITY OF WICHITA



DEPARTMENT OF HOUSING AND  
ECONOMIC DEVELOPMENT  
CITY HALL — ELEVENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4631

January 21, 1982

Mr. Lindy Andeel  
Andeel & Company  
5900 East Central  
Wichita, KS 67208

Dear Lindy:

Enclosed is a copy of a memorandum from Ray Bruggeman on the Dry Creek Drainage improvements on Kellogg. I believe that this is the information we have been waiting for as it relates to the cost for the improvements that you indicated you would like to make on your property relative to this project.

I am also sending a copy of this information to M. S. Mitchell so that he may proceed to advise you on these improvements.

If I can be of any further assistance in this matter, please advise.

Yours truly,

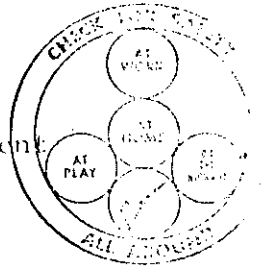
Don E. Anderson, Director  
Housing and Economic Development

DEA/st  
Enclosure  
cc: M. S. Mitchell

THE CITY OF WICHITA

OFFICE OF Director of Engineering

DATE January 13, 1982



TO Don E. Anderson, Director of Housing and Economic Development

FROM R. W. Bruggeman, Director of Engineering

SUBJECT D-53 - Dry Creek Drainage Improvements

The above project has been included in the 1982 - 1987 Capital Improvement Program for design in 1982 and construction in 1983.

We have reviewed the proposed design and the estimated cost of construction. The estimated cost of construction for an enclosed box from the north line of Kellogg through the intersection of Pinecrest and Orme is \$1,100,000. The estimated cost of construction of a flume through the same area is \$750,000. The flume construction includes 250' of enclosed box across street right-of-way (Kellogg and the Pinecrest - Orme intersection) and 600' of flume.

The difference in estimated cost is \$350,000 which would provide for parking over the drainage structure from the south line of Kellogg to the intersection of Pinecrest and Orme.

The estimated cost of the construction of the enclosed box is \$1,294 per lineal foot and the estimated cost of construction of the flume is \$662 per lineal foot. The project can be designed to construct only that amount of enclosed box that is desired by the owner. An estimated cost would be \$632 per lineal foot.

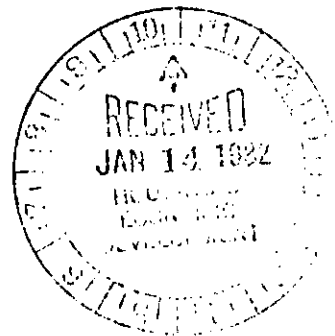
We can prepare a petition for the owner if he would advise the distance from the south line of Kellogg that he would want to have enclosed as a box.

Please advise if additional information is needed or if a petition is desired.

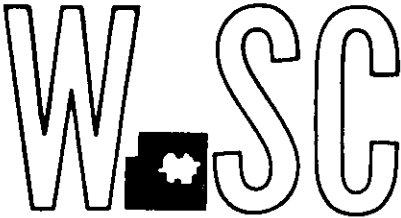
*RWB Bruggeman*  
R. W. Bruggeman  
Director of Engineering

RWB:gr

cc: Chris Breitenstein, Drainage and Flood Control Engineer

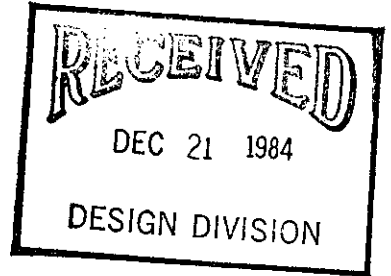


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



December 21, 1984

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 84-125 - Preliminary Plat of New Western Addition

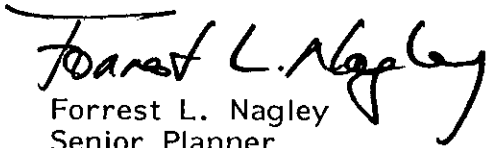
Gentlemen:

On thursday, December 20, 1984, the Subdivision Committee considered the above-referenced preliminary plat. Action taken by the Committee was to defer consideration of this plat until their next meeting on Thursday, January 3, 1985. The purpose of this two-week deferral is to allow you time to meet with the City Engineer's office regarding the drainage issues involved with this replat.

This item will be No. 2 on the January 3, 1985 Subdivision Committee agenda.

Should you have any questions, please call me at 268-4421.

Sincerely,

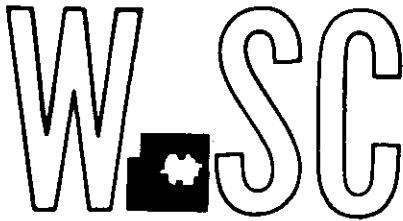
  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Lindy Andeel, 5900 E. Central, Suite No. 201, Wichita, KS 67208  
Chuck Curfman, 5900 E. Central, Wichita, KS 67208  
~~Mike Lindebak, City Engineer~~

C  
O  
P  
Y

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

January 4, 1985

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 84-125 - Preliminary Plat of New Western Addition

Gentlemen:

On Thursday, January 3, 1985, the Subdivision Committee of the Metropolitan Area Planning Commission deferred consideration of this plat until their next meeting on Thursday, January 17, 1985. The purpose of this two-week deferral is to allow more time for work on the drainage issues associated with the replat.

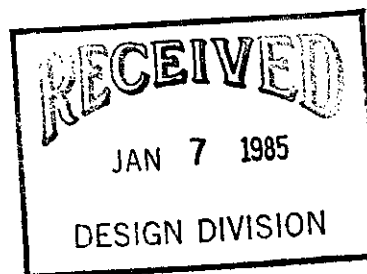
If you have any questions, please call me.

Sincerely,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Lindy Andeel, 5900 E. Central, Suite No. 201, Wichita, KS 67208  
Chuck Curfman, 5900 E. Central, Wichita, KS 67208  
M. S. Mitchell, 1215 Forest, Wichita, KS 67203  
✗Mike Lindebak, City Engineer



C  
O  
P  
Y

Water Lines  
For Sub-Division 1-17-85

1-14-85 RLV

1. No water involved

2. Deerfield Addition

Existing 24" RCCP (Lock Joint) Main on the West side of Webb Road. May be tapped to serve Deerfield

3. Meridian Outlet Mall

Nearest Water located 10.5'S & 23.5' E of S.E.C.1 of 33rd & Meridian

Problems:

1. How to serve Lot 4 Block 1?

2. " " " Lots 7, 8, 11, 12, 15, 16, 19, 20, 23, 24, Block 1

4. New Western Addition

8" and 2" as shown

5. Casado - Walker Addition

16" on E side Tyler

Note: #1445 S. Tyler has service; is this at 1445?

Has Water, Sewer, Fire Service

6. Chelsea Industrial Park

12" A.C. on N side of 47th st.

7. Mc Murtry Addition

Existing water main to be relocated.

B. Dieter on 1-7-85 requested an amount for a Letter of Credit that would guarantee the project was completed. \$9500<sup>00</sup> should cover the project.

Baughman to design project and write easements.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

January 21, 1985



Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 84-125 - Preliminary Plat of New Western Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 17, 1985, 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 final plat shall reference a tie point to a previously platted lot corner or section corner.
- B. The final plat shall indicate the continuation of the 35-foot building setback from Kellogg Street through the existing building on Lot 2.
- C. The final plat shall indicate the following access controls on the face of the plat and in the plat's text:
  1. "Complete access control" to Sylvan Lane eastward to the opening on Marvin Place.
  2. "Access control except one opening" to Marvin Place from the west line of the existing opening on Marvin Place to Beverly Drive.
- D. The final plat shall provide dimensions which locate where the 7-foot utility easement falls on Lot 2.
- E. The applicant shall guarantee the closings of the curb returns within the required complete access control along Sylvan Lane (1 opening) and Pinecrest Avenue (1 opening) and shall guarantee the closure of one curb return to Kellogg.

C  
O  
P  
Y

Baughman Company, P.A.

Re: S/D 84-125 - Preliminary Plat of New Western Addition

January 21, 1985

Page 2

- F. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
  - G. Since this replat is establishing a floodway, the standard floodway language shall be included in the plat's text.
  - H. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pinecrest at the time of site redevelopment. The waiving of the required sidewalk on Marvin and Sylvan Lane is recommended.
  - I. If any improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted to the Planning Department for recording with the plat.
  - J. The final plat shall indicate the "15-foot maintenance access easement" on Lot 2 as also being for construction purposes. Appropriate reference shall be made in the plat's text.
  - K. The final plat shall indicate additional drainage right-of-way at the southwest corner of Lot 2 for the future third drainage cell under Orme Street. The precise dimensions of this additional right-of-way shall be worked out with City Engineering prior to filing a final plat.
  - L. The final plat shall indicate a 30-foot wide floodway on Lot 1 adjacent to the east line of the 40-foot wide drainage easement.
  - M. The final plat shall indicate the 40-foot drainage dedication shown on the preliminary plat as a "drainage easement." Appropriate reference shall be made in the plat's text.
  - N. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
  - O. The final plat shall indicate an 80-foot building setback from the centerline of the 40-foot drainage easement on Lot 1.
  - P. The final plat shall indicate the platting of a minimum building pad of 155 City Datum. This minimum building pad elevation shall also be expressed on Mean Sea Level.
  - Q. 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.
- 
-

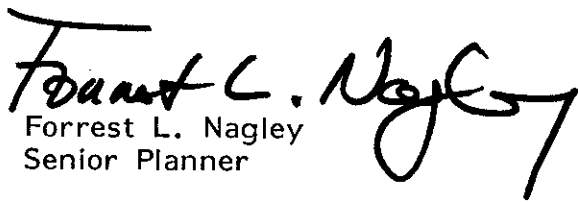
Baughman Company, P.A.  
Re: S/D 84-125 - Preliminary Plat of New Western Addition.  
January 21, 1985  
Page 3

R. 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,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Lindy Andeel, 5900 East Central, Suite #201, Wichita, KS 67208  
Chuck Curfman, 5900 E. Central, Wichita, KS 67208  
M. S. Mitchell, 1215 Forest, Wichita, KS 67203  
✓ Mike Lindebak, City Engineer

S/D No.: 84-125 Name: NEW WESTERN ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/17/85

DESCRIPTION

General Location: South side of Kellogg between Pinecrest and Beverly  
Owner: Lindy Andeel, 5900 E. Central, Suite 201, Wichita, KS 67208  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 3.6 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 53,716 Sq. Ft.
  4. Existing Zoning: LC, B and RB
  5. Proposed Zoning: LC
- 

STAFF COMMENTS:

NOTE: This plat was deferred at the last Subdivision Committee meeting.

The applicant's associated zone case (Z-2639), requesting "B", "RB" and "LC" to "LC" has been approved subject to replatting.

- A. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- B. The final plat shall indicate the continuation of the 35-foot building setback from Kellogg Street through the existing building on Lot 2.
- C. The final plat shall indicate the following access controls on the face of the plat and in the plat's text:
  1. "Complete access control" to Sylvan Lane eastward to the opening on Marvin Place.
  2. "Access control except one opening" to Marvin Place from the west line of the existing opening on Marvin Place to Beverly Drive.
  3. "Complete access control" to Pinecrest from the south line of Lot 2 north to the south line of the second existing opening.
  4. "Access control except for one opening" to Pinecrest from Lot 2's remaining frontage to Pinecrest.
- D. The final plat shall provide dimensions which locate where the 7-foot utility easement falls on Lot 2.
- E. The applicant shall guarantee the closings of the curb returns within the required complete access control along Sylvan Lane and Pinecrest Avenue (3 openings) and shall guarantee the closure of two curb returns to Kellogg.
- F. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- G. The applicant shall guarantee the extension of City water to serve the lots.
- H. The applicant shall guarantee any drainage improvements required by the platting of this property.
- I. If this replat establishes a floodway, the standard floodway language shall be included in the plat's text.

- J. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pinecrest at the time of site redevelopment. The waiving of the required sidewalk on Marvin and Sylvan Lane is recommended.
- K. If any improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted to the Planning Department for recording with the plat.
- L. The City Engineer's representative should be prepared to comment on the status of the applicant's drainage concept. Specifically, are the boundaries of the floodway correct, should the drainage area be termed a "floodway" or a "drainage dedication," are any drainage improvements required, and is a minimum building pad needed?
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 84-125 Name: NEW WESTERN ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 12/20/84

DESCRIPTION

General Location: South side of Kellogg between Pinecrest and Beverly.  
Owner: Lindy Andeel, 5900 E. Central, Suite 201, Wichita, KS 67208.  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 3.6 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 53,716 Sq. Ft.
  4. Existing Zoning: "LC" and Other
  5. Proposed Zoning: "LC"
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2639), requesting "B", "RB" and "LC" to "LC" has been approved subject to replatting.

- A. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- B. The final plat shall indicate the continuation of the 35-foot building setback from Kellogg Street through the existing building on Lot 2.
- C. The final plat shall indicate the following access controls on the face of the plat and in the plat's text.
  1. "Complete access control" to Sylvan Lane eastward to the opening on Marvin Place.
  2. "Access control except one opening" to Marvin Place from the west line of the existing opening on Marvin Place to Beverly Drive.
  3. "Complete access control" to Pinecrest from the south line of Lot 2 north to the south line of the second existing opening.
  4. "Access control except for one opening" to Pinecrest from Lot 2's remaining frontage to Pinecrest.
- D. The final plat shall provide dimensions which locate where the 7-foot utility easement falls on Lot 2.
- E. The applicant shall guarantee the closings of the curb returns within the required complete access control along Sylvan Lane and Pinecrest Avenue (3 openings) and shall guarantee the closure of two curb returns to Kellogg.
- F. The applicant shall guarantee the extension of sanitary sewer to serve the lots.
- G. The applicant shall guarantee the extension of City water to serve the lots.
- H. The applicant shall guarantee any drainage improvements required by the platting of this property.

Preliminary Plat  
SUBDIVISION REPORT  
S/D 84-125 - NEW WESTERN ADDITION  
Page 2

- I. If this replat establishes a floodway, the standard floodway language shall be included in the plat's text.
- J. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pinecrest at the time of site redevelopment. The waiving of the required sidewalk on Marvin and Sylvan Lane is recommended.
- K. The City Engineer's representative should be prepared to comment on the status of the applicant's drainage concept. Specifically, are the boundaries of the floodway correct, should the drainage area be termed a "floodway" or a "drainage easement," are any drainage improvements required, and is a minimum building pad needed?
- L. 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.
- M. If any improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted to the Planning Department for recording with the plat.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Preliminary Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-125 Name: NEW WESTERN ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/3/85

DESCRIPTION

General Location: South side of Kellogg between Pinecrest and Beverly  
Owner: Lindy Andeel, 5900 E. Central, Suite 201, Wichita, KS 67208  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 3.6 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 53,716 Sq. Ft.
  4. Existing Zoning: LC, B and RB
  5. Proposed Zoning: LC
- 

STAFF COMMENTS:

NOTE: This plat was deferred at the last Subdivision Committee meeting.

The applicant's associated zone case (Z-2639), requesting "B", "RB" and "LC" to "LC" has been approved subject to replatting.

- A. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- B. The final plat shall indicate the continuation of the 35-foot building setback from Kellogg Street through the existing building on Lot 2.
- C. The final plat shall indicate the following access controls on the face of the plat and in the plat's text:
  1. "Complete access control" to Sylvan Lane eastward to the opening on Marvin Place.
  2. "Access control except one opening" to Marvin Place from the west line of the existing opening on Marvin Place to Beverly Drive.
  3. "Complete access control" to Pinecrest from the south line of Lot 2 north to the south line of the second existing opening.
  4. "Access control except for one opening" to Pinecrest from Lot 2's remaining frontage to Pinecrest.
- D. The final plat shall provide dimensions which locate where the 7-foot utility easement falls on Lot 2.
- E. The applicant shall guarantee the closings of the curb returns within the required complete access control along Sylvan Lane and Pinecrest Avenue (3 openings) and shall guarantee the closure of two curb returns to Kellogg.
- F. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- G. The applicant shall guarantee the extension of City water to serve the lots.
- H. The applicant shall guarantee any drainage improvements required by the platting of this property.
- I. If this replat establishes a floodway, the standard floodway language shall be included in the plat's text.

- J. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pinecrest at the time of site redevelopment. The waiving of the required sidewalk on Marvin and Sylvan Lane is recommended.
- K. If any improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted to the Planning Department for recording with the plat.
- L. The City Engineer's representative should be prepared to comment on the status of the applicant's drainage concept. Specifically, are the boundaries of the floodway correct, should the drainage area be termed a "floodway" or a "drainage easement," are any drainage improvements required, and is a minimum building pad needed?
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 84-125 Name: NEW WESTERN ADDITION

Preliminary Approved: 1/17/85  
Scheduled S/D Meeting: 2/14/85

DESCRIPTION

General Location: South side of Kellogg between Pinecrest and Beverly.  
Owner: Lindy Andeel, 5900 E. Central, Suite 201, Wichita, KS 67208  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 3.6 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 2
    - Industrial:
    - Total: 2
  3. Minimum Lot Area: 53,716 Sq. Ft.
  4. Existing Zoning: LC, B and RB
  5. Proposed Zoning: LC
- 

STAFF COMMENTS:

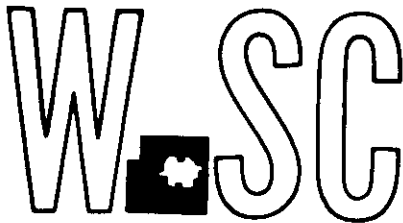
NOTE: The applicant's associated zone case (Z-2639), requesting "B", "RB" and "LC" to "LC" has been approved subject to replatting.

- A. The applicant shall guarantee the closings of the curb returns within the required complete access control along Sylvan Lane (one opening) and Pinecrest Avenue (one opening) and shall guarantee the closure of one curb return to Kellogg.
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pinecrest at the time of site redevelopment. The waiving of the required sidewalk on Marvin and Sylvan Lane is recommended.
- D. If any improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted to the Planning Department for recording with the plat.
- E. The final plat tracing shall express the minimum building pad in City Datum as well as Mean Sea Level.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the additional drainage right-of-way at the southwest corner of Lot 2 adequate, and is the floodway language in the plat's text acceptable?

Item Description

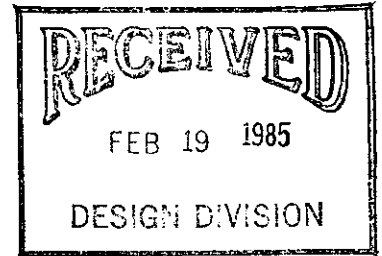
1. Johnnie Bell  
No water in Alley, no water problems
  2. Monty R. Jones  
No water main in easement, no water problems.
  3. Builders Development Inc.  
No water in Utility Easement, no water problem
  4. Western Lithograph Second  
Water Lines as shown, no extension necessary
  5. Walnut Grove Stk Revised  
Water extension required as indicated. Need hydrant locations from Fire Dept. (Existing Project # 81816)
  6. Baalman Second Addition  
No available water
  7. Jeff & Jay Addition  
Lot 2 served along East side  
Lot 1 needs extension along 29th.  
If possible would suggest Water extension from Rock Road along 29th to West end of Plot. Propose 12" or 16" in 29th. Water Dept. to pick up oversizing.  
Do they have proposed layout for Lot 2?
  8. Dan Morgen Addition  
Xsts 8" Water as shown, no extension necessary.
  9. New Western Addition  
Water as shown on plat. Baughman needs to show Xsts. water lines on Preliminary Plat
  10. PLM Addition  
U.L. shown on plat. No extension necessary
- 11-22-13 West street R/W Dedication no problem with U.L.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



February 15, 1985

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211.

Re: S/D 84-125 - Final Plat of New Western Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 1985, 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 guarantee the closings of the curb returns within the required complete access control along Sylvan Lane (one opening) and Pinecrest Avenue (one opening) and shall guarantee the closure of one curb return to Kellogg.
- B. The applicant shall guarantee the extension of sanitary sewer to serve Lot 2.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pinecrest at the time of site redevelopment. The waiving of the required sidewalk on Marvin and Sylvan Lane is recommended.
- D. If any improvements are guaranteed by petition, a certificate confirming the petitions shall be submitted to the Planning Department for recording with the plat.
- E. The final plat tracing shall express the minimum building pad in City Datum as well as Mean Sea Level.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

C  
O  
P  
Y

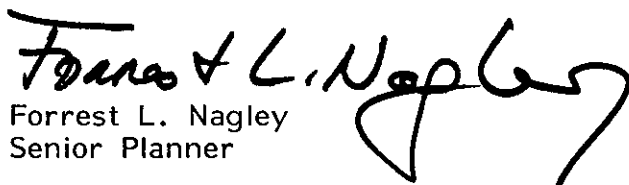
Baughman Company, P.A.  
Re: S/D 84-125 - Final Plat of New Western Addition  
February 14, 1985  
Page 2

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, February 21, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

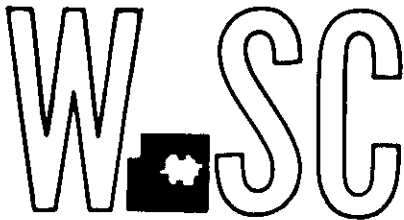
Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Lindy Andeel, 5900 E. Central, Suite #201, Wichita, KS 67208  
Chuck Curfman, 5900 E. Central, Wichita, KS 67208  
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

February 22, 1985

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re.: S/D 84-125 - Final Plat of New Western Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 15, 1985.

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.
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 platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

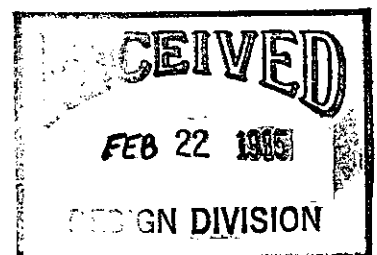
Very truly yours,

*Barbara R. Bonanni*

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Lindy Andeel, 5900 E. Central, Suite #201, Wichita, KS 67208  
Chuck Curfman, 5900 E. Central, Wichita, KS 67208  
✓ Mike Lindebak, City Engineer



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

April 5, 1990

Mr. Lindy Andeel  
358 N. Rock Rd.  
Wichita, KS 67206

Re: S/D 84-125 - NEW WESTERN ADDITION: Letter of Credit, as amended (\$1,575.00) guaranteeing the removal of two drive ways and closure with curb and gutter on Kellogg and Sylvan Lane, (Union National Bank of Wichita - Credit Number 85-12C, Default Date February 21, 1990/Expiration Date April 21, 1990.

Dear Mr. Andeel:

When you platted the New Western Addition in 1985, you submitted a Letter of Credit from the Union National Bank of Wichita which as subsequently amended in the amount of \$1,575.00 as guarantee that the above-referenced improvement(s) would be made.

Since City Engineering has informed us that these improvements have not been completed. The purpose of this letter is to remind you of your obligation to complete the above-referenced improvements, we can authorize a one-year extension of time to complete the required improvement(s) provided an amendment is(are) submitted from the bank which references the following:

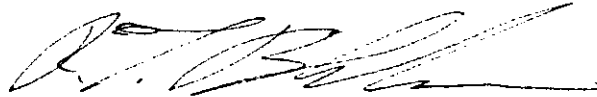
1. A new project completion or default date of February 21, 1991.
2. A new negotiation or expiration date of April 21, 1991.
3. An updated dollar amount of \$1,654.00.

The amendment(s) should be submitted to this office prior to April 16, 1990. Should you choose not to authorize the bank to prepare the required amendment(s), we have no choice but to initiate the process for collection on the guarantee. A processing fee of \$50.00 is required when amendments are submitted. Please contact the bank and authorize the amendment(s).

S/D 84-125 - NEW WESTERN ADDITION  
Page 2

Should you have any questions about what is needed, please call me at 268-4421. Action on your part is imperative in order to avoid default on your guarantee and damage to your credit rating.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Union National Bank of Wichita  
Attn: Ken Harris, Vice President  
P.O. Box 637  
Wichita, KS 67202

Baughman Company  
315 Ellis  
Wichita, KS 67211

Mike Lindebak, City Engineer

---

# THE CITY OF WICHITA



DEPARTMENT OF WATER  
AND WATER POLLUTION CONTROL  
SEWER MAINTENANCE DIVISION  
CITY HALL — EIGHTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

April 24, 1985

Charles R. Caro  
2400 N. Woodlawn  
Suite 120  
Wichita, Kansas 67220-3999

RE: Proposed Motel  
Kellogg and Pinecrest

Dear Sir:

With reference to your letter of April 18, 1985.

The City of Wichita has an existing 21" sanitary sewer in Pinecrest with adequate capacity.

Current plat on file with M.A.P.C. requires an extension of a public sewer to serve Lot 2. Said extension should be from the 21" line in Pinecrest.

To enable you to properly size your public sewer extension, please advise the Design Engineer, Don Schneider (268-4501), of your discharge in gpm for 4-story 88-room motel.

Please be advised the existing Charrito's is connected to the 21" sanitary in Pinecrest across private property (Hardee's). You may wish to reconnect this building to your new line.

Very truly yours,

A handwritten signature in black ink, appearing to read "D.R. Brewer, Jr.", written over a horizontal line.

D.R. Brewer, Jr.  
Superintendent  
Sewer Maintenance Division

DRB:tg

cc: Don Schneider, Design Engineer ✓

