

1. Critchfield Real Estate. Vacation of Street R/W.
Existing 8" Water main ends 19' E and 4' N of the SE PC
of Battin and 25th St. No water problem.
2. Clarence W. Rymer. Vacation of Storm Sewer and Drainage
Esmt. No water problem.
3. City of Wichita. Vacation of St. R/W. No water problem
4. Inland Investment Inc. Vacation of Utility & Drainage Esmt.
No water problem.
5. Noordhoek Addition. Final Plat. Existing water in 143rd
and 9th St. Item D., outside city application & restriction
covenant required.
6. Holtman Addition. Preliminary Plat. No city water available.
No water problem.
7. Wooster Addition. Final Plat. Item A, no water available,
no water problem.
8. Pinewood Mobile Home Park Addition. Preliminary Plat. Existing
main in Hydraulic. No water problem.
9. Vanderhoff Gardens Second Addition. Preliminary Plat. Item B.
Mains to be extended. If King St is vacated, how will Lot
3 receive water, from Vanderhoff St.? State Highway
Dept. is interested in Water extension, suggest P.D. to include
all interested in water extension.
10. The Dugan Centre Addition. Preliminary Addition. Item B.
mains to be extended. Existing water main in Ridge Rd.
and on Dugan at a location 192' N of Kellogg. To adequately serve
the tract, main would need to be extended in Dugan and Taft
and tied in at Ridge Rd. and Taft.

11. Woodspring Third Addition. Final Plat. Item B, main to be extended. No water problem.
12. New Western 2nd Addition. Preliminary Plat. Waterline is currently under construction.
13. Deer Run Addition. Second revised Preliminary Plat. Item B, mains to be extended. Existing 24" main in Webb.
14. Cherokee Industrial Park Addition. Revised Prelim. Plat. Item D, mains to be extended. Main in Santa Fe needs to extend around Cul-de-Sac to serve lot 6, main in 43rd to be extended along south side of 43rd around Cul-de-Sac to serve lot 5. No water problem.
15. Golden Hills 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Mid-Continent Airport Addition. Item B, main to be extended. The existing line along the west side of Lot 1, Blk 2 is not shown on their prelim. plat, this line is a 12" that extends only part way along Lot 1, Blk 2. A 12" line needs to be extended north along Lot 1 Blk 2, thence east along the south R of Lot 1, Blk 1.
17. Golf Park West Addition. Item B, mains to be extended. Petition being held for Church property on N side of 21st in approximately the same area as this plat. Nearest main in 21st St. N., west of Tyler.
18. Woodlawn Development Company. Dedicate Street R/W. No water problem.
19. Elmo and Mabel Mauck. Grant a portion of utility easement. No water problem.

20. Quincie and Zella Gibson. Dedicate Additional Street R/W.
No water problem.

21. Quincie and Zella Gibson. Grant Additional Utility Esmt.
No water problem.

22. Metonal Lab, Inc. Dedicate Utility Esmt. No water
problem.

23. Maurcen F. Hilbish. Grant additional utility easement. No
water problem.

24. Christopher Jeter. Dedicate Street R/W. No water problem.

25. City Land Inventory Case. No water problem

26. Other Matters.

S/D No.: 86-44 Name: NEW WESTERN 2ND ADDITION

Preliminary Approved: ...
Scheduled S/D Meeting: 5/8/86

DESCRIPTION

General Location: Southwest corner of Kellogg and Beverly.
Owner: Lindy Andeel, et al, 350 North Rock Road, Wichita, KS 67206
Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 2.4 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 106,000 Sq. Ft.
4. Existing Zoning: "LC" & "RB"
5. Proposed Zoning: "LC" (Z-2767)

STAFF COMMENTS:

NOTE: The applicant has submitted an associated zone case (Z-2767), requesting "RB" (four-family dwelling district) to "LC" (light commercial) zoning for a portion of this property. The zone case request is scheduled for the May 15, 1986 Metropolitan Area Planning Commission Meeting.

- 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 25-foot building setback from Beverly Drive, along the entire length of this property.
- C. Since this replat establishes a floodway, the standard floodway language shall be included in the plat's text.
- D. The final plat shall indicate a 20-foot, north/south utility easement to cover the existing north/south sanitary sewer lateral on this property.
- E. The final plat shall label the centerline of the utility easements.
- F. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Beverly Drive at the time of site redevelopment.
- G. The applicant is advised that he should close the residential-width drive approaches to Beverly Drive if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- H. The applicant shall guarantee the closure of the vacated Marvin Place street return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated street return, the applicant is advised that the vacated street return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated street approach will be considered closed and the guarantee will be released.
- I. The applicant shall guarantee the removal of street pavement and curbs within vacated street rights-of-way (Sylvan Lane and Marvin Place).
- J. The applicant shall guarantee the closure of Sylvan Lane adjacent to the south line of this replat, including construction of an appropriate turnaround.
- K. The applicant shall guarantee any drainage improvements required by the platting of this property.
- L. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

SUBDIVISION REPORT

S/D 86-44 - NEW WESTERN 2ND ADDITION

Page 2

- M. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2767).
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required with the replat, is the minimum building pad correct, are the boundaries of the drainage easements acceptable and are boundaries of the floodway adequate?
- P. The representatives from City and Traffic Engineering should be prepared to comment on the acceptability of the turnaround proposed at the north end of the remaining Sylvan Lane adjacent to this plat.

S/D No.: 86-44 Name: NEW WESTERN 2ND ADDITION

Preliminary Approved: 5/8/86
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: Southwest corner of Kellogg and Beverly.
Owner: Lindy Andeel, et al, 350 North Rock Road, Wichita, KS 67206
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 2.4 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 106,000 Sq. Ft.
 4. Existing Zoning: "LC" & "RB"
 5. Proposed Zoning: "LC" (Z-2767)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2767) requesting "RB" to "LC" for a portion of this property has been approved subject to replatting.

- A. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Beverly Drive at the time of site development. (Commercial Zoning)
- B. The applicant shall guarantee the closure of the vacated Marvin Place street return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated street return, the applicant is advised that the vacated street return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated street approach will be considered closed and the guarantee will be released.
- C. The applicant is advised that he should close the residential-width drive approaches to Beverly Drive and if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- D. The applicant shall guarantee the removal of street pavement and curbs within vacated street rights-of-way (Sylvan Lane and Marvin Place).
- E. The applicant shall guarantee the closure of Sylvan Lane adjacent to the south line of this replat, including construction of an appropriate turnaround.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- I. The final plat tracing shall label Sylvan Court as Sylvan Circle.
- J. The final plat tracing shall reference the required minimum building pad elevation in City Datum as well as Mean Sea Level.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 9, 1986

Bill G. Yung Design
8225 E. 35th Street North
Wichita, KS 67226

Re: S/D 86-44 - Preliminary Plat of New Western 2nd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 25-foot building setback from Beverly Drive, along the entire length of this property.
- C. Since this replat establishes a floodway, the standard floodway language shall be included in the plat's text.
- D. The final plat shall indicate a 20-foot, north/south utility easement to cover the existing north/south sanitary sewer lateral on this property.
- E. The final plat shall label the centerline of the utility easements.
- F. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Beverly Drive at the time of site redevelopment.
- G. The applicant is advised that he should close the residential-width drive approaches to Beverly Drive if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- H. The applicant shall guarantee the closure of the vacated Marvin Place street return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated street return, the applicant is advised that the vacated street return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated street approach will be considered closed and the guarantee will be released.

C
O
P
Y

Bill G. Yung Design

Re: S/D 86-44 - Preliminary Plat of New Western 2nd Addition

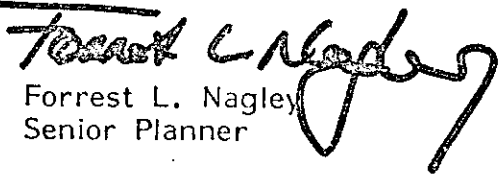
May 9, 1986

Page 2

- I. The applicant shall guarantee the removal of street pavement and curbs within vacated street rights-of-way (Sylvan Lane and Marvin Place).
- J. The applicant shall guarantee the closure of Sylvan Lane adjacent to the south line of this replat, including construction of an appropriate turnaround.
- K. The applicant shall guarantee any drainage improvements required by the platting of this property.
- L. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- M. The final plat shall indicate utility easements to cover existing water and sewer lines. If utility easements are not indicated to cover existing utilities, the applicant will need to guarantee the abandonment of utility lines.
- N. The final plat shall indicate a 5-foot wide utility easement adjacent to the south lines of this plat.
- O. Prior to filing a final plat, a drainage plan shall be submitted to City Engineering for review and approval.
- P. 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.
- Q. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (Z-2767).
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

Bill G. Yung Design

Re: S/D 86-44 - Preliminary Plat of New Western 2nd Addition

May 9, 1986

Page 3

cc: Baughman Company, P.A., 330 Laura, Wichita, KS 67211
✓ Lindy Andeel, 350 North Rock Road, Wichita, KS 67206
Francis Owen & Karin M. Doucette, 545 Sylvan Lane, Wichita, KS
67218
Ramon Rex Johnston, 432 Winterset, Wichita, KS 67209
Max Darr Johnston, 307 S. Hillside, Wichita, KS 67211
Robert C. & Karen E.M. Johnston, 2701 N. Dellrose, Wichita, KS
67220
H. Louise Goodnight, 544 Sylvan Lane, Wichita, KS 67218
Lora B. Burns, 536 Sylvan Lane, Wichita, KS 67218
Gloria Deines, 526 Sylvan Lane, Wichita, KS 67218
Richard G. & Melody L. Challacombe, 1920 S. Bleckley Dr., Wichita,
KS 67218
Vica Irwin, 551 Sylvan Lane, Wichita, KS 67218
Beverly M. Artman & Gloria J. Artman, 5222 E. Orme, Wichita, KS
67218
Mabel Siders, 532 Sylvan Lane, Wichita, KS 67218

X Mike Lindebak, City Engineer

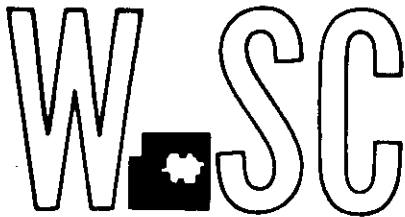
1. Leo E. Stafford. Vacation of platted easement. No water problem.
2. St. Pauls African Methodist Church. Vacation of an alley. No water problem.
3. Golden Hills Third Addition. Final plat. Area now served by 16" main in Central and 8" main in Golden Hills. No water problem.
4. Bea Carpenter's Addition. Final plat. Area now served by 8" mains in both Glenn and May. No water problem.
5. Blair Doan Subdivision. Final plat. Nearest City water at Racine (2nd St SW) and Grunwick, approximately 1 mile from this plat. Could suggest holding a petition to water it possible. No water problem.
6. P.P.O. Addition #3. Revised final plat. Area now served, no water problem.
7. New Western End Addition. Final plat. Existing 2" main in Sylvan Lane extending into the plat shall be abandoned, east of which to be paid by the Developer. No water problem.
8. Grays Second Addition. Revised Preliminary plat. Item 8, mains to be extended. Main in MacArthur to be extended to west from Eisenhower. No water problem.
9. Willowbend Fourth Addition. Final plat. Mains to be extended, Item 8. Existing 20" main in Rock Road to be tapped. Suggest installation of main under Rock Road to be done prior to paving to avoid boring and casing.
10. Killarney First Addition. Final plat. Existing mains in Rock Road, 30th St, and 32nd St. 8" line for fire protection and services has been prepared to the Developer. No water problem.

11. Adams Army Inc. Dedicate utility easement. No water problem.
12. Dillon Real Estate Co., Inc. Dedicate additional utility easement. No water problem.
13. Inland Investment, Inc. Dedicate a utility easement. No water problem.
14. Paul L. Dutton, et al. Dedicate additional utility easement. No water problem.
15. Other matters.

7. S/D No.: 86-44 Name: NEW WESTERN 2ND ADDITION

- A. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Beverly Drive at the time of site development. (Commercial Zoning)
- B. The applicant shall guarantee the closure of the vacated Marvin Place street return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated street return, the applicant is advised that the vacated street return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated street approach will be considered closed and the guarantee will be released.
- C. The applicant is advised that he should close the residential-width drive approaches to Beverly Drive and if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
- D. The applicant shall guarantee the removal of street pavement and curbs within vacated street rights-of-way (Sylvan Lane and Marvin Place).
- E. The applicant shall guarantee the closure of Sylvan Lane adjacent to the south line of this replat, including construction of an appropriate turnaround.
- F. The applicant shall guarantee the storm sewer construction required by this plat.
- G. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered with a utility easement. In order to avoid this guarantee, the applicant may wish to indicate an easement to cover the sewer on the final plat tracing.
- H. The applicant shall guarantee the abandonment of the 2-inch water line which is not being covered with a utility easement. In order to avoid this guarantee, the applicant may wish to indicate an easement to cover the water line on the final plat tracing.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The final plat shall indicate the platting of the access controls that were depicted on the preliminary plat. These access controls are:
 - 1) "Complete access control" to Sylvan Lane across the south line of the lot.
 - 2) "Complete access control" to Beverly from the south 110 feet of the lot.
 - 3) "Access control except for three openings" to Beverly from the north 280 feet of the lot.
- K. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- L. The final plat tracing shall label Sylvan Court as Sylvan Lane.
- M. The final plat tracing shall reference the required minimum building pad elevation in City Datum as well as Mean Sea Level.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

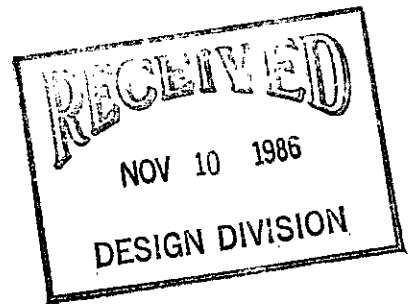
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 6, 1986



Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 86-44 - NEW WESTERN 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- C
O
P
Y
- A. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Beverly Drive at the time of site development. (Commercial Zoning)
 - B. The applicant shall guarantee the closure of the vacated Marvin Place street return. Should the applicant's development plan for this property involve a private driveway at the location of a vacated street return, the applicant is advised that the vacated street return will need to be reconstructed to a private driveway standard. Upon reconstruction to a private driveway, the vacated street approach will be considered closed and the guarantee will be released.
 - C. The applicant is advised that he should close the residential-width drive approaches to Beverly Drive and if they are not to be used for the redevelopment of this site. If they are to be used, they should be reconstructed to the commercial-width standard.
 - D. The applicant shall guarantee the removal of street pavement and curbs within vacated street rights-of-way (Sylvan Lane and Marvin Place).
 - E. The applicant shall guarantee the closure of Sylvan Lane adjacent to the south line of this replat, including construction of an appropriate turnaround.
 - F. The applicant shall guarantee the storm sewer construction required by this plat.

- G. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered with a utility easement. In order to avoid this guarantee, the applicant may wish to indicate an easement to cover the sewer on the final plat tracing.
- H. The applicant shall guarantee the abandonment of the 2-inch water line which is not being covered with a utility easement. In order to avoid this guarantee, the applicant may wish to indicate an easement to cover the water line on the final plat tracing.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The final plat shall indicate the platting of the access controls that were depicted on the preliminary plat. These access controls are:
- 1) "Complete access control" to Sylvan Lane across the south line of the lot.
 - 2) "Complete access control" to Beverly from the south 110 feet of the lot.
 - 3) "Access control except for three openings" to Beverly from the north 280 feet of the lot.
- K. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- L. The final plat tracing shall label Sylvan Court as Sylvan Lane.
- M. The final plat tracing shall reference the required minimum building pad elevation in City Datum as well as Mean Sea Level.
- N. The applicant shall meet with K.G.&E. and the Gas Service Company regarding arrangements to be made to remove some of these companies facilities. A letter shall be obtained from each of these companies after satisfactory arrangements have been made.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

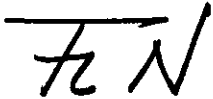
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit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

Final Plat S/D 86-44 - NEW WESTERN 2ND ADDITION
Page 3

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, November 13, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to be 'FLN' with a horizontal line above the letters.

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Lindy Andeel & Francis Owen Doucette, 350 N. Rock Road,
Wichita, KS 67206
X Mike Lindebak, City Engineer

THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 3, 1988

TO: Dale Rea, Deputy

FROM: R. Timothy Bickhaus, Junior Planner, Current Plans

SUBJECT: Release of S/D-86-44 - NEW WESTERN 2ND ADDITION;
Letter of Credit (\$1,450.00) guaranteeing closure
of vacated Marvin Place return at Beverly (Credit
No. 87-29)

When New Western 2nd Addition was platted in 1987, a Letter-of-Credit in the amount of \$1,450.00 was submitted by Lindy Andeel to the Metropolitan Area Planning Department as guarantee that the above referenced improvement would be done. This area has been replatted and a new Letter-of-Credit was submitted to cover these improvements and therefore, the Letter of Credit may be released. The original Letter of Credit, Credit Number 87-29, is to be returned to Lindy Andeel, 350 N. Rock Road, Wichita, KS 67206, with his copy of this memorandum.

RTB:svm

cc: Union National Bank of Wichita, Main at First, Wichita, KS
67202

Mike Lindebak, City Engineer

THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 3, 1988

TO: Dale Rea, Deputy

FROM: R. Timothy Bickhaus, Junior Planner, Current Plans

SUBJECT: Release of S/D-86-44 - NEW WESTERN 2ND ADDITION;
Letter of Credit (\$5,000.00) guaranteeing removal
of two houses which are located within the 64-foot
wide drainage and utility easement being granted by
this replat (Credit No. C-5/87)

When New Western 2nd Addition was platted in 1987, a Letter-of-Credit in the amount of \$5,000.00 was submitted by Lindy Andeel to the Metropolitan Area Planning Department as guarantee that the above referenced improvement would be done. This area has been replatted and the removal of the two houses are no longer necessary (See: New Western 3rd Addition) and therefore, the Letter of Credit may be released. The original Letter of Credit, Credit Number 5/87, is to be returned to Lindy Andeel, 350 N. Rock Road, Wichita, KS 67206, with his copy of this memorandum.

RTB:svm

cc: City Bank and Trust Company, 1400 S. Oliver, Wichita, KS
67218

Mike Lindebak, City Engineer