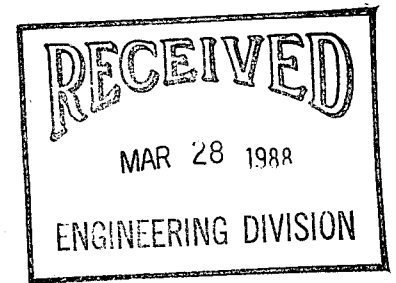


SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4561

March 25, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 88-5 - EAST SIDE DEVELOPMENT

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 24, 1988, 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 extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the construction of the accel/decel lane needed on Webb Road to serve the entrances on Lots 1 through 4.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a drainage agreement, for recording with this plat, which provides for this property to continue to accept storm drainage from the properties to the east and south.
- G. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property to the north.
- H. The final plat shall indicate the utility easement needed for extension of sanitary sewer to serve this plat.

SEDGWICK COUNTY

Final Plat S/D 88-5 - EAST SIDE DEVELOPMENT
Page 2

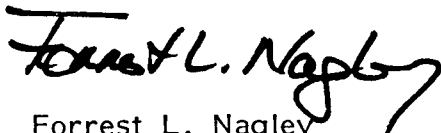
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- 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 City Council.

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, March 31, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Johney Stevens, 702 E. 21st Street, Suite 1, Wichita, KS 67214
Bill Yung Design, 4912 E. 29th St. N., Suite 1, Wichita, KS 67220
✓ Mike Lindebak, City Engineer

March 25, 1988

Chris Breitenstein
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

Reference: East Side Development
Sanitary Sewer

Dear Chris:

Accompanying this letter is the check print and mylar originals for your approval of the plans for constructing a sanitary sewer in the East Side Development Addition.

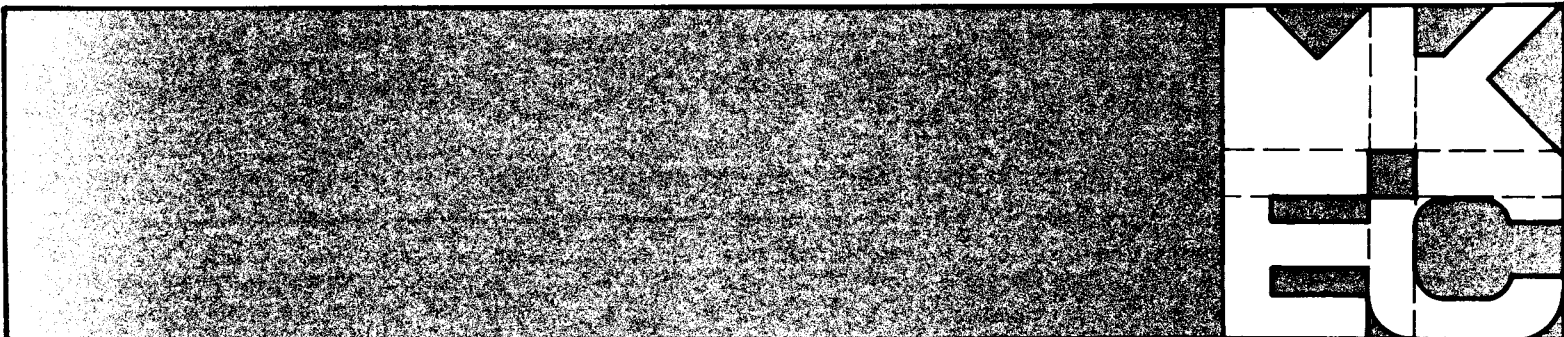
Sincerely,

MID-KANSAS ENGINEERING CONSULTANTS, P.A.



Dean S. Sellers, P.E.

DSS/dh





LETTER OF TRANSMITTAL

PROJECT: East Side Development
Sanitary Sewer

PROJECT #: _____ DATE: 03/11/88

MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

TO: Chris Breitenstein
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

We are sending the following items: Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

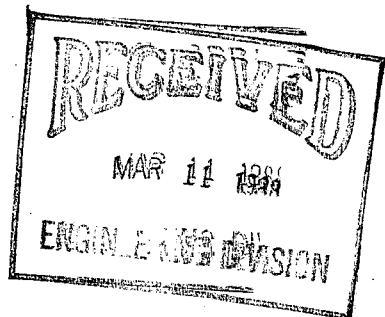
COMMENTS: Transmitted herewith is a blueline set of plans for the referenced private sanitary sewer project for your review. Please call me when this is ready for pickup.

For Your Approval As Requested
 For Your Use For Your Files
 Approved as Noted For Review and Comment

REMARKS:

Signed: Greg Allison
Greg Allison

GA/dh

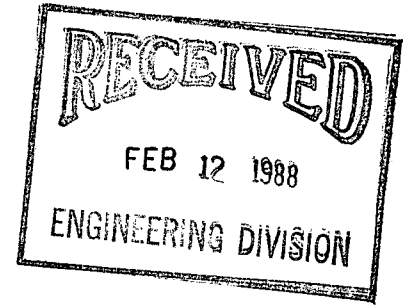


SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1465
PHONE 254-4501



February 11, 1988

Bill Yung Design
4912 E. 29th St. N., Suite 1
Wichita, KS 67220

Re: Preliminary Plat S/D 88-5 - EAST SIDE DEVELOPMENT

Dear Mr. Stevens:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 11, 1988, 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:

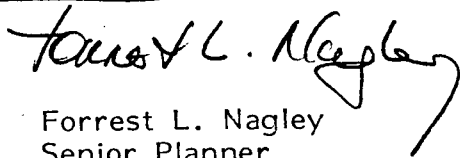
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Annexation of this property to Wichita has been applied for. Upon annexation, the property will retain the "E" light industrial zoning classification. The final plat shall not be scheduled for City Council review until the annexation has occurred.
- G. On the final plat, the separation of the 5-foot wall easement and adjacent 20-foot utility easement shall be more clearly indicated.
- H. If utilities are anticipated to cross the wall easement, the final plat should indicate, in the platlor's text, that "utilities may cross wall easements".
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City and County Engineering for review and approval.

SEDGWICK COUNTY

Preliminary Plat S/D 88-5 - EAST SIDE DEVELOPMENT
Page 2

- J. Prior to submitting a final plat, the applicant shall meet with the Traffic Engineer to determine if any arterial street improvements need to be guaranteed. The final plat shall indicate the dedication of all right-of-way needed from this tract to construct required street improvements.
- K. The applicant shall submit a drainage agreement, for recording with this plat, which provides for this property to continue to accept storm drainage from the properties to the east and south.
- L. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property to the north.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Johney Stevens, 702 E. 21st St. N., Suite 1, Wichita, KS 67214
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
✓ Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM #

11

MARCH 24, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 2/11/88)

CASE NUMBER: S/D 88-5 - EAST SIDE DEVELOPMENT

OWNER/APPLICANT: Jorney Stevens, 702 E. 21st Street, Suite 1,
Wichita, KS 67214

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: West of Webb Road, in an area north of Central.

SITE SIZE: 24.3 Acres

NUMBER OF LOTS:

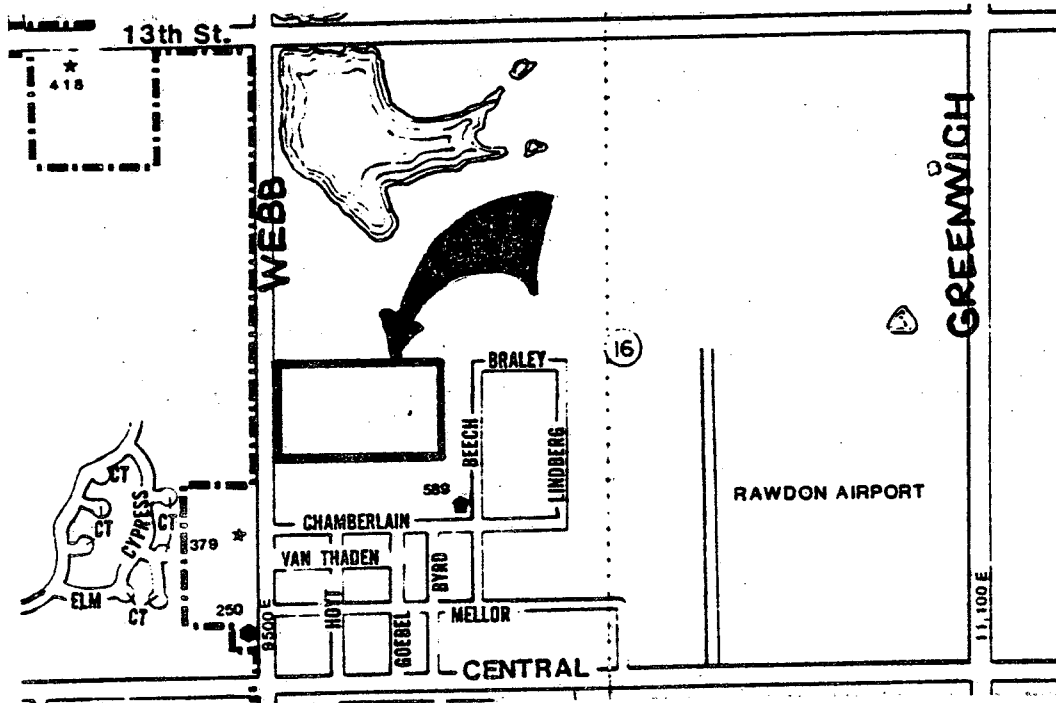
Residential:	
Office:	
Commercial:	
Industrial:	4
Total:	4

MINIMUM LOT AREA: 35,000 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

NOTE: This property, which is adjacent to Wichita's City Limits, has submitted an application for annexation.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee the construction of the accel/decel lane needed on Webb Road to serve the entrances on Lots 1 through 4.
- 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 submit a drainage agreement, for recording with this plat, which provides for this property to continue to accept storm drainage from the properties to the east and south.
- H. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property to the north.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. 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.
- 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 City Council.
- M. The representatives from City and County Engineering should be prepared to comment on the status of the applicant's drainage plan and on the acceptability of the amount of right-of-way being dedicated for Webb Road.

STAFF COMMENTS:

NOTE: This property, which is adjacent to Wichita's City Limits, has submitted an application for annexation.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Annexation of this property to Wichita has been applied for. Upon annexation, the property will retain the "E" light industrial zoning classification. The final plat shall not be scheduled for City Council review until the annexation has occurred.
- G. On the final plat, the separation of the 5-foot wall easement and adjacent 20-foot utility easement shall be more clearly indicated.
- H. If utilities are anticipated to cross the wall easement, the final plat should indicate, in the plat's text, that "utilities may cross wall easements".
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City and County Engineering for review and approval.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The representative from City and County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- N. The representatives from Traffic Engineering and County Engineering should be prepared to comment on the need to guarantee any medial or other street improvements for Webb Road.