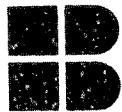


WILLIAM L. KORBER, L.S.

JOHN E. LUNDBLADE, L.S.

N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

December 1, 1986

Mike Lindebak, P.E.
City Engineer
Department of Engineering
455 N. Main
Wichita, KS. 67202

RE: Eck 3rd Addition
Engineering Design Plans

Mike,

We currently are under a three party contract for engineering design contracts for streets, sanitary sewers, and water line improvements for all lots and blocks in Eck 3rd Addition.

The property has been recently annexed into Wichita and is planned to be scheduled for recording soon. However, due to ownership changes as well as negotiations with adjacent benefit districts we are not able to complete the design plans by the dates specified in the original contract.

We would like to request that Baughman Company be given an additional 45 days to complete the design plans. This would move the completion date of the final plans to be submitted to the City of Wichita by January 21, 1987, for the water line and sanitary sewer and January 28, 1987, for the street plans.

We feel that this will provide the parties adequate time to complete the ownership changes and benefit district negotiations required.

Contact either of us if you have any questions or need additional information.

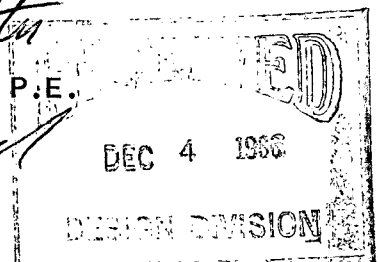
Thank You.

Sincerely,

N. Brent Wooten, P.E.

Matt Eck

NBW/mef



ROUTE SLIP
METROPOLITAN AREA PLANNING DEPARTMENT
DESIGN DIVISION

TO: _____ Mike Lindebak _____ Cindy Krenning
_____ LaDonna Breitenbach _____ Rod Loomis
LA _____ Chris Breitenstein _____ Jack Love
_____ Tim Cain _____ Bill Morris
_____ _____ Cheryl Oberlechner
_____ Bill Elliott _____ Steve Palmer
_____ _____ Diana Roger
_____ Gloria Flores _____ Glenda Ruiz
CTA _____ Carl Gipson _____ Mary Santiago
_____ Mike Greene _____ Don Schneider
_____ _____ Charlene Tate
_____ Vicki Huang _____ LA Rob Younktr
_____ Ken Klag

Message: _____
_____ -FYI- _____

From: _____ Date: _____

WILLIAM L. KORBER, L.S.

JOHN E. LUNDBLADE, L.S.

N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

February 16, 1987

Carl Gipson, P.E.
Department of Engineering
City Hall - 7th Floor
455 North Main
Wichita, Kansas 67202

RE: ECK 3RD ADDITION
LETTER OF CREDITS

Carl,

We have just received the Letter of Credits for the streets, sewers, and water line improvements for Eck 3rd Addition.

The Developer is aware of the delay caused by the Letter of Credit submission in regards to the plan review time and completion. It is the Developer's intent and ours to proceed forward at this time with review of the plans.

Please notify Chris and Rob of the submittal, so that they also may proceed with the review.

Contact me if you have any questions.

Thank you.

Sincerely,

A handwritten signature in dark ink, appearing to read 'N. Brent Wooten', written in a cursive style.

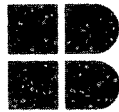
N. Brent Wooten, P.E.

File
NBW/ksb

WILLIAM L. KORBER, L.S.

JOHN E. LUNDBLADE, L.S.

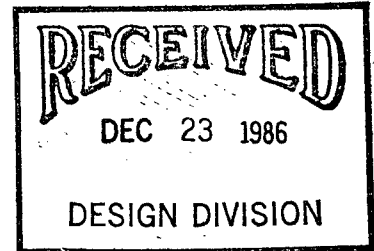
N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211



December 23, 1986

Carl L. Gipson, P.E.
Department of Engineering
City of Wichita
455 North Main
Wichita, Kansas 67202

Dear Carl,

Submitted herewith for your review are three (3) sets of preliminary plans for Street Improvements in Eck 3rd Addition.

Please notify me when you have completed your review.

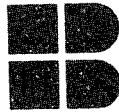
Yours truly,

Thomas C. Ruggles, P.E.

WILLIAM L. KORBER, L.S.

JOHN E. LUNDBLADE, L.S.

N. BRENT WOOTEEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

February 16, 1987

2/16/87

Processed
by Morris
JMS

Carl Gipson, P.E.
Department of Engineering
City Hall - 7th Floor
455 North Main
Wichita, Kansas 67202

RE: ECK 3RD ADDITION
LETTER OF CREDITS

Carl,

We have just received the Letter of Credits for the streets, sewers, and water line improvements for Eck 3rd Addition.

The Developer is aware of the delay caused by the Letter of Credit submission in regards to the plan review time and completion. It is the Developer's intent and ours to proceed forward at this time with review of the plans.

Please notify Chris and Rob of the submittal, so that they also may proceed with the review.

Contact me if you have any questions.

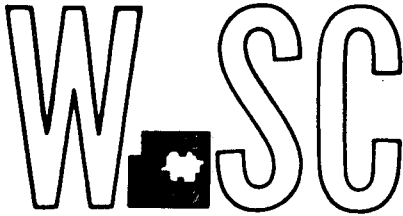
Thank you.

Sincerely,

N. Brent Wooten, P.E.

File
NBW/ksb

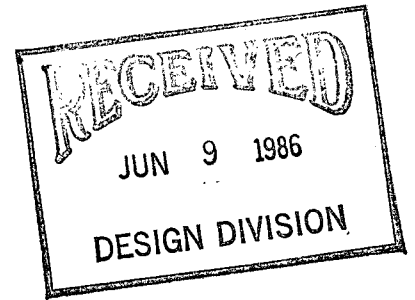
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

June 6, 1986



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

Re: Final Plat S/D 85-98 - ECK 3RD ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1986, 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 the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation for this property into the City of Wichita. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for Board of City Commission review until annexation has occurred.
- G. Prior to scheduling this case before the Board of City Commissioners, the structures which encroach into the street right-of-way being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.

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- H. The final plat tracing shall indicate the platting of a stub east/west street into the unplatted property to the east. This stub street shall be indicated in the vicinity of Lots 17 and 18.
- I. The final plat tracing shall indicate a 10-foot wide utility easement centered on the lot line common to Lots 14 and 15.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. 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.

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, June 12, 1986 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: ~~X~~ Matt Eck, 5512 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer

Pre-Sub June 5, 1986

①

1. Boeing Military Airplane Co. Vacation of St. R/W
Existing 12" Water main along the north side of
47th St. from K-15 to Oliver (approx 14' S of N/R 47th)
Suggest retain as easement and any relocation of Water
main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility
easement. No water mains in utility easement, no water
problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon
Water projects now open. Existing water main in hydraulic
may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main
in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat.
Existing 6" water main in Clark and existing 16" water main
in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12"
water main in Hydraulic and Denker, existing 6" water main
in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be
extended, both in Tyler and 19th St., or from 19th St. N.
and Robin, which ever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main
in Webb road, mains to be extended (Item B), no water
problem.
10. Cottonwood Village 7th Addition. Existing 12" water
main in 29th St. N. now serves area. No water problem.

11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. No water problem.
18. Other matters.

S/D No.: 85-98 Name: ECK 3RD ADDITION

Preliminary Approved: 11/21/85
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: On the south side of 21st Street North, halfway between
Maize Road and 119th Street West.

Owner: Matt Eck, 5512 West Central, Wichita, KS 67212

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 13.03 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 49
 3. Minimum Lot Area: 6,510 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "AA" (City)
-

STAFF COMMENTS:

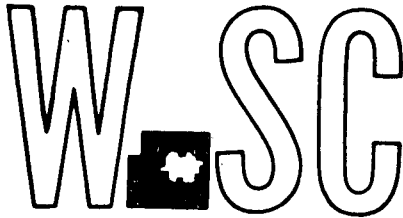
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation for this property into the City of Wichita. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for Board of City Commission review until annexation has occurred.
- G. Prior to scheduling this case before the Board of City Commissioners, the structures which encroach into the street right-of-way being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- H. Article 7-201(R) of the Subdivision Regulations provides for the limiting of deadend streets to a length not to exceed 600 feet. Shafford Circle, proposed by this plat, exceeds this design standard by approximately 500 feet. In order to avoid the creation of such a long deadend street, the final plat tracing shall indicate a stub, east/west street leading into the unplatted property to the west. This stub street should be platted in the vicinity of Lot 10. Lot numbers will need to be changed on the final plat tracing.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the proposed minimum pad elevations correct?

Pre-Sub 11-21-85

1. Charles T. Laham. Vacation of building setback. No water problem.
2. South City Southern Baptist Church. Vacation of utility easements. No water problem.
3. Fairfield Estates Addition. Item B, mains to be extended. No water problem. ~~Comment: Oneida Circle is now a Cul-de-Sac. The water main will not be extended through the fire lane ismt to Rock Rd. to serve this area. The primary feed will come from Polo. Extension of water main in the fire lane east of Oneida Ct. would be done only if it was determined necessary for a second feed into the area.~~
4. Tallgrass Commercial Third Addn. Final Plat. Any relocation of water main or fire hydr. to be at developer's expense. No water problem.
5. Mulberry East 2nd Addition. Prelim. Plat. Item B, water to be extended from Rock Road. Main in Rock Rd to be extended north from 37th St. N. No water problem.
6. Hi-Tech Industrial Park Second Addition. Item B, water to be extended. Fire hydrant to be relocated to ~~southern~~ end of Cul-de-Sac at developer's expense, relocation necessary because of reduced access to hydrant. Main to be abandoned north of Cul-de-Sac if no service is currently on line. No water problem.
7. Woodlawn Development Co, Inc. . Vacation of Street RLU and Temp. Cul-de-Sac. Comotora St. Water main in this area to be abandoned, fire hydr. to be relocated, both at developer's expense.

8. Standifer First Addition. Final Plat. No water problems.
9. Hybritech Addition. Final Plat. No water problem.
10. Leonard A. Garnett Addition. Revised Final Plat. No water problems.
11. Andria Addition. Final Plat. No water problems.
12. Eck 3rd Addition. Item B, water main to be extended in 21st St. N. from Covington. 12" Pipe in 21st St. No water problems.
13. Sutherland Lumber North Addition. Final Plat. No water problem.
14. Dader 3rd Addition. Final Plat. Item A, mains to be extended. No water problem.
15. P.C. Industrial Park. Final Plat. 8" Water main should be extended in Water St. to Col-de-Sac to provide water to majority of the plot and fire protection.
16. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 22, 1985



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

Re: S/D 85-98 - Preliminary Plat of Eck 3rd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 22, 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 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 the paving of the proposed interior streets.
- D. The applicant shall guarantee the construction of the storm water sewer required by the platting of this property.
- E. The final plat shall indicate, on the face of the plat and in the plat's text, that the lots adjacent to the drainage dedication to the west are subject to a required minimum building pad elevation.
- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation for this property into the City of Wichita. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for Board of City Commission review until annexation has occurred.

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Baughman Company, P.A.
Re: S/D 85-98 - Preliminary Plat of Eck 3rd Addition.
November 22, 1985
Page 2

- I. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- J. The final plat shall indicate the platting of "complete access control" to 21st Street North across the north line of Lot 1.
- K. The final plat shall reference, in the plat's text, the dedication of access controls to 21st Street North across the north line of the plat.
- L. The final plat shall name the cul-de-sac, accessing lots 20 thru 29, as "Shefford Circle."
- M. The final plat shall label and dimension the utility easements being platted.
- N. Prior to scheduling this case before the Board of City Commissioners, the structures which encroach into the street right-of-way being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Regulations).
- Q. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

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

Enclosure

cc: ~~Matt Eck~~, 5512 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

S/D No.: 85-98 Name: ECK 3RD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: On the south side of 21st Street North, half-way between Maize Road and 119th Street West.
Owner: Matt Eck, 5512 West Central, Wichita, KS 67212
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 13.03 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 49
3. Minimum Lot Area: 6,510 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "AA" (City)

STAFF COMMENTS:

- 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 the paving of the proposed interior streets.
- 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. Since this property is adjacent to the Wichita City Limits, the applicant shall request annexation for this property into the City of Wichita. Upon annexation, the property will be zoned "AA", and thereby permit the lot sizes being proposed. The final plat shall not be scheduled for Board of City Commission review until annexation has occurred.
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- L. Prior to scheduling this case before the Board of City Commissioners, the structures which encroach into the street right-of-way being dedicated by this plat must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- 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 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 platting of this property?

SUBDIVISION REPORT
S/D 85-98 - ECK 3RD ADDITION
Page 2