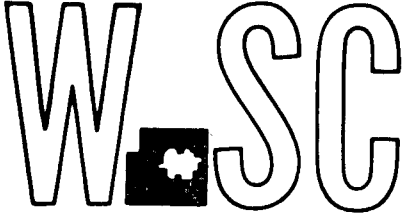


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 13, 1985

Mr. John Lundblade
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-96 - Final Plat of Deutsches Eck Addition.

Dear Mr. Lundblade:

At the regular meeting of the Metropolitan Area Planning Commission on December 12, 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 December 6, 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 plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

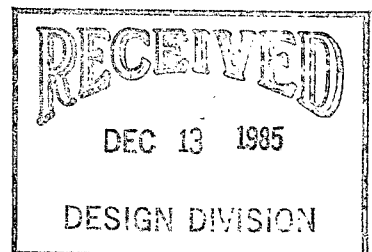
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Mike Sauerwine, German-American Asso., 2615 Estner Ct., Wichita, KS 67213
Jack Brown, Health Department
Mike Lindebak, City Engineer
Jim Weber, County Engineering



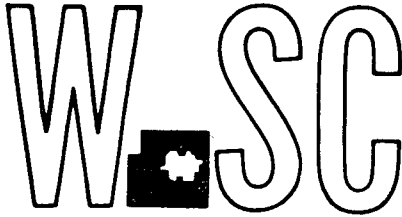
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Pre-Sub 12-5-85

1. G. Ronald Tyler. Building setback vacation. No water problem.
2. Davis Moore Oldsmobile Inc. Vacation of Courtleigh street R/W. Existing 8" water main in Courtleigh, existing fire hydrant on corner of Kellogg Drive and Courtleigh. Need to retain water esmt.
3. United Distributors, Inc. Alley R/W vacation. No water problem.
4. Dr. Tom Bolan. Vacation of Utility Easement. No water problem.
5. Diamond Head of Wichita. Vacation of complete access control. No water problem.
6. Tower Lakes Estates Addition. Item b, wells. Nearest City water at 21st N & 119th West.
7. Mulberry East Third. Preliminary Plat. Item C, water to be extended. Nearest water at 37th St. N. and Rock Road.
8. Bluestem Colony Addition. Preliminary Addition. Item B, water to be extended. Existing 12" AC Water main in Rock Road. Possible to loop the system through emergency access easement at Windwood Circle. No water problem.
- ~~9. Deutsches Eck Addition. Final Plat.~~
9. Larksfield Place Addition. Preliminary Plat. Water mains in 29th and Gouverneur to be extended as necessary to serve the property. No water problem.

Corr. 2

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

December 6, 1985

Mr. John Lundblade
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-96 - Final Plat of Deutsches Eck Addition.

Dear Mr. Lundblade:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 5, 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 construction of the cul-de-sac to suburban street standards.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. 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.

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Mr. John Lundblade
Baughman Company, P.A.
Re: S/D 85-96 - Final Plat of Deutsches Eck Addition.
December 6, 1985
Page 2

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, December 12, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

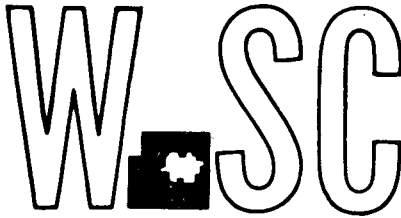

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Mr. Mike Sauerwine, German-American Association, 2615 Estner Court,
Wichita, KS 67213
Jack Brown, Health Department
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



November 8, 1985

Mr. John Lundeblade
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-96 - Preliminary Plat of Deutsches Eck Addition.

Dear Mr. Lundeblade:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 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 construction of the cul-de-sac to suburban street standards.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- D. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- E. The final plat shall indicate the cul-de-sac at the southeast corner of this property as "57th Street North Circle."
- F. Since this plat is terminating 57th Street North with a cul-de-sac, the existing road right-of-way between the Flood Control levee and the cul-de-sac shall be vacated. The north half of this street right-of-way may be vacated by this plat, while the south half will need to be vacated by separate instrument. Approval of this plat is subject to approval of the separate vacation case.

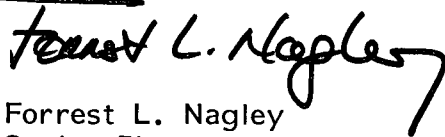
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Mr. John Lundblade
Baughman Company, P.A.
Re: S/D 85-96 - Preliminary Plat of Deutsches Eck Addition.
November 8, 1985
Page 2

- G. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- H. The final plat shall reference the street dedication in the platlor's text.
- I. The applicant shall obtain, by separate instrument, the needed 15 feet of street right-of-way from the property owner to the south and east.
- 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. 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

Enclosure

cc: Mr. Mike Sauerwine, German-American Association, 2615 Estner Court,
Wichita, KS 67213
Jack Brown, Health Department
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office

Pre-Sub 11-7-85

1. Tallgrass Co. Vacation of a portion of Lot 1, Block 2 Silverleaf Addition. No water problem.
2. Wichita Trust. Vacation of access control. No water problem.
3. Davidson and Fray Addition. Revised Final Plat. No water problem.
4. Gordon Norris Second Addition. Final Plat. No water problem.
5. Murdock Industrial Addition. Final Plat. Existing 8" water main along the west side of Nabash, not shown on sketch plat. No water main problem.
6. Town & Country Christian Church Addition. Final Plat. Church building now served by Bel Aire water line. If they (Bel Aire) will continue to serve the site, there will be no water problem. If after platting Bel Aire does not wish to serve the site, City of Wichita water main could be extended from Oliver or Woodlawn.
7. Deutsches Eck Addition. Preliminary Plat. Item C, wells. Nearest City Water is ~~at~~ too far away to be economically feasible.
8. Grundman Addition. Final Plat. Existing 8" water in Cronbrook will serve lots 1-4. Water main needs to be extended in Osie Circle to serve lots 5 and 6. X'sty. Petition passed Commission 6-29-85 (448-80-925-80082-076-000-01)
9. Cottonwood Village Sixth Addition. Final Plat. Item B, water to be extended. No water problem.
10. Tallgrass Commercial Third Addition. Revised Preliminary Plat. Item B, water to be extended. Relocation of fire hydrant and any change of location at developers expense ^{with} approved plans.

11. HI-Tech Industrial Park Second Addition. Final Plat. Item B, water to be extended. Existing water main in Comtore extends north of proposed Cul-de-Sac. Main to be abandoned and fire hydrant relocation shall be done at developer's expense with approved plans.
12. Woodlawn Development Company. Vacation of plat, st. r/w, temp. Cul-de-sac. Water mains as shown on map end at the north line of the North Point Industrial Park, on the east side of Comtore St.
13. Mulberry East Addition. Preliminary Plat. Item B, water to be extended from 37th St. N. and Rock Road. Proposed 20" water main in Rock Road, 12" possible sizing in Mulberry Drive.
14. Mitko Hodijski. Lot split. No water problem.
15. City Land Inventory Case. 13th St. & Pennsylvania. No water problem.
16. City Land Inventory Case. 17th St. N. & Park Place. Water to serve the area shown would come from Park Place at the southerly end of the park area. Note: To serve that part of lots 59, 61, and 63, that is outside the dark line would require crossing both the enclosed area and the wide section of the park area, if they are not already served.
17. Wichita Cottage Group. Utility Esmt. No water problem.
18. Turnpike Inn, Inc. Additional St. R/W. No water problem, unless service to lot 1, Blk 1, is on 97th St.
19. Other matters.

S/D No.: 85-96 Name: DEUTSCHES ECK ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: On the north side of 57th Street North in an area west of West Street.
Owner: German-American Association, c/o Mike Sauerwine, 2615 Esthner Court, Wichita, KS 67213
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 9.6 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 417,830 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1" - Cond. Use (CU-284)

STAFF COMMENTS:

NOTE: The applicant's associated conditional use case (CU-284) requesting permission to establish a private recreational area in the R-1 zoning district has been approved subject to platting.

- A. The applicant shall guarantee the construction of the cul-de-sac to suburban street standards.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- D. The final plat shall indicate the cul-de-sac at the southeast corner of this property as "57th Street North Circle."
- E. Since this plat is terminating 57th Street North with a cul-de-sac, the existing road right-of-way between the Flood Control levee and the cul-de-sac shall be vacated. The north half of this street right-of-way may be vacated by this plat, while the south half will need to be vacated by separate instrument. Approval of this plat is subject to approval of the separate vacation case. The County Engineer's representative should be prepared to state if the vacated street rights-of-way need to be retained for access to the Flood Control right-of-way.
- F. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- G. The final plat shall reference the street dedication in the platting's text.
- H. The applicant shall obtain, by separate instrument, the needed 15 feet of street right-of-way from the property owner to the south and east.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept. Specifically, is a minimum building pad required and are any drainage guarantees required with the platting of this property?

S/D No.: 85-96 Name: DEUTSCHES ECK ADDITION

Preliminary Approved: 11/7/85
Scheduled S/D Meeting: 12/5/85

DESCRIPTION

General Location: On the north side of 57th Street North in an area west of West Street.
Owner: German-American Association, c/o Mike Sauerwine, 2615 Esthner Court, Wichita, KS 67213
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 9.6 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 417,830 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "R-1" - Cond. Use (CU-284)

STAFF COMMENTS:

NOTE: The applicant's associated conditional use case (CU-284) requesting permission to establish a private recreational area in the R-1 zoning district has been approved subject to platting.

- A. The applicant shall guarantee the construction of the cul-de-sac to suburban street standards.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- D. Since this plat is terminating 57th Street North with a cul-de-sac, the existing half-street right-of-way to the south of this plat, between the Flood Control levee and the cul-de-sac, shall be vacated by separate instrument. Approval of this plat is subject to approval of the separate vacation case.
- E. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
- F. The applicant shall obtain, by separate instrument, the needed 15 feet of street right-of-way from the property owner to the south and east.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

C/U: 1984/M