

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE January 27, 1986

TO Forrest Nagley, Senior Planner

FROM Vicky Huang, Civil Engineer II

SUBJECT Hi-Tech Industrial Park Second  
Addition and Carpenters Local  
Union No. 201 Addition

The required petitions for the above-referenced additions  
have been received.

The developer of Hi-Tech Industrial Park Second Addition  
has reimbursed the City for the cost of abandoning  
outdated petitions.

  
Vicky Huang  
Civil Engineer II

VH:gr

S/D No.: 85-39      Name: CARPENTERS LOCAL UNION NO. 201 ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 4/25/85

DESCRIPTION

General Location: Southeast corner of Carey Lane and Martinson.  
Owner: Carpenters' Local Union No. 201, c/o Frank Blasi, 1215 Carey Lane,  
Wichita, KS 67217  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 3.6 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 149,365 Sq. Ft.
  4. Existing Zoning: "AA" and "LC"
  5. Proposed Zoning: "LC" and "C" (Z-2674)
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2674) requesting "AA" to "C" on approximately the south 250 feet of the lot will be considered by the City Commission on April 30, 1985.

- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2674).
- B. The applicant shall guarantee the extension of sanitary sewer to serve this lot.
- C. The applicant shall guarantee the extension of municipal water to serve this commercial property.
- D. The City Engineer's representative should be prepared to comment on the drainage characteristics of this area and if Carey Lane can be paved at this time. If the drainage characteristics will permit the paving of a portion of Carey Lane, the applicant shall attempt to obtain a valid petition for the paving of Carey Lane from Seneca to Martinson. This paving petition shall provide for sidewalks on each side of the street.
- E. If a valid petition for the paving of Carey Lane cannot be obtained, the required sidewalk for Carey (collector street) will need to be provided for by the standard sidewalk certificate.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat tracing shall indicate a 35-foot building setback from Carey Lane and a 20-foot building setback from Martinson.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The utility company representatives and the City Engineer's office should be prepared to comment on the need for an utility easement adjacent to the south line of this lot.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.

C/U: 0781/M

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE November 7, 1985

TO Forrest Nagley, Senior Planner

FROM Vicky Huang, Civil Engineer II

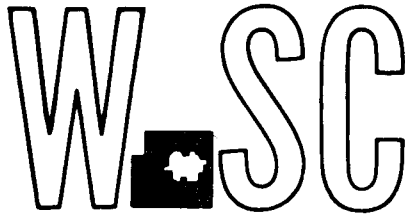
SUBJECT Woodbridge 2nd Addition; DePaul  
Addition; P & L 3rd Addition;  
and Carpenter's Local Union No.  
201 Addition

Please be advised that the required petitions for the above-  
referenced additions have been received.

*Vicky Huang*  
Vicky Huang  
Civil Engineer II

VH:mgr

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

April 26, 1985



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

Re: S/D 85-39 - Final Plat of Carpenters Local Union No. 201  
Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 25, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2674).
- B. The applicant shall guarantee the extension of sanitary sewer to serve this lot.
- C. The applicant shall guarantee the extension of municipal water to serve this commercial property.
- D. The applicant shall attempt to obtain a valid petition for the paving of Carey Lane from Seneca to Martinson. This paving petition shall provide for sidewalks on each side of the street.
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Baughman Company, P.A.

Re: S/D 85-39 - Final Plat of Carpenters Local Union No. 201 Addition.

April 26, 1985

Page 2

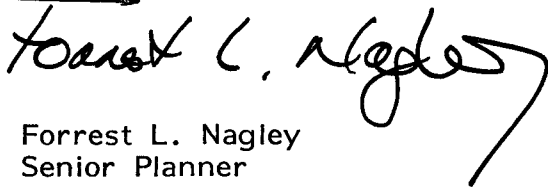
- H. The final plat tracing shall indicate the platting of a minimum building pad elevation of 93.6 City Datum. This minimum building pad shall also be expressed in Mean Sea Level.
- I. The applicant is advised that this property is within the area being disputed with F.E.M.A. and, if the map change appeal is not approved, very little of this lot will be developable.
- J. Closure computations shall be submitted with the final plat tracing.
- 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, May 2, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

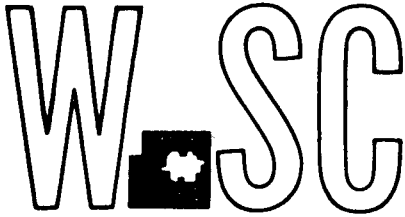
FLN:mlh

Enclosure

cc: Carpenters' Local Union No. 201, c/o Frank Blasi, 1215 Carey Lane,  
Wichita, KS 67217

✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

May 2 1985  
CITY HALL — TENTH FLOOR  
2455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4561

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

Re: S/D 85-39 - Final Plat of Carpenters Local Union No. 201  
Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 2, 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 April 26, 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.

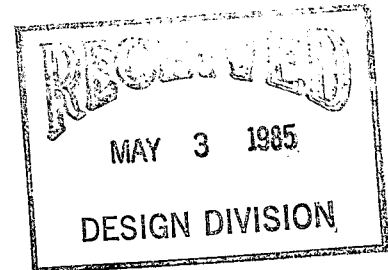
Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Carpenters' Local Union No. 201, c/o Frank Blasi, 1215 Carey Lane,  
Wichita, KS 67217

✓ Mike Lindebak, City Engineer



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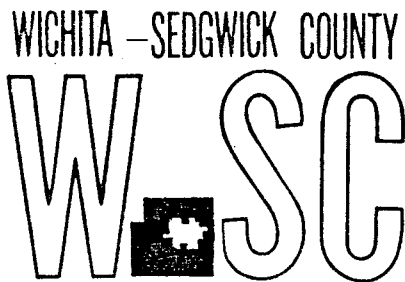
Sub-Division 4-25-85

- 1 Access Control Lot 1 Block B, Airport Industrial Addition.  
No Problem
- 2 Vacation of Platted Setback Lot 1 Block B, Mona Key  
Moloch Addition. No Problem
- 3 St. Francis Regional Med. Center Access Control Vacation.  
No problem
- 4 Red Oaks Homes Utility Esm't vacation. No problem
- 5 Golden Hills Addition. Item B. Existing 16" AC Main in  
Central. Interior mains to be petitioned. Also  
discuss possibility of a supply line being run in  
119th St. going north from Central to North line  
of the Addition. An argument was made by D. Linn  
about the supply line in Woodbridge which could be  
used to support the extension of such a supply line.
- 6 Midtown Third Addn. Access to water main in the  
vacated area of Water street to be maintained.
- 7 Phillippi Addition. Item A, No water available
- 8 Schimming Addition. 6" Water Line on W. side of  
Yale. No problem
- 9 Sherwood Acres Mobile Home Park. Item C. 12" Water  
Main to be extended as necessary across frontage  
on 47th St., 8" to be extended N. along interior  
St. to and including Cut-de-Soc.
- 10 Sanctuary Addition. Item B, No water available, No Problems.
- 11. S. Vogt 2nd Addition. Item F. End of existing 8" Water main  
located 60' N and 8' W of NE Property Corner  
of 11th St. N. & Smith. End of existing 6" main  
located 243' U.W. PL of Anna 8' SNPL 12th.  
Either main could be extended if R/W exists on 12th.  
May be extended by petition or Private Contract. To

- 12 C.C.R. Addition. Item C. End of existing 12" Main at N line of Security Storage Properties. 12" to be extended N along Rock Road to N. line of CCR Addition.
- 13 Scholfield - Hatchett Addition. Water as shown. No Problem.
- 14. Carpenters 201 Addn. Item C. 8" Water to be extended from Seneca to West line of Lot 1 (E Line of Mortinson.
- 15 First Presb. Church. No problem
- 16 Amortibank. No problem
- 17 Voelker No Problem
- 18 No Problem

Note: Items 15-18 No problem unless prior esmt.

19 No Problem



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

April 26, 1985

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

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WICHITA—SEDGWICK COUNTY

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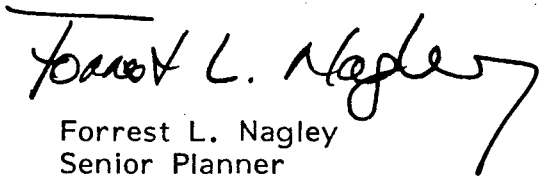
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Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Carpenters' Local Union No. 201, c/o Frank Blasi, 1215 Carey Lane,  
Wichita, KS 67217  
Mike Lindebak, City Engineer

CAT 2 MAIN 3, SW #

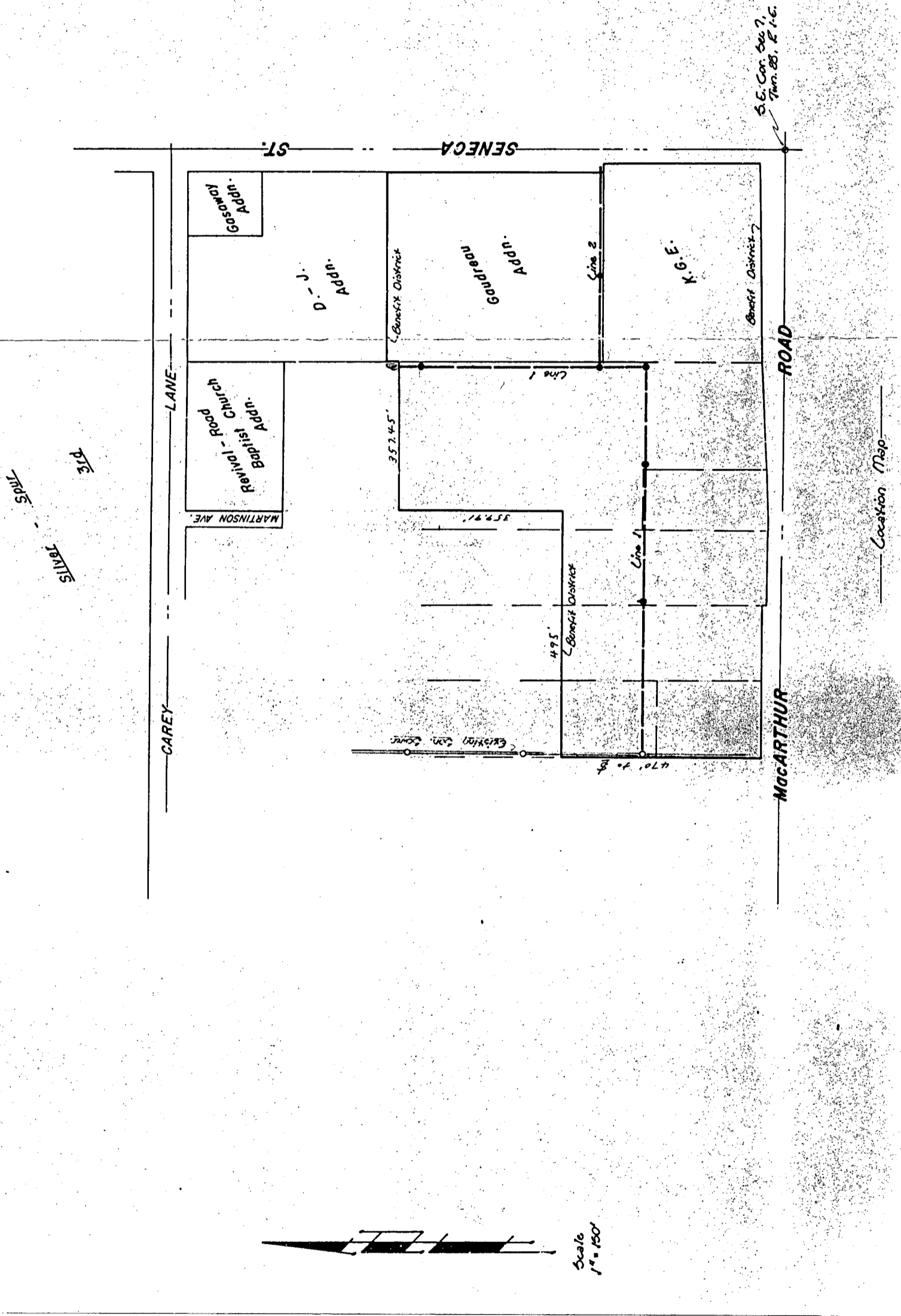
G-290

**Note -**

Field Engineer to take ties and any "irons" moved or destroyed due to construction shall be replaced.  
 Contractor to use caution around the 12" High Pressure Gas Service Co. line in West side of Seneca.  
 Manhole tops to be set at least 4" above top of existing ground.  
 Risers to be constructed where necessary to serve existing homes.  
 Field Engineer to verify any other utility locations in the vicinity of sewer line construction.  
 Contractor to verify and locate an electric line crossing at approximately 5ft. 4x30, Line 1. Removal and replacement of this line shall be considered incidental to C.F. Pipe.  
 A 50' Trench City Service Pipeline Co. Easement Exists in the Crutcher's Adch. The Pipeline has been removed from this Easement.

NOTE: ACCESS TO PROJECT SITE WILL BE FROM SENECA STREET ADJACENT TO AND ALONG THE NORTH SIDE OF LINE 2. ADDITIONAL WORKING AREA OUTSIDE OF EASEMENTS SHALL BE CONFINED TO AS SMALL AN AREA AS POSSIBLE ON THE NORTH SIDES AND THE WEST SIDES OF THE SEWER ALIGNMENT EXCEPT WHERE OTHERWISE RESTRICTED BY THE PLANS.

As Billed  
 5/8/88



S.E. Cor. Sec. 7,  
 Twp. 28, R. 16.

CITY OF WIG  
 R. W. BRUGGEMAN  
 Date

