

**THE CITY OF WICHITA**

**OFFICE OF MAPD - Design Division**

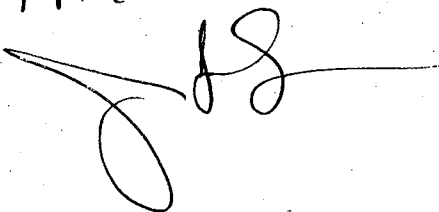
**DATE January 20, 1986**

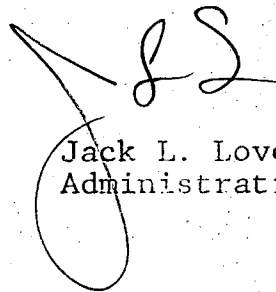
**TO Forrest Nagley, Senior Planner**

**FROM Jack L. Love, Administrative Assistant**

**SUBJECT Carriage Park Care Center**

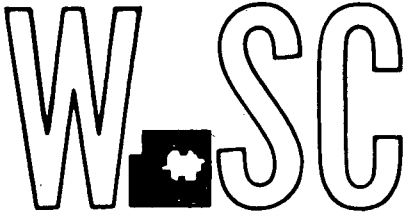
Attached is a copy of the affidavit correcting the description error on the subject addition.

Corrected on Plat  


  
Jack L. Love  
Administrative Assistant

/ms  
Attachment

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 7, 1986

Mr. Dick Linn  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

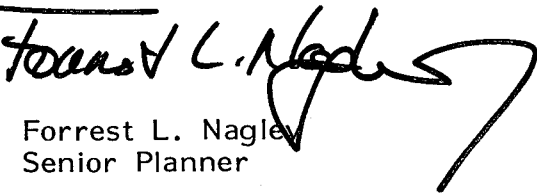
Re: Correction of platting error for Carriage Park Care  
Center Addition (S/D 85-81).

Dear Mr. Linn:

Attached are sample copies of the instruments necessary to correct the error on Carriage Park Care Center Addition. Mike Lindebak has advised he will sign the affidavit if you prepare it along with the Certificate of Corrections. After Mike signs the affidavit, you will need to record it and the Certificate of Corrections with the Register of Deeds. After recording, we would appreciate recorded copies for our files.

Should you have any questions, please call me.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:mlh

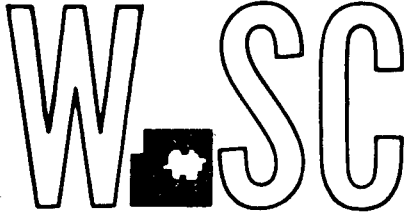
Attachments (2)

cc: Mike Lindebak, City Engineer/Interim Director of Planning

*FLN*

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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



October 17, 1985

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: S/D 85-81 - Final Plat of Carriage Park Care Center.

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 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 October 11, 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

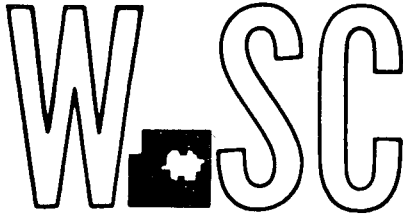
cc: Dr. Richard L. Holstead, U.S.D. No. 259, 3850 N. Hydraulic, Wichita,  
KS 67219

Jim Mays, Wichita Medical Investors, Ltd., P.O. Box 3480, Cleveland,  
Tenn. 37311

✓ Mike Lindebak, City Engineer

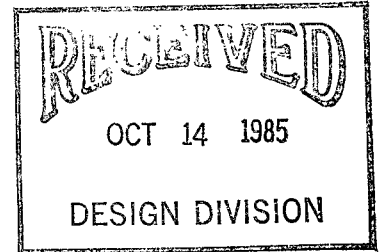
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
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October 11, 1985

Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
1440 East English  
Wichita, KS 67211

Re: S/D 85-81 - Final Plat of Carriage Park Care Center

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 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 is advised that K.G.& E. has facilities on this property and contact should be made with this utility company relative to future building plans.
- B. The final plat tracing shall indicate the north five (5) feet of the lot as street right-of-way. This is needed in order to cover the existing sidewalk. Mention of the sidewalk easement shall be omitted from the face of the plat and also in the plat's text.
- C. On the final plat tracing, Murdock shall be relabeled "Carriage Parkway." This street name was changed to Carriage Parkway by way of a Departmental Review case (DR 84-4) in 1984.
- D. Prior to submitting this plat for City Commission review, the applicant shall submit information to City Engineering regarding the sanitary sewer capacity existing to serve the intended use of this property.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. 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.

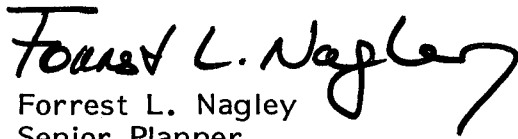
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Mr. Gary Wiley  
Professional Engineering Consultants, P.A.  
Re: S/D 85-81 - Final Plat of Carriage Park Care Center  
October 11, 1985  
Page 2

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, October 17, 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: Dr. Richard L. Holstead, U.S.D. No. 259, 3850 N. Hydraulic, Wichita,  
KS 67219  
Jim Mays, Wichita Medical Investors, Ltd., P.O. Box 3480, Cleveland,  
Tenn. 37311  
✓Mike Lindebak, City Engineer

**THE CITY OF WICHITA**

**OFFICE OF** MAPD - Design Division

**DATE** November 15, 1985

**TO** Forrest Nagley, Senior Planner

**FROM** Vicky Huang, Civil Engineer II

**SUBJECT** Maria Addition  
Carriage Park Care Center Addition

The required petition for Maria Addition (water distribution system) has been received.

The platting engineer for Carriage Park Care Center Addition has submitted data which documents that existing sewer capacity is sufficient to serve the development.

*Vicky Huang*  
Vicky Huang, P.E.  
Civil Engineer II

/WM:ms



CARRIAGE PARK CARE CENTER

11-11-85

Average daily water  
consumption for 135 bed  
nursing center is 12,000 GPD.

$$12000 \div 135 = 88.9 \text{ G.P.B.}$$

$$88.9 \times 160 (\text{PROPOSED}) = 14,224 \text{ GPD}$$

$$7.2 \times 7.5 \text{ Ac.} = 54 \text{ D.U.'s}$$

$$54 \times 300 \text{ GPD} = 16,200 \text{ GPD}$$

FOR SINGLE FAMILY

Pre Sub Oct. 10 85

21

1. Edward Clupny. Setback Vacation. No water problem.
2. Karl Solomon. Sewer Esmt. Vacation. No water problem.
3. John Monteith. Utility Esmt. Vacation. No water problem.
4. Carriage Park Care Center. 12" Water along north side,  
24" Water along West side. No water problem.
5. Wickham Addition. City water not yet available. No water problems.
6. Gordon Morris Second Addition. No water problems.
7. A. M. F. Addition. Item B. Cessna has a proposed water project to extend water from 31st St. So. to N.E. of Cessna Wallace Property. If necessary, A.M.F. owner could become part of the project. Status of Cessna project: it is a "go", but by A.D. or Private Contractor is unknown.
8. Cottonwood Village Sixth Addition. Item B. Water to be extended. No water problem.
9. Andria Addition. Item B, water to be extended. Note: Water is existing across property along Maple, in Maple R/W.
10. Racon Addition. Item B. No water available. No water problems.
11. Vulcan-Frontier Addition. Item B. No city water available.
12. Leiker Addition. Existing water. No water problems
13. Wong Addition. No water problems. Existing water available.
14. West Side Free Will Baptist Church Addition. Item B. Water not yet available. No water problems.

Pre-Sub.

Oct. 10, 85

P2

15. Roy Alladdawi. Grant Utility Esmt. No water problems.
16. Marvin Nieden. Grant Utility Esmt. No water problem.
17. Angelo Fasciano. Grant Utility Esmt. No water problem.
18. The Pines Associates. Grant Utility Esmt. No water problem.



Date 11-13-85 Page 1 of 2

Project Carriage Park Cave Center

Item Drainage

**I Determine 5-yr. Runoff From Entire Site**

$$1. \text{ D.A.} = 466' \times 607.5' = 283,095 \text{ sq}' \\ = 6.5 \text{ Ac.}$$

$$2. \quad C = 0.7$$

$$3. \quad t_c = 15 \text{ min} \quad \therefore I_s = 5.21$$

$$Q_5 = C I_s A \\ = 0.7 \times 5.21 \times 6.5 \\ = 23.7 \text{ cfs}$$

**II Determine Flume Size to Handle  $Q_5$**

Use Manning's Eq'n:

$$Q = \frac{1.486}{n} A R^{2/3} S^{1/2}$$

$$23.7 = \frac{1.486}{0.016} (A R^{2/3}) (0.0471)^{1/2}$$

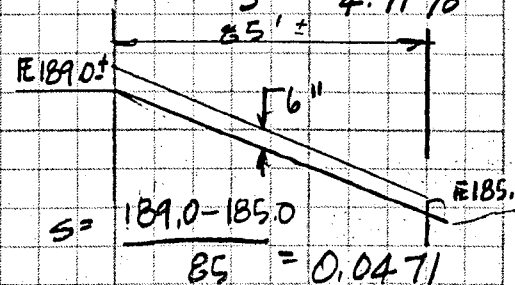
$$23.7 = (92.88) (A R^{2/3}) (0.217)$$

$$\text{Req'd } A R^{2/3} = 1.18$$

$$Q = 23.7 \text{ cfs}$$

where  $n = 0.016$   
(conc.)

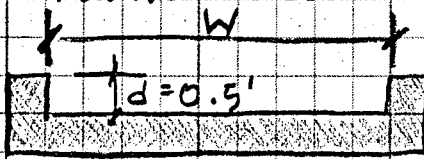
$$S = 4.71\%$$





Date 11-13-85 Page 2 of 2  
 Project Carriage Park Care Center  
 Item Drainage

w/ Flume Section:



W	d	A	P	R	$R^{2/3}$	$AR^{2/3}$
30'	0.5'	15.0	31'	0.48	0.62	9.25
25'	0.5'	12.5	26'	0.48	0.61	7.67
20'	0.5'	10.0	21'	0.48	0.61	6.10
15'	0.5'	7.5	16'	0.47	0.60	4.52
10'	0.5'	5.0	11'	0.45	0.59	2.96
5'	0.5'	2.5	6'	0.42	0.56	1.39

SUMMARY:

5' wide x 6" deep @ 4.71% will handle  
 28.0 cfs (greater than 5-yr. storm.)

FILN 0773 PAGE 0953

AFFIDAVIT  
MICROFILMED  
OF RECORD

STATE OF KANSAS } 55  
SEDGWICK COUNTY }  
FILED FOR RECORD AT  
10:00 A.M.  
JAN 10 1986  
NO. 7 85138  
PAT KETTLER  
REGISTER OF DEEDS

STATE OF KANSAS  
COUNTY OF SEDGWICK SS:

*Ed Reed*  
Deputy

Michael E. Lindebak, P.E., City Engineer for the City of Wichita, Kansas,  
being first duly sworn, on oath states:

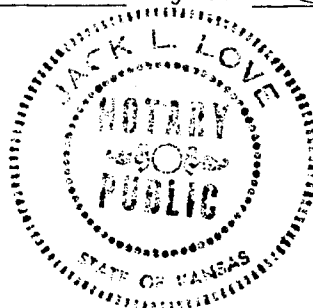
I have examined the final plat of Carriage Park Care Center, an  
addition to Wichita, Sedgwick County, Kansas, and have found that a certain  
description error exists on the plat drawing showing the tie to the N. W.  
Corner of the SW 1/4 of the SE 1/4 of Sec. 13. The drawing is shown as  
SW Cor. and should be corrected to shown the NW Cor. matching the Engineer's  
Certificate on the plat text.

FURTHER AFFIANT SAITH NOT.

*Michael E. Lindebak*  
Michael E. Lindebak, P.E.

Dated this 8<sup>th</sup> day of JANUARY, 1986.

(SEAL)



STATE OF KANSAS  
COUNTY OF SEDGWICK SS:

Be it remembered that on this 8<sup>th</sup> day of JANUARY, 1986, before me, a Notary Public in and for said State and County, came Michael E. Lindebak, City Engineer for the City of Wichita, Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of the same. In testimony whereof I have hereunto set my hand and affixed by notarial seal the day and year above written.

*Jack L. Love*, Notary Public

My Appointment Expires: December 9, 1986

CO GARY WILEY  
REC., PA.  
1640 E. ENGLISH  
WICHITA, KS, 67211

CERTIFICATE OF CORRECTIONS TO DESCRIPTION

CARRIAGE PARK CARE CENTER ADDITION

Wichita, Kansas

State of Kansas )  
 County of Sedgwick ) s.s.

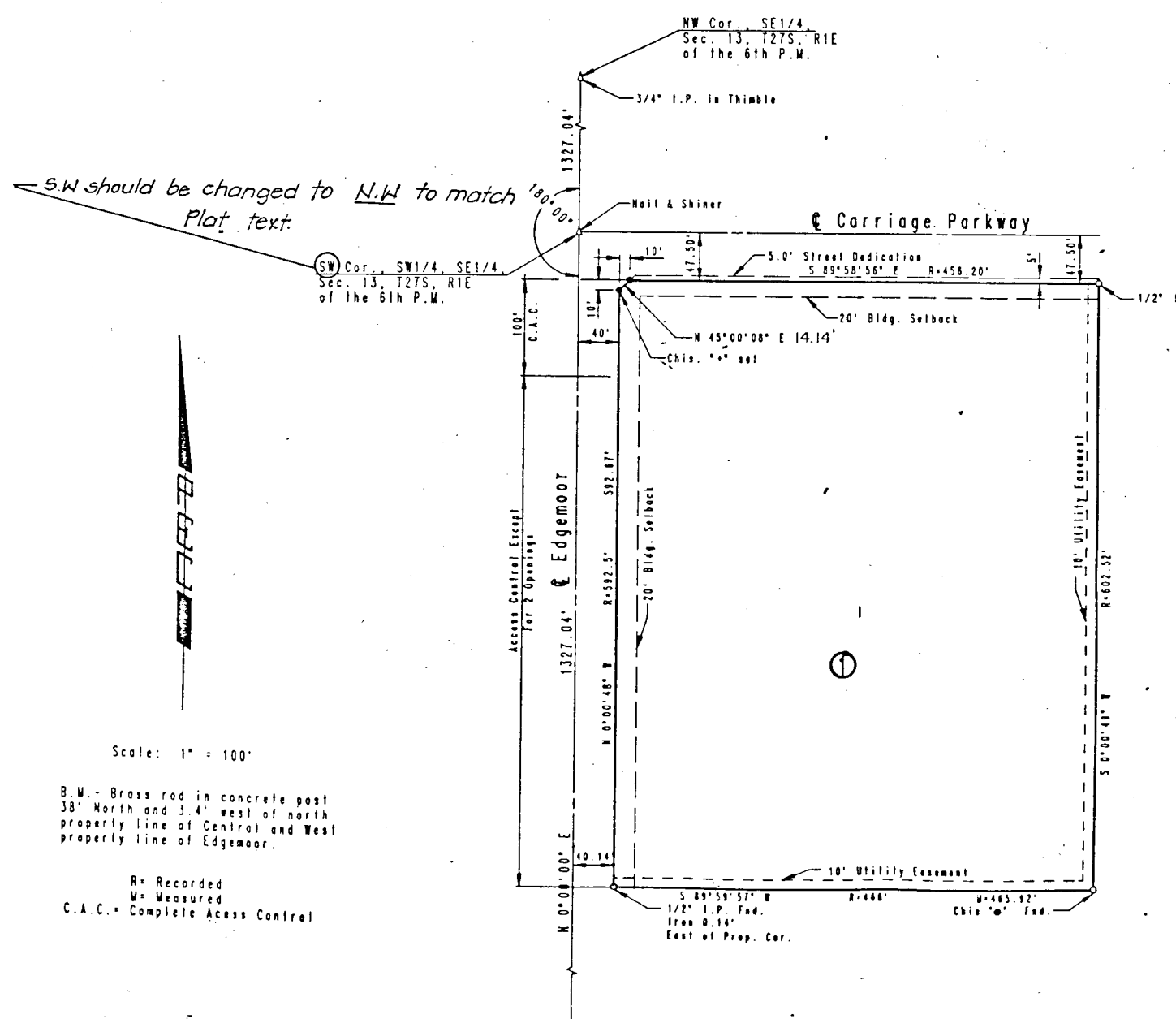
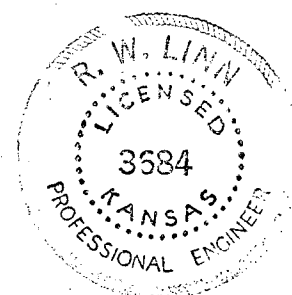
We, Professional Engineering Consultants, P. A., Engineers in aforesaid County and State do hereby certify that a certain description error exists on the plat drawing showing the tie to the N.W. Cor. of the SW 1/4 of the SE 1/4 of Sec. 13.

The accompanying drawing is a true and correct exhibit of the correction as noted.

Date Jan. 8, 1986

Professional Engineering Consultants, P.A.

*R. W. Linn*  
 R. W. Linn, P.E. Lic. No. 3684



Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 85-81 Name: CARRIAGE PARK CARE CENTER

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: At the southeast corner of Murdock and Edgemoor.  
Owner: U.S.D. No. 259, Attn: Dr. Richard L. Holstead  
Surveyor/Engineer: Professional Engineering Consultants, P.A.

1. Gross Acreage of Plat: 7.5 Acres
2. Number of Lots:
  - Residential: 1
  - Office:
  - Commercial:
  - Industrial:
  - Total: 1
3. Minimum Lot Area: 7.5 Acres +
4. Existing Zoning: "AA"
5. Proposed Zoning: "B"

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2713), requesting "AA" Single-family dwelling to "B" Multiple-family dwelling, has been approved subject to platting.

- (A.) At the time of the zone case discussion, City Engineering advised that the sewer capacity for this area may be questionable for the proposed use of a nursing home operation. The representative from the City Engineer's office should be prepared to comment on this matter.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the north five (5) feet of the lot as street right-of-way. This is needed in order to cover the existing sidewalk. Mention of the sidewalk easement shall be omitted from the face of the plat and also in the platting's text.
- E. On the final plat, Murdock shall be relabeled "Carriage Parkway." This street name was changed to Carriage Parkway by way of a Departmental Review case (DR 84-4) in 1984.
- F. Perimeter closure computations shall be submitted with the final plat tracing, Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- (H.) 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 with the platting of this lot?

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