

Sub-Division 4-25-85

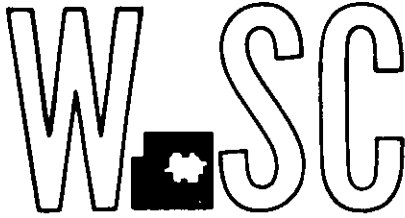
- 1 Access Control Lot 1 Block B, Airport Industrial Addition.
No Problem
- 2 Vacation of Platted Setback Lot 1 Block B, Mona Key
Moloch Addition. No Problem
- 3 St. Francis Regional Med. Center Access Control Vacation.
No problem
- 4 Red Oaks Homes Utility Esm't vacation. No problem
- 5 Golden Hills 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 Deadbridge 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-Sac.
- 10 Sanctuary Addition. Item B, No water available, No Problems.
11. S. Vogt End 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 Rich 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

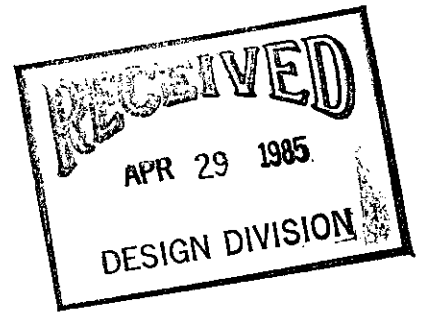
WICHITA—SEDGWICK COUNTY



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 85-35 - Preliminary Plat of C.C.R. 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 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 each lot.
- B. The applicant shall guarantee the box culvert proposed by the applicant's drainage plan.
- C. The applicant shall guarantee the extension of municipal water to the north line of this plat.
- D. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted for recording with the plat.
- E. The final plat shall indicate the following access control:
 - 1. "Complete access control" to Rock Road from Lot 1's frontage which is within 150 feet from the centerline of the railroad to the north.
 - 2. "Access control except for one (1) opening" to Rock Road from Lot 1's remaining frontage to this arterial road.
 - 3. "Access control except for one (1) opening" to Rock Road across the east line of Lot 3.
- F. Since portions of an existing drainage easement are being vacated by this plat, the final plat shall make reference to K.S.A. 12-512(b).

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Baughman Company, P.A.

Re: S/D 85-35 - Preliminary Plat of C.C.R. Addition

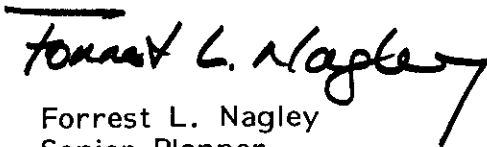
April 26, 1985

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- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- H. The final plat shall indicate the utility easements required by the sanitary sewer layout plan for this property.
- I. As requested by K.G.& E., the final plat shall indicate a 20-foot utility easement along the plat's north line.
- J. Since a "Joint Access Easement" is being proposed for this property, joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- K. 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.
- L. 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.
- M. 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: Dolese Brothers Co., c/o Steve Clark, 201 S. Oliver, Wichita, KS 67218
P.D.S. John Gist, 727 N. Waco, Suite 125, Wichita, KS 67203
✓ Mike Lindebak, City Engineer

Pre-Sub Aug. 1, 85
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1. Builders Inc. Vacation of Alley. No water problems.
2. Robert W. Moore. Vacation of Fire Lane. No water problems.
3. Everett Long. Vacation of Drainage R/W. No water problem.
4. Richard A. Hiebsch. Vacation of Utility Esm't. No water problem.
5. West Meadows Addition. Existing 16" AC in 135th St. West, going south from Rolling Hills, existing 12" A.C. in 13th St. N. going E. from Cedar Park. To extend water would be possible with a "supply line" benefit district, 12" to be extended in 13th. Item A. No water available.
6. E. A. Niss Addition. Item A. Nearest water at Keywest and Meridian. No water available.
7. Central-Maize Second Addition. Existing 16" AC Water mains in Central and Maize. No water lines shown on preliminary plat. No water problems.
8. Midtown Third Addition. Existing water main in 60' Utility Esm't. No water problem.
9. Leonard A. Garnett Addition. Existing 12" Water main in 31st St. S. 6" or 8" to be extended north from 31st to serve Lot 2. Sizing depends on fire hydrant requirements.
10. A. J. Sorries 9th Addition. Existing 8" water in Woodrow Ct. No water problem.
11. Hybritech Wheat Addition. Nearest water at Keywest and Meridian. Item A.
12. Home State Bank Addition. Item A. No water available.
13. C.C.R. Addition. Item C. 12" Main to be extended along Rock Rd. from Security Storage Properties to N. line of

Pre-Sub Aug. 6, 1985

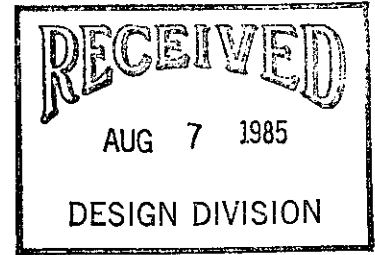
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14. Kuehn Addition. Item D. Wells to be allowed. Existing water going West from Mosley in 55th.
15. Ford M. Duke. Street Dedication. Existing water line now in Curtis St. going N. from Robinson. Existing water easement along a portion lots 18 and 19, not being utilized.
16. Tallgrass Company. Granting Utility Easmt. No water problem.
17. Other Matters.



METROPOLITAN AREA PLANNING
COMMISSION

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



August 2, 1985

Mr. William Korber
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-35 - Final Plat of C.C.R. Addition

Dear Mr. Korber:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 1, 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 each lot.
- B. The applicant shall guarantee the box culvert proposed by the applicant's drainage plan.
- C. The applicant shall guarantee the extension of municipal water to the north line of this plat.
- D. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted for recording with the plat.
- E. Since portions of an existing drainage easement are being vacated by this plat, the final plat shall make reference to K.S.A. 12-512(b).
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- G. On the final plat tracing, the 20-foot storm and sanitary sewer easement being platted as part of Lot 3 shall be extended north to touch the 40-foot drainage easement.
- H. The applicant shall obtain, by separate instrument, a 10-foot off-site utility easement adjacent to the south line of Lot 3.

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Mr. William Korber
Baughman Company, P.A.
Re: S/D 85-35 - Final Plat of C.C.R. Addition
August 2, 1985
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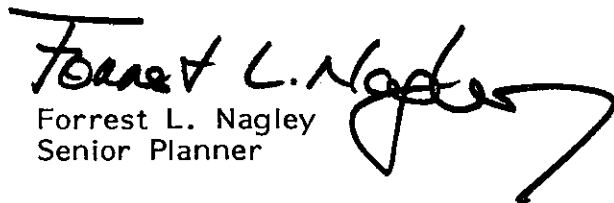
- I. In order to provide for future encroachment of the drainage easement on this property, an executed copy of the agreement approved by the Law Department, shall be submitted for forwarding to the Board of City Commissioners with this plat.
- J. Closure computations shall be submitted with the final 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, August 8, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

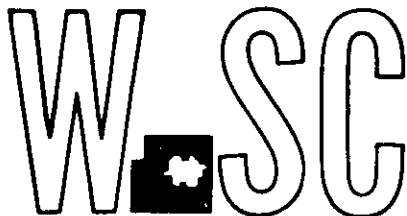

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Dolese Brothers Company & Steve Clark, 201 S. Oliver, Wichita, KS 67218
John D. Gist, Planning Development Services, 727 North Waco, Suite 125,
Wichita, KS 67203
✓ Mike Lindebak, City Engineer

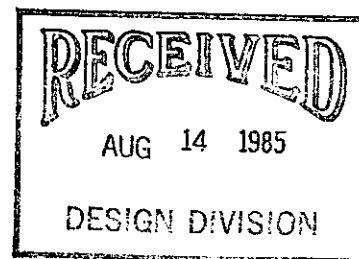
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(316) 268-4561

August 8, 1985



Mr. William Korber
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-35 - Final Plat of C.C.R. Addition

Dear Mr. Korber:

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 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 August 2, 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 the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Dolese Brothers Company & Steve Clark, 201 S. Oliver, Wichita, KS 67218
John D. Gist, Planning Development Services, 727 North Waco, Suite 125,
Wichita, KS 67203
✓ Mike Lindebak, City Engineer

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