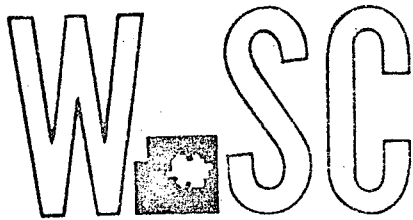
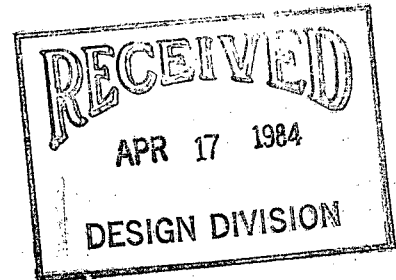


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



April 16, 1984

Baughman Company, P.A.  
330 Laura Avenue  
Wichita, Kansas 67211

Re: S/D 84-37 Preliminary plat of Bulger Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, 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 final plat shall indicate the following access controls:
  - 1.) "Access control except for 5 openings" to Douglas across the south line of the plat.
  - 2.) The "complete access control" to 1st Street which was acquired by the State in conjunction with construction of the Canal Route.
- B. Since street rights-of-way and utility easements are being vacated by this replat, the final plat shall reference K.S.A. 12-512 (b) in the surveyor's text.
- C. The applicant shall either vacate the alley through this block or petition for the paving of the alley. The east half of the north-south alley could be vacated by this replat, but the balance will need to be vacated by separate application. The signatures of all owners of record adjacent to the alley are required on the vacation application.
- D. 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.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

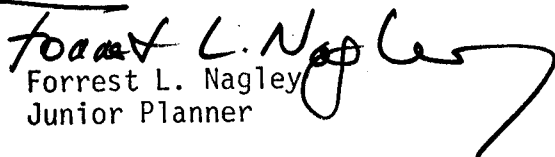
The enclosed "marked" copy of the plat is for your information and files.

Baughman Company, P.A.  
April 16, 1984  
Page 2

Prior to the submission of the final plat, you need to determine how you intend to resolve item C. Should you choose to petition for the paving of the alley, contact the City Engineer and have him prepare the necessary petition and also determine if your client's signature alone is sufficient to have a valid petition.

If you have any questions, please call.

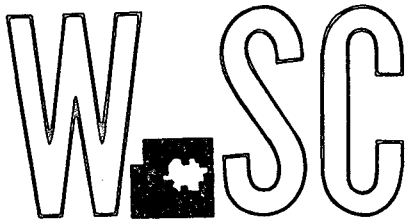
Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Joseph A. Bulger, 1900 E. Douglas  
67214  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



May 11, 1984

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

Re: S/D-84-37 - Final plat of Bulger Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 10, 1984, 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 either vacate the north-south alley in this block or petition for its paving.
- B. The final plat tracing shall dimension the amount of half-street right-of-way for Douglas Avenue adjacent to this property.
- C. The final plat tracing shall indicate a tie point to a previously platted lot corner on the face of the plat.
- D. The City of Wichita, K.D.O.T., and the Federal Highway Administration have agreed to relinquish title to a portion of this property and a portion of an aerial easement previously acquired by condemnation. These title transactions will need to be completed prior to this plat being forwarded to the City Commission for final approval. If reduction of the aerial easement requires any additional relocation of K.G. and E.'s recently installed lines, this relocation will be at the applicant's expense.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

Baughman Company, P.A.  
May 11, 1984  
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 17, 1984. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Joseph A. Bulger, 1900E. Douglas, 67214  
✓Mike Lindebak, City Engineer

NOTE:

12'-wide Alley by 479' Length  
(N.L. E-Walley to S.L. 15<sup>th</sup> St.)

8/6/84

Benefit  
Dist.:

Hoffman's 3rd Addition:

Lots 1, 2, & 3, inclusive:

151

- Lot 1:  $54^{41} \times 143.2' = 7303.2 = \text{Area}$
- Lot 2:  $50' \times 143.2' = 7160.0 = \text{Area}$
- Lot 3:  $50' \times 143.2' = 7160.0 = \text{Area}$

Total Area: 21,623.2<sup>sq</sup>ft.  
20,191

MOSBACHER'S ADDN.:

Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, & 22, inclu.

250

- Lot 2:  $25' \times 143.2' = 3580^{sq}ft.$
- " 4:  $25' \times 143.2' = "$
- " 6:  $25' \times 143.2' = "$
- " 8:  $25' \times 143.2' = "$
- " 10:  $25' \times 143.2' = "$
- " 12:  $25' \times 143.2' = "$
- " 14:  $25' \times 143.2' = "$
- " 16:  $25' \times 143.2' = "$
- " 18:  $25' \times 143.2' = "$
- " 20:  $25' \times 143.2' = "$

35,800<sup>sq</sup>ft. Sub-total

10 lots

78' Lot 22:  $78' \times 143.2' = 11,169.6^{sq}ft.$

479'  
TOTAL

TOTAL

67,151

①

Total Area: 68,592.8<sup>sq</sup>ft.

(W/2 alley Prop. owners)

w/2 alley:  $479' \times 6' = 958 \text{ S.Y.} = \text{Benefit Dist. portion}$

E/2 alley:  $479' \times 6' = 958 \text{ S.Y.} = \text{Bulger's portion}$

[Total: 1916 S.Y.] @ \$ \_\_\_ / S.Y. = \$ \_\_\_ Sub-Total

(?) + Alley Ret'n = (?)

② Total Area: 98,909.09<sup>sq</sup>ft. (E/2 alley prop. owner)

BULGER 151009 sq' Lot 1, Bulger Add'n 69%

103577 sq' Excluding S-Portion 61%

GREG

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-37

Name: Bulger Addition

Preliminary Approved:  
Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: North side of Douglas just west of I-135

Owner: Joseph A. Bulger

Surveyor/Engineer: Baughman Company, P. A.

- 1. Gross Acreage of Plat: 3.5
- 2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 1
  - Total: 1
- 3. Minimum Lot Area: 3.5 ac
- 4. Existing Zoning: E
- 5. Proposed Zoning: E

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The final plat shall indicate the dedication of the following street and alley rights-of-way:

- 1.) 4 feet of additional alley right-of-way for the north-south alley adjacent to the plat's west line. *Utility easmt Cont Alley*
- 2.) 10 feet of additional right-of-way for Douglas Avenue (arterial street).
- 3.) 10 feet of additional right-of-way for 1st Street (arterial street).

Where buildings exist within the above-requested street and alley rights-of-way, the additional right-of-way shall be dedicated contingently based on removal of the building from the contingently dedicated street or alley. The contingent dedications shall be appropriately referenced on the face of the final plat.

- D. The final plat shall indicate the following access controls:
  - 1.) "Access control except for 5 openings" to Douglas across the south line of the plat.
  - 2.) The "complete access control" to 1st Street which was acquired by the State in conjunction with construction of the Canal Route.
- E. The final plat shall indicate the following building setbacks from the new right-of-way lines:

- 1.) A 20-foot building setback from Douglas Avenue.
- 2.) A <sup>15</sup>20-foot building setback from 1st Street.

The waiving of the standard 35-foot building setback from arterial streets on industrial property in favor of a 20-foot setback is supported because of the existing developments in this area which observe zero to 20-foot setbacks from these arterial streets.

- F. The final plat shall indicate the utility easements retained for use by the Gas Company, K.G. and E. and Southwestern Bell when Minneapolis Street and a portion of an east-west alley were vacated in 1969 by City Ordinance 30-854 (V-0498).

(Over)

- G. When right-of-way for the Canal Route was acquired, all of Lots 76 and 78, Block 5, Minneapolis Addition was taken by the State. The applicant is apparently proposing the vacation of a portion of this right-of-way by this replat. The applicant or his agent shall be prepared to discuss what steps have been taken to acquire title to this property once it is vacated. The representative of the City Engineer's office should be prepared to comment on the acceptability of this proposed vacation.
- H. If the proposed right-of-way vacation on Lots 76 and 78, Block 5, Minneapolis Addition is acceptable, the final plat shall reference the vacation in the engineer's text and cite K.S.A. 12-512(b).
- 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).

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-37

Name: Bulger Addition

Preliminary Approved: 4-12-84  
Scheduled S/D Meeting: 5-10-84

DESCRIPTION

General Location: North side of Douglas just west of I-135

Owner: Joseph A. Bulger

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 3.5
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 3.5 ac
  4. Existing Zoning: E-
  5. Proposed Zoning: E
- 
- 

STAFF COMMENTS:

- A. After discussion of the preliminary plat on April 12th, the Subdivision Committee recommended that the applicant either vacate the alley in this block or petition for its paving. The applicant shall be prepared to state which he intends to do. Planning staff recommends that the alley be widened if it is to be paved, or four additional feet be granted for utility easement east of the north-south alley if the alley is vacated and retained as a utility easement.
- B. The final plat tracing shall dimension the amount of half-street right-of-way for Douglas Avenue adjacent to this property.
- C. The final plat tracing shall indicate a tie point to a previously platted lot corner on the face of the plat.
- D. The City of Wichita, K.D.O.T., and the Federal Highway Administration have agreed to relinquish title to a portion of this property for its appraised value. These title transactions will need to be completed prior to this plat being forwarded to the City Commission for final approval.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

