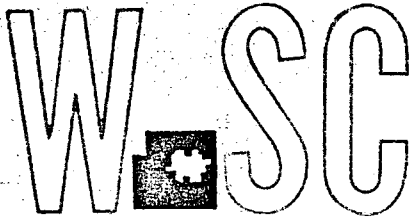


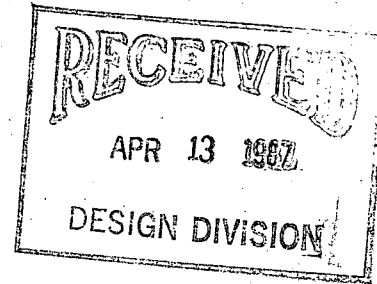
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 9, 1987



Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-23 - BROADMOOR AT 21ST STREET

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1987, 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 any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. The final plat tracing shall indicate all required easements needed to extend sanitary sewer to all lots. Prior to submitting the tracing for scheduling before the City Council, the applicant shall check with City Engineering to be sure all needed easements have been shown.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Broadmoor at the time of site development. (Commercial Zoning)
- D. General provision #12 of the associated Community Unit Plan states that the applicant shall guarantee the installation of accel/decel lanes along 21st Street. The applicant shall guarantee the construction of an accel/decel lane on 21st Street North adjacent to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a copy of the instrument which establish the "common access easement" on a portion of Lot 1 (Film 449, Page 1150).
- G. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lot 5 to drain across Lot 1.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-23 - BROADMOOR AT 21ST STREET
Page 2

The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns. If the applicant chooses, a drainage easement may be platted to serve Lot 5, rather than establish the cross-lot drainage agreement.

- H. On the final plat tracing, the platator's text shall be amended to more clearly and accurately state the access controls being dedicated. The text shall state that the access controls are dedicated to the City of Wichita and that the location of the permitted opening will be determined by the City Engineer.
- I. The final plat tracing shall more clearly dimension the drainage easement adjacent to the west property line of Lot 1.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.

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, April 16, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

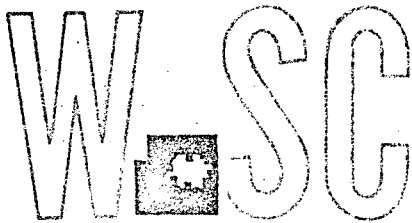
Enclosure

cc: Alfred A. & Louise A. Caro and Alliance Life Insurance Company,
2400 N., Woodlawn, Suite 120, Wichita, KS 67220
Mike Lindebak, City Engineer

- 1. Samuel A. Anderson: Vacation of utility easement. No water problem.
- 2. [unclear] 4th Plng. 2nd Addition. Final Plat. No water problem.
- 3. Breedmoor at 21st Street. Final plat. No water problem.
- 4. Wood Elm Addition. Final Plat. Item 9, main to be extended. No water problem.
- 5. Keefer Industrial Tracts. Final Plat. Item 9, main to be extended. No water problem.
- 6. Westwind 3rd Addition. Final Plat. Item 9, main to be extended. Existing portion to guarantee lots in Tyler and Elst. has been before the City Commission. No water problem.
- 7. Air Products 2nd Addition. Final Plat. Item 9, wells. No water problem.
- 8. Piland Addition. Final Plat. No city water available, no water problem. (Piland Lake Addition)
- 9. Topeka - Pine Addition. Final Plat. Existing main in Topeka; no main in Pine. As now platted, all land is adjacent to main and served. Final Plat isolates the land shown as an exception from existing main. As in a lot split, main is to be extended to serve that portion being split off. In this case, main in Pine should be extended to serve that portion being excised and make it adjacent to water main as before plating. Item "H" might cause the problem.
- 10. S. Francis Regional Medical Center. Dedicates utility easement. No water problem.
- 11. City of Wichita. Dedicate Street E/W. Hydrant protection ~~may be necessary at time of construction~~. No water problem.

- 12. City of Wichita. Dedicate St E/W. No water problem.
- 13. City of Wichita. Dedicate alley E/W. No water problem.
- 14. Other matters.

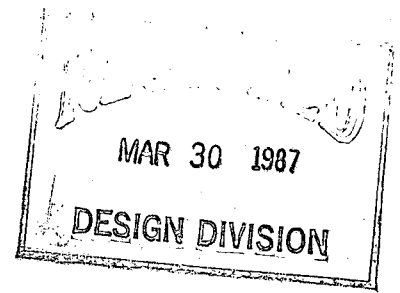
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

March 26, 1987



Bill G. Yung Design
4912 E. 29th North, Suite One
Wichita, KS 67220

Re: Preliminary Plat S/D 87-23 - BROADMOOR AT 21ST STREET

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 26, 1987, 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 any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Broadmoor at the time of site development. (Commercial Zoning)
- D. General provision #12 of the associated Community Unit Plan states that the applicant shall guarantee the installation of accel/decel lanes along 21st Street. The applicant shall guarantee the construction of an accel/decel lane on 21st Street North adjacent to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a copy of the instrument which establish the "common access easement" on a portion of Lot 1 (Film 449, Page 1150).
- G. On the final plat, the 10-foot wide landscape buffer adjacent to the north, east and south lines of the plat shall be deleted from the face of the plat.

WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-23 - BROADMOOR AT 21ST STREET

Page 2

- H. 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. The drainage plan shall document capacity in the existing storm sewers proposed to serve this site.
- I. The final plat shall indicate the utility easements needed to extend sanitary sewer to serve the lots being platted.
- J. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lots 2, 4 and 5 to drain across Lot 1. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- 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).

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Alfred A. & Louise A. Caro and Alliance Life Insurance Company,
2400 N. Woodlawn, Suite 120, Wichita, KS 67220
Mid-Kansas Engineering Consultants, P.A., 3500 N. Rock Road #800,
Wichita, KS 67226
✓ Mike Lindebak, City Engineer

1. Betty A. Schear. Vacation of utility easement. No water problem.
2. Lakepoint Company. Vacation of drainage easement. No water problem.
3. Wallace R. Starnwalt. Vacation of platted easement. No water problem.
4. Joseph P. Steven. Vacation of N/S Alley. No water problem.
5. John and Mary Becker. Vacation of Alley in Schulte, et. No water problem.
6. Leslie A. Linn. Vacation of a portion of an Alley. No water problem.
7. Westwind 3rd Addition. Preliminary Plat. Item B, main to be extended. Petition to extend main in Tyler and 21st St. has been carried and will be ~~recorded~~ filed as a Supply line. No water problem.
8. Huntington Place Commercial. Final Plat. Item C, main to be extended. 12" Main to be extended in Moire Ed., 8" Main extended in Banderava Circle.
9. Broadmoor at 21st St. Preliminary Plat. As platted, Lot 1 is ~~not~~ adjacent to 21st street, therefore it is ~~not~~ adjacent to ~~any~~ water main. The S. k of Lot 1 will have to run Service line or interior main to 21st St. for service. All other lots are adjacent. No problem except as noted.

10. Boy Country. Preliminary Plat. Item B, main to be extended. 12" Main to be extended in 119th St., 16" Main to be extended in Central. Interior mains to be extended. No water problem.
11. Wittel's Addition. Preliminary Plat. Item C, wells. No water problem.
12. R. A. Meironowsky. Grant utility addition. No water problem.
13. Richard and Sharon Thompson. Dedicate utility easement. No water problem.
14. Richard and Sharon Thompson. Dedicate utility easement. No water problem.

S/D No.: 87-23 Name: BROADMOOR AT 21ST STREET

Preliminary Approved: 3/26/87
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: Southwest corner of Broadmoor at 21st Street North.
Owner: Alfred A. & Louise A. Caro and Alliance Life Insurance Co.,
2400 N. Woodlawn, Suite 120, Wichita, KS 67220
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.,
3500 N. Rock Road #800, Wichita, KS 67226

1. Gross Acreage of Plat: 10.2
2. Number of Lots:
 - Residential:
 - Office: 5
 - Commercial:
 - Industrial:
 - Total: 5
3. Minimum Lot Area: 24,000 Sq. Ft.
4. Existing Zoning: "BB" with DP-62
5. Proposed Zoning: "BB" with DP-62

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Chelsea Station Community Unit Plan (DP-62). This plat represents the replatting of C.U.P. Parcel #12. Development of the property is intended for general and professional office use.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Broadmoor at the time of site development. (Commercial Zoning)
- D. General provision #12 of the associated Community Unit Plan states that the applicant shall guarantee the installation of accel/decel lanes along 21st Street. The applicant shall guarantee the construction of an accel/decel lane on 21st Street North adjacent to this plat.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a copy of the instrument which establish the "common access easement" on a portion of Lot 1 (Film 449, Page 1150).
- G. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This drainage agreement shall provide for Lots 2, 4 and 5, to drain across Lot 1. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- H. On the final plat tracing, the platlor's text shall be amended to more clearly and accurately state the access controls being dedicated. The text shall state that the access controls are dedicated to the City of Wichita and that the location of the permitted opening will be determined by the City Engineer.
- I. The final plat tracing shall more clearly dimension the drainage easement adjacent to the west property line of Lot 1.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. 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 by this replat.

