

W I C H I T A - S E D G W I C K C O U N T Y
METROPOLITAN AREA PLANNING DEPARTMENT

To: Larry Henry, Project Development Engr. Date: November 15, 1984

From: Forrest L. Nagley, Senior Planner

Subject: Approval of off-site sanitary sewer easement associated with
the platting of Boothe's Corners Addition.

On November 10, 1983, the Subdivision Committee approved the final plat of the above-referenced addition subject to a requirement of the City Engineer's Office for an off-site sewer easement. This requirement was stated in our follow-up letter dated November 14, 1983. Attached is a copy of the required instrument.

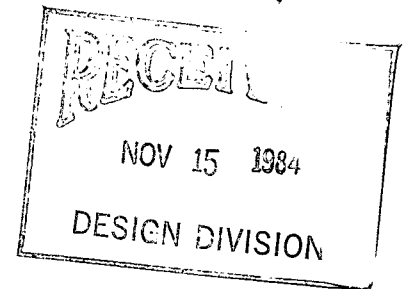
Please review this document and advise if it satisfies your requirement for this plat.


Forrest L. Nagley
Senior Planner

FLN:mlh

Attachment

cc: Donn Armstrong, 945 N. Pinecrest, Wichita, KS 67208



LF

EASEMENT

THIS EASEMENT made this 18th day of May 1984, by and between Roger and A. Lorraine Frank of the first part and the City of Wichita, of the second part.

WITNESSETH: That the first party, in the interest of the general welfare of the community, does hereby grant and convey unto the said second party a perpetual right-of-way and easement for the sole purpose of maintaining and repairing the existing sewer located under the following described real estate situated in Sedgwick County, Kansas, to wit:

The East 20 feet of the East one-half Lot 12 except the South 173 feet of the East 135 feet and except the North 132 feet, R. A. Morris Tracts.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of operating, maintaining, and repairing such existing sewer.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

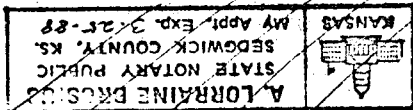
A. Lorraine Frank

Roger Frank

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Be it remembered that on this 18th day of May 1984, before me, a notary public in and for said County and State, came Roger and A. Lorraine Frank to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

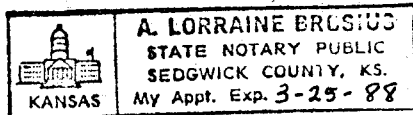
SEAL



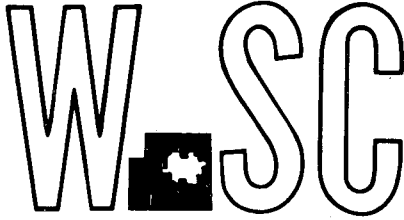
A. Lorraine Brosius

Notary Public
A. Lorraine Brosius

My Commission expires: _____ March 25, 1988



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 14, 1983

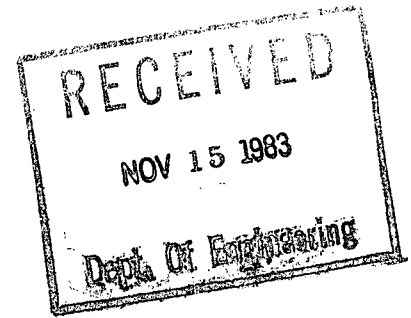
Mr. Donn C. Armstrong
945 N. Pinecrest
Wichita, Kansas 67208

Re: S/D 83-101 - Final plat of Boothe's Corner

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The drainage characteristics of this area prevent the paving of Curtis and Robinson adjacent to this plat at this time. Curtis Street adjacent to this plat is currently a ponding area. Development cannot occur on proposed Lot 2 until Curtis is paved and improvements are made to drain the street. The applicant shall submit a covenant preventing development of Lot 2 until Curtis can be drained and paved.
- B. The applicant shall attempt to obtain valid street paving petitions for Curtis and Robinson adjacent to this plat. These petitions will be held until the streets can be paved and drained.
- C. On the final plat tracing, the amount of additional right-of-way being dedicated for Curtis may be reduced from 12 feet to 10 feet.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Sanitary sewer lies to the west of this property but the existing easement containing the sewer lines does not touch this plat's west line. A gap of less than 5 feet apparently exists. The applicant shall obtain



by separate instrument the necessary off-site utility easement to provide sewer to this plat.

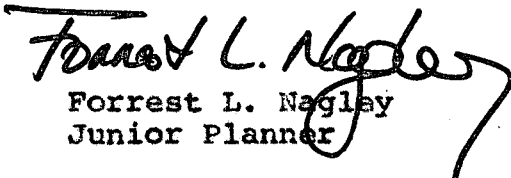
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable structures built on subject property.
- H. The final plat tracing shall show overall boundary dimensions for all four property lines; bearings for all property lines (not centerlines of streets); and shall better delineate the additional street rights-of-way as being dedicated for streets. It is recommended that the plat be re-drawn with north to the top of the sheet. A legend shall be added below the scale to denote irons found and irons set. The plattor's text shall be amended to reference that the streets are being dedicated to and for the use of the public.
- I. 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 November 17, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Donald L. Boothe, 5329 Robinson, 67212
+ Mike Lindebak, City Engineer

INTERSTATE H.W.

ST.

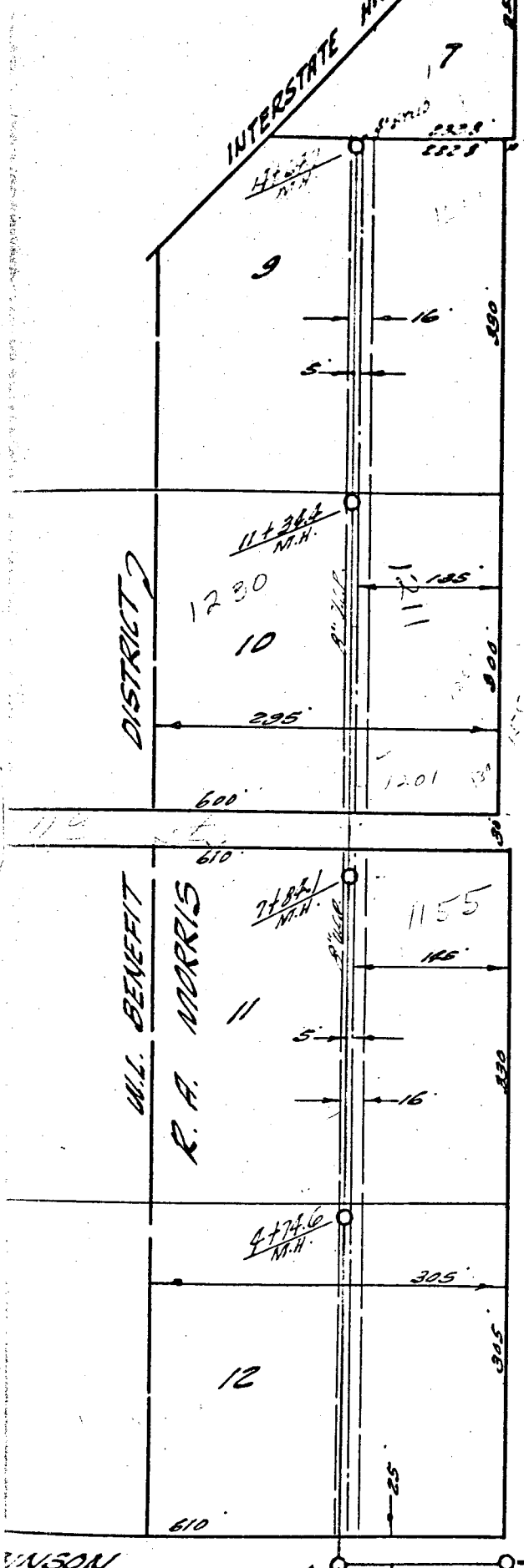
DISTRICT 2

W.L. BENEFIT

R. A. MORRIS

CURTIS

WILSON



N

1" = 150'

LAT. 142 SLUB 5 S.
 UTILITY CONTR. INC.
 BK. NO. K-49 PROJ. N.

17+55.3
M.H.

0+00
EXISTING
M.H.

I 191

8"

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-101 Name Boothe's Corner
Date Application Rec'd. 10-28-83 Preliminary Approval _____
Scheduled S/D Meeting 11-10-83

DESCRIPTION

General Location N.W. corner of Robinson and Curtis

Owner Donald L. Boothe
Surveyor/Engineer Donn C. Armstrong
Address 945 N.Pinecrest, Wichita, Ks. Zip Code 67208 Phone 263-0082

- | | |
|---|--|
| <p>1. Gross Acreage of Plat <u>0.47</u></p> <p>2. Number of Lots :
 Residential <u>2</u>
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots <u>2</u></p> <p>3. Minimum Lot Frontage <u>73 ft</u></p> <p>4. Minimum Lot Area <u>8979 sq. ft.</u></p> <p>5. Existing Zoning <u>AA</u></p> <p>6. Proposed Zoning <u>AA</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>X</u> No</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street</p> <p>a. _____ R/W _____ ft.</p> <p>b. _____ R/W _____ ft.</p> <p>c. _____ R/W _____ ft.</p> <p>d. _____ R/W _____ ft.</p> <p>e. _____ R/W _____ ft.</p> <p>TOTAL _____ ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no</p> |
|---|--|

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the drainage characteristics of this area and on the feasibility of paving Robinson from Curtis north of Robinson to Curtis south of Robinson.
- B. On the final plat tracing, the amount of additional right-of-way being dedicated for Curtis may be reduced from 12 feet to 10 feet.
- C. The applicant shall attempt to obtain a valid paving petition for Curtis adjacent to this plat. If the drainage characteristics of the area allow the paving of Robinson adjacent to this plat, then the applicant shall attempt to obtain a valid paving petition for this section of Robinson.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Sanitary sewer lies to the west of this property but the existing easement containing the sewer lines does not touch this plat's west line. A gap of less than 5 feet apparently exists. The applicant shall obtain by separate instrument the necessary off-site utility easement to provide sewer to this plat.
- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable structures built on subject property.
- H. The final plat tracing shall show overall boundary dimensions for all four property lines; bearings for all property lines (not centerlines of streets); and

shall better delineate the additional street rights-of-way as being dedicated for streets. It is recommended that the plat be re-drawn with north to the top of the sheet. A legend shall be added below the scale to denote irons found and irons set. The plat's text shall be amended to reference that the streets are being dedicated to and for the use of the public.

J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat has been submitted in final form only as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.