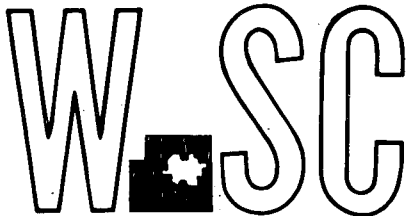
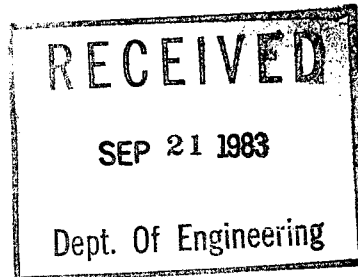


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



September 21, 1983

Mr. Lowell D. High  
1542 S. St. Francis  
Wichita, Kansas 67211

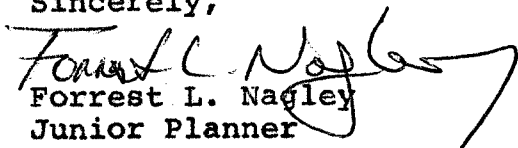
Re: S/D 83-66 - Subdivision Committee Review of proposed  
easement on Lot 1 of Wichita Land Addition.

Dear Mr. High:

On September 15, 1983, the Subdivision Committee of the Metropolitan Area Planning Commission considered your request to move the 10-foot utility easement adjacent to the west line of Lot 1 to the east line of this lot. The request was approved subject to a 15-foot easement being indicated adjacent to the east line of the lot and your client obtaining a 5-foot utility easement from the property owner to the east. If you are unable to obtain the off-site utility easement, please discuss this with the City Engineer.

Should you have any questions, please call me.

Sincerely,

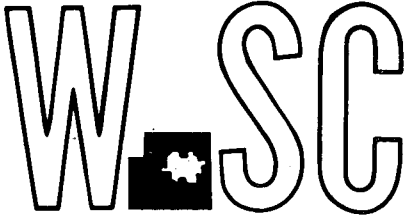
  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Mike Lindebak, City Engineer

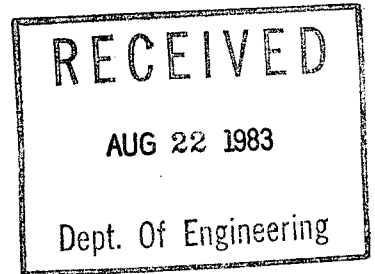


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



August 19, 1983

Mr. Lowell D. High  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 83-66 - Final plat of Wichita Land Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on August 18, 1983, 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 obtain by separate instrument the off-site drainage easements required by the approved drainage plan.
- B. The applicant shall guarantee construction of the drainage improvements within the drainage easements. If a valid petition cannot be obtained, the applicant shall guarantee by another method the drainage improvements on the property being platted.
- C. A 20-foot utility easement is needed in order to extend sanitary sewer east along the south line of Lot 2. The applicant shall attempt to obtain half of this easement from the properties south of Lot 2. If this cannot be obtained, the entire 20 feet of easement should be platted in Wichita Land Addition.
- D. A 20-foot-wide by 15-foot-deep utility easement just north of Pinecrest between Lots 2 and 3 shall be platted to accomodate a proposed sanitary sewer manhole.
- E. The applicant shall dedicate by separate instrument right-of-way for the east half of Pinecrest from the north line of this plat to the north line of Looman.

Mr. Lowell D. High  
8-19-83  
Page 2


- F. The applicant shall guarantee the paving of Pinecrest, including sidewalks, from the existing pavement north to the north line of Looman.
- G. The applicant shall guarantee the extension of City water to serve all lots not already served.
- H. The applicant shall guarantee extension of sanitary sewer to serve all lots.
- I. The applicant shall guarantee construction of a decel lane for 21st Street adjacent to this property.
- J. The applicant shall guarantee reconstruction of the sidewalk at the new property line on 21st Street.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording with the final plat.
- L. Approval of this plat is subject to approval of the applicant's associated zone case, Z-2528.
- M. Recording 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 August 25, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

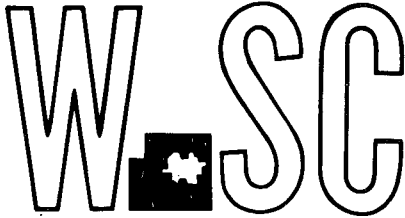
Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Wichita Land Associates, Inc., 1251 S. Longfellow, 67207  
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

August 5, 1983

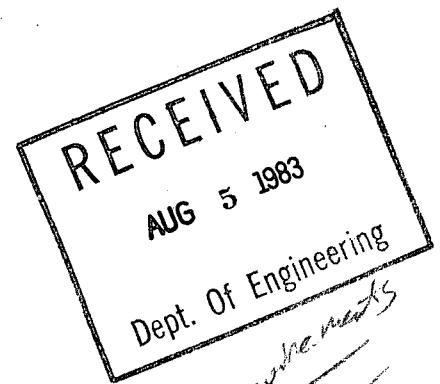
Mr. Lowell D. High  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 83-66 - Preliminary plat of Wichita Land Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 4, 1983, 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's drainage concept has been approved subject to obtaining an off-site drainage easement to the north of the plat and the granting of public drainage easements adjacent to the south line of Lot 2 and the east line of Lots 2 and 3. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to the City Engineer's Office for review and approval. The final plat shall indicate the required on-site drainage easements.
- B. Approval of this plat is subject to approval of the applicant's associated zone case.
- C. The applicant shall obtain by separate instrument the dedication of street right-of-way necessary to improve Pinecrest north to Looman.
- D. The applicant shall guarantee the paving of Pinecrest, including sidewalks on each side of the street from the existing pavement north to Looman.
- E. The applicant shall guarantee the extension of City water and sanitary sewer to serve each of the proposed lots.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.



*see new requirements*

Mr. Lowell D. High

Page 2

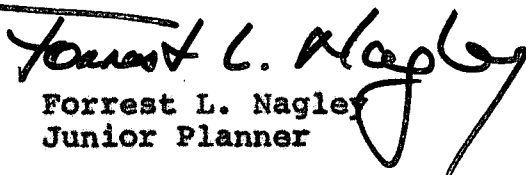
August 5, 1983

- G. The applicant shall guarantee the construction of a decel lane for 21st Street adjacent to this property.
- H. The applicant shall guarantee reconstruction of the sidewalk at the new property line on 21st Street.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording with the plat.
- J. The Subdivision Committee recommends the waiver of the lot depth-to-width ratio of the Subdivision Regulations for proposed Lot 1.
- K. Prior to or at the time of submitting a final plat, the applicant shall submit a proposed sanitary sewer layout plan to the City Engineer's Office for review and approval.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

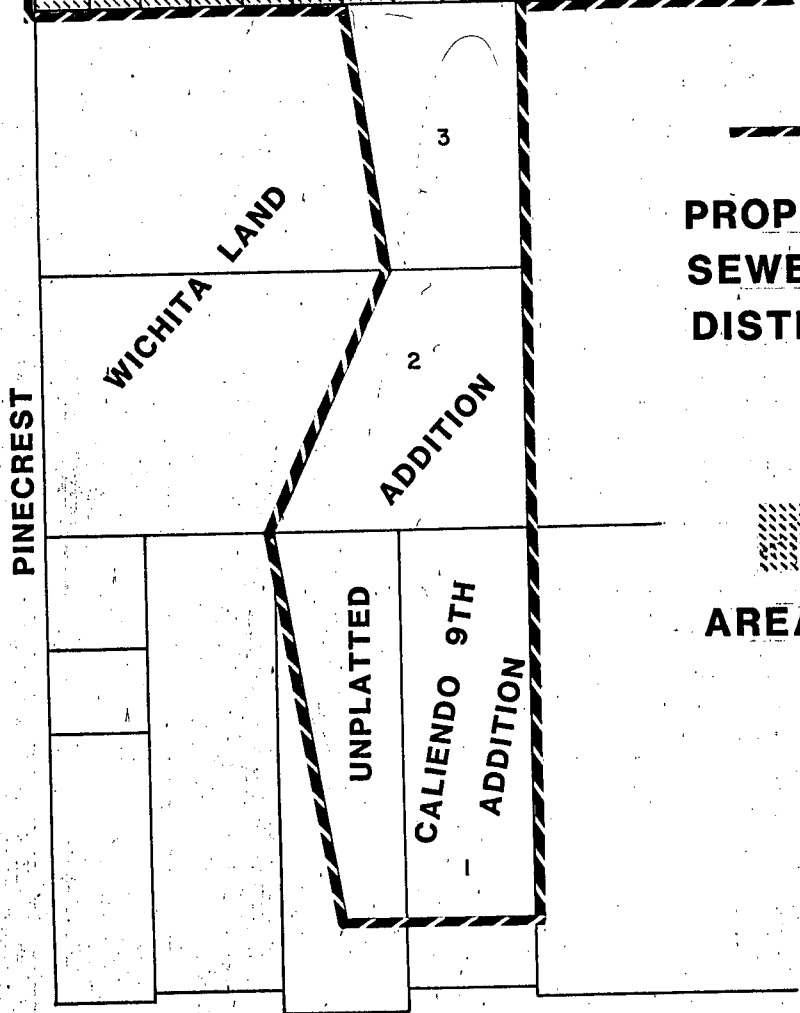
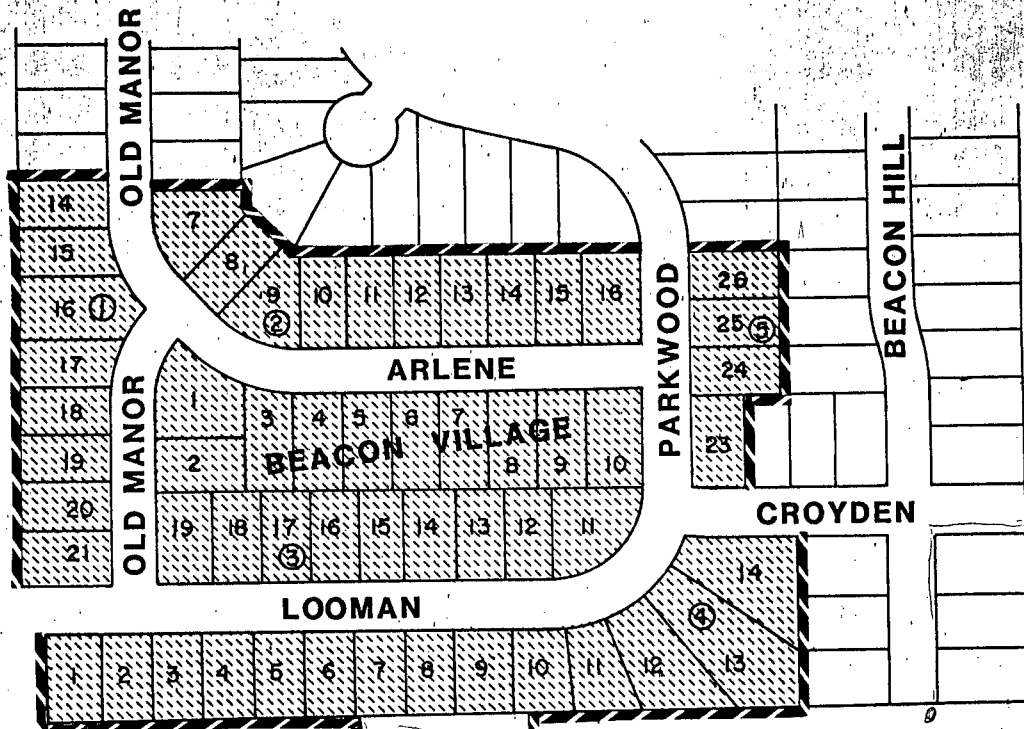
  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Wichita Land Associates, Inc., 1251 S. Longfellow, 67207  
X Mike Lindebak, City Engineer







**PROPOSED STORM WATER  
SEWER IMPROVEMENT  
DISTRICT BOUNDARY**

**AREA SIGNED**

**21ST ST.**

DEDICATION

FILM 621 PAGE 289

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Aleksander Hadijski, President,

Wichita Land Associates, Inc., a Kansas Corporation.

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The south 177 feet of the west 30 feet of the NE 1/4 of the SW 1/4 of Section 1, T27S, R1E of the 6th P.M., Sedgwick County, Kansas.

ENTERED ON  
TRANSFER RECORD  
NOV 8 1983  
DOROTHY K. WHITE  
COUNTY CLERK

do hereby dedicate the above described real estate to the public for \_\_\_\_\_ street \_\_\_\_\_ purposes.

Executed this 31st day of October 19 83.

WICHITA LAND ASSOCIATES, Inc

STATE OF KANSAS }  
SEDGWICK COUNTY } SS  
FILED FOR RECORD AT  
11:09 A.M.

Aleksander Hadijski  
Aleksander Hadijski, President

NOV 8 1983  
6 61172 MICROFILMED  
OF RECORD

STATE OF KANSAS )  
SEDGWICK COUNTY ) ss

NO.  
BETTE F. McCART  
REGISTER OF DEEDS

*Let Kettler  
Deputy*

BE IT REMEMBERED, that on this 31st day of October, 1983,

came Aleksander Hadijski, President, Wichita Land Associates,  
Inc., a Kansas Corporation.

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

BELINDA BISHOP  
STATE NOTARY PUBLIC  
Sedgwick County, Kansas  
My Appt. Exp. 2/8/84

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

Belinda Bishop  
Notary Public

My Commission Expires: 2/8/84

this \_\_\_\_\_

City Clerk

THIS EASEMENT made this 31st day of October, 1983,

by and between Wichita Land Associates of the first part and the City of Wichita of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing a drainage system over, along, and under the following described real estate situated in Sedgwick County, Kansas; to wit:

The east 51 feet of the west 678.85 feet of the NE 1/4 of the SW 1/4 of Section 1, T27S, R1E of the 6th P.M., Sedgwick County, Kansas.

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

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

WICHITA LAND ASSOCIATES

STATE OF KANSAS } SS  
SEDGWICK COUNTY }  
FILED FOR RECORD AT  
11:00 A.M.

Aleksander Hadijski  
Aleksander Hadijski, President  
Pat M. Stevenson  
Pat M. Stevenson, Treas.

NOV 8 1983

6 61173

NO. BETTE F. McCART  
REGISTER OF DEEDS

STATE OF KANSAS)

SS

SEDGWICK COUNTY)

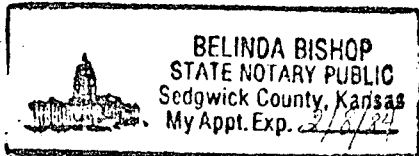
MICROFILMED  
OF RECORD

Pat Kattler  
Deputy

Personally appeared before me, a notary public in and for the County and State aforesaid, Aleksander Hadijski, Pres., and Pat M. Stevenson, Treas.

to me personally known to be the same persons who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 31st day of October, 1983.



Belinda Bishop  
Notary Public

My Commission Expires February 8, 1984

S/D No. 83-66 Name Wichita Land Addition  
Date Application Rec'd. 7-22-83 Preliminary Approval 8-4-83  
Scheduled S/D Meeting 8-18-83

DESCRIPTION

General Location North of 21st St. North on the east side of Pinecrest

Owner Wichita Land Associates, Inc.  
Surveyor/Engineer Lowell D. High  
Address 1542 S. St. Francis, Wichita, Ks. Zip Code 67211 Phone 264-0341

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>12.61</u>  | 7. Lineal Feet of New Street   |
| 2. Number of Lots :  | a. <u>60</u> R/W <u>166</u> ft.  |
| Residential <u>2</u>   | b. <u>30</u> R/W <u>607</u> ft.  |
| Commercial <u>1</u>  | c. _____ R/W _____ ft.   |
| Industrial _____   | d. _____ R/W _____ ft.   |
| Other _____  | e. _____ R/W _____ ft.   |
| Total Number of Lots <u>3</u>  | TOTAL <u>773</u> ft.   |
| 3. Minimum Lot Frontage <u>166 ft.</u>   | 8. Sidewalk adjacent to all streets <u>X</u> yes _____ no _____<br>(21st St. Only) |
| 4. Minimum Lot Area <u>101,897 sq. ft.</u>   |  |
| 5. Existing Zoning <u>AA</u>   |  |
| 6. Proposed Zoning <u>LC and R-6 (Z-2528)</u>                                      |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |  |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No  |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |  |

STAFF COMMENTS:

- A. The City Engineer's representative shall be prepared to comment on the applicant's final drainage plan and adequacy of the drainage easements shown on the plat. All necessary off-site drainage easements shall be obtained prior to scheduling this plat for City Commission review. The applicant shall guarantee all drainage improvements required by the platting of this property.
- B. The applicant shall dedicate by separate instrument right-of-way for the east half of Pinecrest from the north line of this plat to the north line of Looman.
- C. The applicant shall guarantee the paving of Pinecrest, including sidewalks, from the existing pavement north to the north line of Looman.
- D. The applicant shall guarantee the extension of City water to serve all lots not already served.
- E. The applicant shall guarantee extension of sanitary sewer to serve all lots. The City Engineer's representative shall be prepared to comment on the applicant's proposed sanitary sewer layout.
- F. The applicant shall guarantee construction of a decel lane for 21st Street adjacent to this property.
- G. The applicant shall guarantee reconstruction of the sidewalk at the new property line on 21st Street.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording with the final plat.
- I. Approval of this plat is subject to approval of the applicant's associated zone case, Z-2528.
- J. Recording within 30 days after approval by the Board of City Commissioners.

S/D No. 83-66 Name Wichita Land Addition  
Date Application Rec'd. 7-22-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-4-83

DESCRIPTION

General Location North of 21st St. North on the east side of Pinecrest

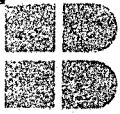
Owner Wichita Land Associates, Inc.  
Surveyor/Engineer Lowell D. High  
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

- |  |   |                                 |  |
|--|---|---------------------------------|--|
| 1. Gross Acreage of Plat                                       | <u>12.61</u>  | 7. Lineal Feet of New Street    |  |
| 2. Number of Lots :  |   | a. <u>50</u> R/W <u>166</u> ft. |  |
| Residential  | <u>2</u>  | b. <u>30</u> R/W <u>607</u> ft. |  |
| Commercial   | <u>1</u>  | c. _____ R/W _____ ft.          |  |
| Industrial   | _____   | d. _____ R/W _____ ft.          |  |
| Other  | _____   | e. _____ R/W _____ ft.          |  |
| Total Number of Lots   | <u>3</u>  | TOTAL <u>773</u> ft.            |  |
| 3. Minimum Lot Frontage  | <u>166</u> ft.  | 8. Sidewalk adjacent to all     |  |
| 4. Minimum Lot Area  | <u>101,897</u> sq. ft.                                  | streets <u>x</u> yes _____ no   |  |
| 5. Existing Zoning   | <u>AA</u>   | (21st St. only)                 |  |
| 6. Proposed Zoning   | <u>LC and R-6 (Z-2528)</u>                              |                                 |  |
| 9. Is public water available                                   | <u>x</u> Yes _____ No, Name <u>City of Wichita</u>      |                                 |  |
| 10. Is sanitary sewer available                                | <u>x</u> Yes _____ No, Name <u>City of Wichita</u>      |                                 |  |
| 11. Has Health Dept. approval been obtained (where applicable) | Yes _____ No _____                                      |                                 |  |
| 12. City of Wichita  | <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ |                                 |  |

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2528) requesting "AA" to "LC" for proposed Lot 1 and "AA" to "R-6" for proposed Lots 2 and 3.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. Approval of this preliminary plat is subject to approval of the applicant's associated zone case.
- C. The applicant shall guarantee the paving of Pinecrest adjacent to this plat including a sidewalk on each side of the street (multi-family zoning).
- D. The applicant shall guarantee the extension of City water and sanitary sewer to serve each of the proposed lots.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee the construction of a decel lane for 21st Street adjacent to this property.
- G. The applicant shall guarantee reconstruction of the sidewalk at the new property line on 21st Street.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted for recording with the plat.
- I. Approval of this plat will require a waiver of the lot width-to-depth ratio of the Subdivision Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



# BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

## CONFIRMATION MEMO

PROJECT Wichita Land Addition

DATE August 1, 1983

JOB NO. \_\_\_\_\_

COPIES TO:

TO Chris Breitenstein

FROM Brent Wooten

REFERENCE Drainage Concept

*Handwritten:* \$7,500

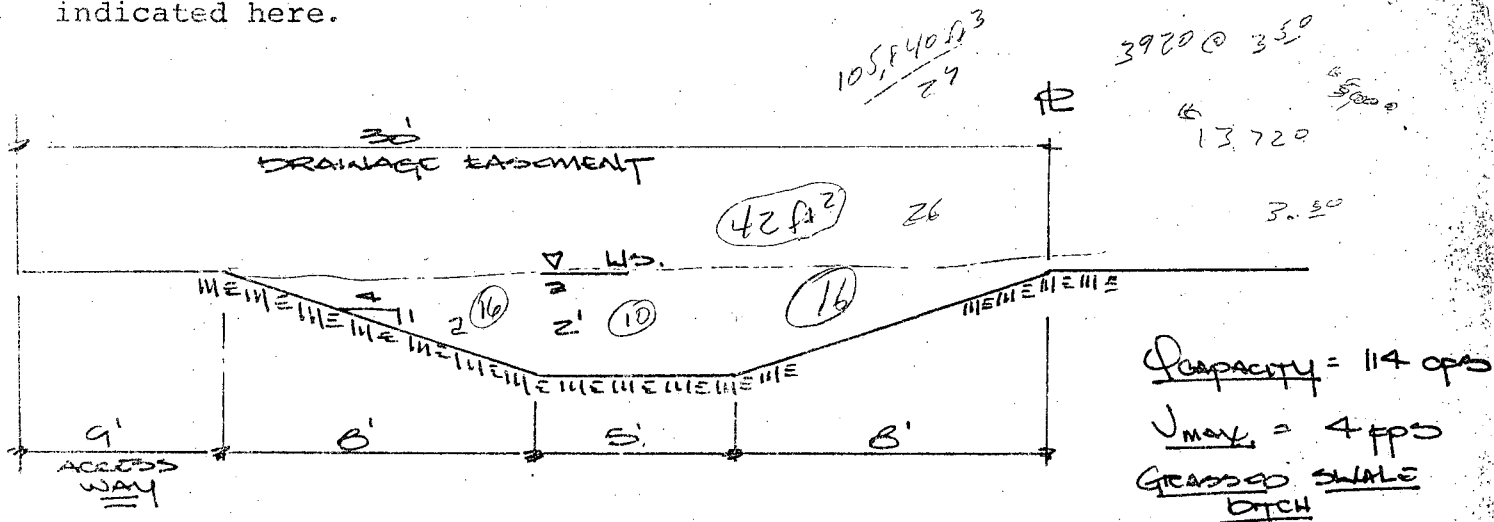
Preliminary Plat is scheduled for Subdivision on August 4, 1983.

The south 100 foot of Lot 1 will drain south to 21st Street North. Discharge to the street will be thru driveways. The rest of Lot 1 will drain north to Lot 2.

The west 136 foot of Lot 2 and Lot 3 will drain west to Pinecrest which drains north. Discharge to the street will be thru either drives, flumes, or both. The remainder of Lots 2 and 3 will drain east to a dedicated drainage easement as indicated.

Total drainage area into the drainage dedication will be 13.60 acres. Total Q = 97.7 C.F.S.

A typical ditch section for the easement will be of the dimensions indicated here.



The proposed ditch section would meet the maximum peak runoff capacity requirements for the total area. Ditch drops will need to be implemented within the design ditch in order to maintain the velocity to a minimum of 4 F.P.S., since the ground in this plat is steep.