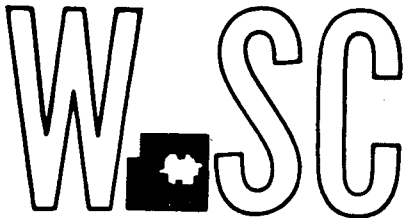


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



September 12, 1986

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 86-49 - CHARLES COURT ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 1986, 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 the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the paving of Charles Street adjacent to this plat. This petition will be held until this plat is developed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall grant, by separate instrument, a private sewer easement to cover the sewer service line crossing proposed Lot 1. This instrument shall be recorded prior to the plat being forwarded to the City Commission so appropriate recording information may be indicated on the final plat tracing. A copy of the recorded easement shall be submitted for the plat file.
- E. On the final plat tracing, the centerline of Charles Street shall be labeled along with the amount of existing half-street right-of-way.
- F. It is suggested that the final plat tracing indicate the platting of "complete access control" to McLean Boulevard across the west line of this plat. Appropriate reference to the granting of this access control should be made in the plat's text.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

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Final Plat S/D 86-49 - CHARLES COURT ADDITION
Page 2

H. 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, September 18, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

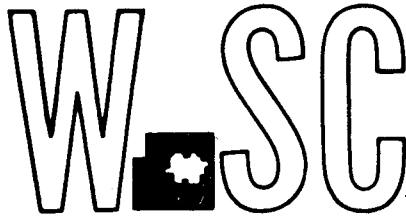
cc: Wilbur F. Kruse, 1641 Womer, Wichita, KS 67203
Mike Lindebak, City Engineer

Pre Sub 9-11-36

1. Arbak M. Johnson. Vacation of Access Control. No Water problem.
2. Lloyd D. Williams. Vacation of Utility Easmt. and Bldg. Setback. No Water problem.
3. Joe E. Mathews III. Vacation of Bldg. Setback. No Water problem.
4. Buddy and Peggy Hill. Vacation of Access Control. No Water problem.
5. Gatewood Addition. Preliminary Plat. Item B, mains to be extended. Existing 8" and 20" mains in Central. Possible loop by tying to Webb Road between lots 13 and 15 at the end of Shannon Circle.
6. Harvest Chapel Addition. Final Plat. Item A, mains to be extended. 12" Main to be extended in 55th St. So. No Water problem.
7. Este Cate Second Addition. Final Plat. Area now served by existing mains. No Water problem.
8. Gray's Third Addition. Final Plat. Item B, mains to be extended in Hoover and/or MacArthur as required. No Water problem.
9. Dave Waters Addition. Final Plat. No city water available; nearest water at Hydraulic and 55th St. So. No water problem.
10. Hultman Addition. Final Plat. No City Water. No Water problem.
11. Sixth Addition to Cedar Ridge. Final Plat. Item A, mains to be relocated or removed as necessary. No Water problem.

12. SpringHollow 3rd. Preliminary Plat. Item A, petitions to be amended or abandoned. Item B, mains to be extended. Item G, outside-the-city service application to be submitted. Note: Project No. 448-80-925-80174-000-000-001 under the Water Dept. now covers SpringHollow 3 and has been assigned 448-76-245-88146-000-000-001 under MAPO-Design.
13. World Impact Addition. Preliminary Plat. Existing 6" water main in Gardner. Sanitary sewer is running parallel and less than 10 ft. of horizontal separation. Any future sanitary extension will require 10' separation.
14. Masterbilt Addition. Final Plat. Lots 1-4 served by 6" water line in Florence and along Third St. along Lot 1. Lot 5 is served along West Street. The North side of Lot 5 is not served; would suggest main extension be considered along Third St. along Lot 5.
15. Ayesk Addition. Preliminary Plat. Area now served by water mains in Oliver and Dellrose; mains not shown on sketch plat. No water problem.
16. Charles Court Addition. Final Plat. Plat now served by water line in Charles St., No water problem.
17. City Land Inventory Case
 - Tract I: 20" Main along the east side of canal entrance at the west side of the canal (approx. 95' EEL of Minneapolis)
Possible service connection from 20" main or extend 2 1/2" PVC Main from a point 12' NNL Hwy # 217 N. Minneapolis. No water problem.
 - Tract II: Suggest extending 2 1/2" PVC Main to serve this tract due to probable cheaper cost depending on location of 20" main.
18. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



June 6, 1986

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

Re: Preliminary Plat S/D 86-49 - CHARLES COURT ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1986, 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 the lots being platted.
- B. The applicant shall guarantee the paving of Charles Street adjacent to this plat. This petition is to be held until this plat is developed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate an easement to cover the 18-inch storm water sewer existing on proposed Lot 2. Should the applicant desire, he may guarantee relocation of this utility instead of showing the required easment.
- E. The final plat shall indicate an easement to cover the 24-inch corrugated metal pipe existing on proposed Lot 1.
- F. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- G. On the final plat, angles or bearings shall be indicated for the north and westerly lines of proposed Lot 1.
- H. The applicant shall submit a copy of the instrument which established the "Easement for Flood Control, River Beautification and River Bank Construction and Maintenance" on this property.

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Preliminary Plat S/D 86-49 - CHARLES COURT ADDITION
Page 2

- I. The applicant shall grant, by separate instrument, a private sewer easement to cover the sewer service line crossing proposed Lot 1. This instrument shall be recorded prior to the plat being forwarded to the City Commission so appropriate recording information may be indicated on the final plat tracing. A copy of the recorded easement shall be submitted for the plat file.
- J. 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.
- K. 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.
- L. 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:dlk

Enclosure

cc: Wilbur F. Kruse, 1641 Womer, Wichita, KS 67203
Mike Lindebak, City Engineer

Pre-Sub June 5, 1986

①

1. Boeing Military Airplane Co. Vacation of St. R/W. Existing 12" Water main along the north side of 47th St. from K-15 to Oliver (approx 14' S of N1/2 47th). Suggest retain as easement and any relocation of Water main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility easement. No water mains in utility easement, no water problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon water projects now open. Existing water main in Hydraulic may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat. Existing 6" water main in Clark and existing 16" water main in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12" water main in Hydraulic and Denker, existing 6" water main in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be extended, both in Tyler and 19th St., or from 19th St. N. and Robin, whichever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main in Webb road, mains to be extended (item B), no water problem.
10. Cottonwood Village 7th Addition. Existing 12" water main in 29th St. N. now serves area. No water problem.

11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. No water problem.
18. Other matters.

S/D No.: 86-49 Name: CHARLES COURT ADDITION

Preliminary Approved: 6/5/86
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: Northeast corner of Charles Street and McLean Boulevard.
Owner: Wilbur F. Kruse, 1641 Womer, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.5 Acres
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 11,240 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the paving of Charles Street adjacent to this plat. This petition will be held until this plat is developed.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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- E. On the final plat tracing, the centerline of Charles Street shall be labeled along with the amount of existing half-street right-of-way.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 86-49 Name: CHARLES COURT ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 6-5-86

DESCRIPTION

General Location: Northeast corner of Charles Street and McLean Boulevard.
Owner: Wilbur F. Kruse, 1641 Womer, Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.5 Acres
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- D. The final plat shall indicate an easement to cover the 24-inch corrugated metal pipe existing on proposed Lot 1.
- E. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- F. On the final plat, angles or bearings shall be indicated for the north and westerly lines of proposed Lot 1.
- G. The applicant shall submit a copy of the instrument which established the "Easement for Flood Control, River Beautification and River Bank Construction and Maintenance" on this property.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.