

PLAT NO. S/D 74-109 MAP NO. 5445

NAME CENTRAL MAINTENANCE FACILITY ADDITION

LOCATION West side of McLean Blvd. and south of Harry.

ENGINEER R. W. Linn

OWNER City of Wichita

APPLICATION FILED 10-10-74

SKETCH PLAT FILED 10-10-74

PRELIMINARY FILED 4-21-75

S/D ACTION 5-1-75 Approved

FINAL FILED 6-18-75

S/D ACTION 7-3-75 Approved

MAPC ACTION 7-10-75 Approved

BCC ACTION 2-10-76 Approved

RECORDED 4-12-76

REMARKS \_\_\_\_\_

S/D 74-109 - CENTRAL MAINTENANCE  
FACILITY - West side of McLean  
Blvd. and south of Harry. Linn

*ROUTED*  
*10-21-74*  
*[Signature]*

ACTION

	DATE
S/D COMMITTEE <i>Publin. Appraisal</i>	<i>5-1-75</i>
<i>final Appraisal</i>	<i>7-3-75</i>
M.A.P.C. <i>appraisal</i>	<i>7-10-75</i>
B.C.C. <del>1500</del> <i>Appraisal</i>	<i>2-10-76</i>

Map No. 5445  
Sec. No. 32  
Twp. No. 27S  
Range 1E

Subdivision Report and Progress  
S/D No.: 74-109

Name: CENTRAL MAINTENANCE FACILITY

General Location: West side of McLean Blvd. and south of Harry

Owner: City of Wichita

Address: 204 S. Main Phone: 262-0611

Subdivider: same

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Engineer/Surveyor: R. W. Linn, City Engineer

Address: 104 South Main Phone: 262-0611

Application Received 10-10-74  
Conf. with Applicant 10-10-74  
Sketch Plat Received 10-10-74  
Present Zoning E  
Proposed Zoning E  
Letter of Intent 10-23-74

PREL. PLAT RECEIVED 4-21-75  
S/D Comm. Action 5-17-75 *Approved*

Dept. Report on Prel. 5-2-75

TRACING PROGRESS:  
Received 7-14-75  
Released \_\_\_\_\_  
Received \_\_\_\_\_  
Released \_\_\_\_\_

FINAL PLAT RECEIVED 6-18-75  
S/D Comm. Action 7-3-75  
Dept. Report on Final 7-4-75  
M.A.P.C. ACTION 7-10-75  
Dept. Report on Final 7-11-75  
Letter on Irons Received 4/10  
Title/Taxes Rec'd & Reviewed 8/12/75  
Final Review 2-3-76  
Referral to B.C.C. 2-5-76

B.C.C. ACTION 2-10-76 *Approved*  
Recorded 4-12-76

Comments:

\_\_\_\_\_ 7/14/75 print for M-FC  
\_\_\_\_\_ 3/22/76 2 prints for files  
5-22-76 Delivered to George Wilton for recording

S/D 74-109  
4-15-76

REGISTER OF DEEDS  
SEDGWICK COUNTY, KANSAS

CENTRAL MAINTENANCE FACILITY ADDITION was  
filed for record on April 12, 1976

Robert J. McCall  
Register Of Deeds

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO  
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-109 Name CENTRAL MAINTENANCE FACILITY  
Application & Sketch Filed: 10-10-74  
Preliminary Plat Filed: 4-21-75 Approved by S/D: 5-1-75  
Final Plat Filed: 6-18-75 Approved by S/D: 7-3-75  
Approved by Metropolitan Area Planning Commission: 7-10-75

DESCRIPTION

General Location: Southwest corner of Harry and McLean Boulevard

Surveyor or Engineer: R. W. Linn, City Engineer  
Owner: City of Wichita  
Address: 455 North Main, 67202

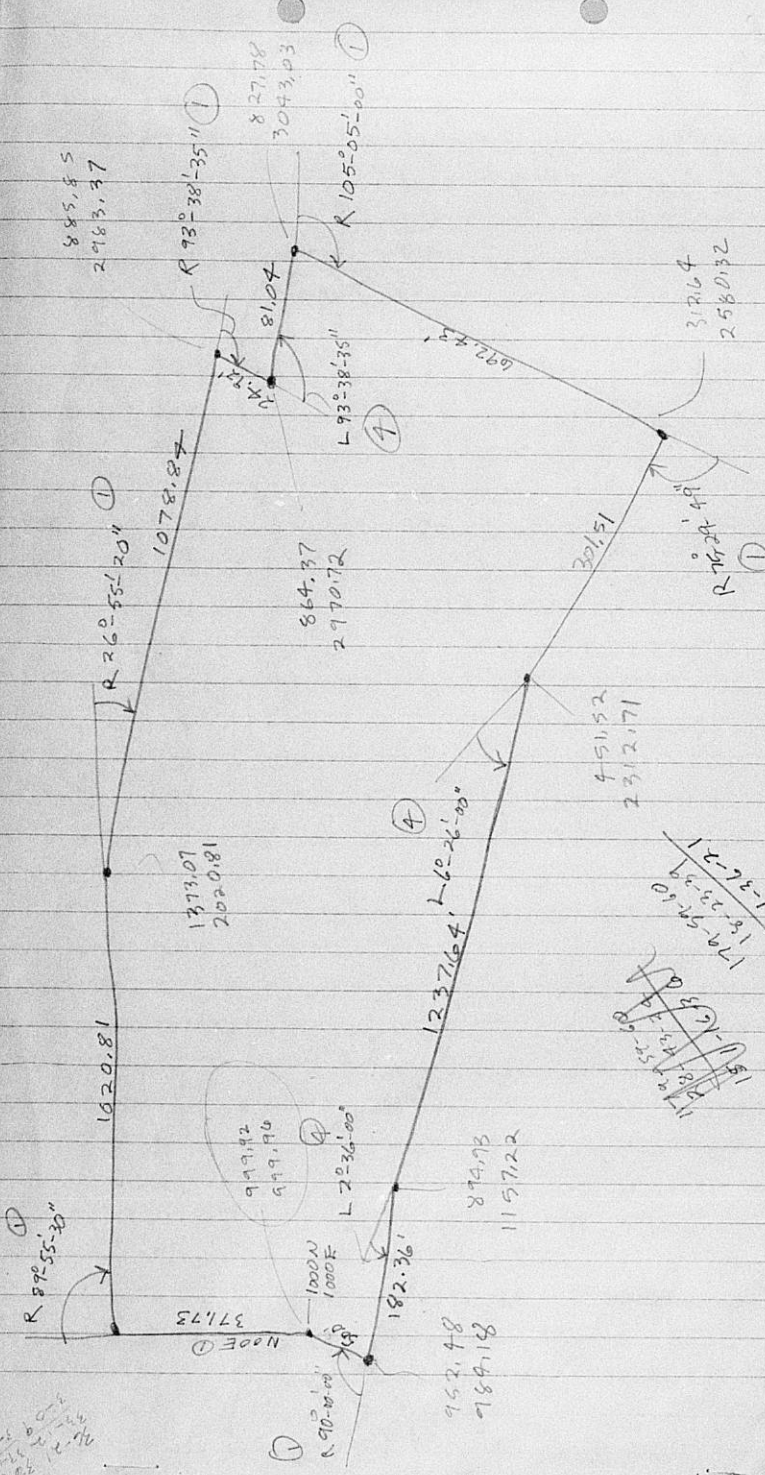
1. Gross Acreage of Plat	28.7	6. Access Control	
2. Number of Lots:		St. Harry St.	No. Openings 2
Residential		St. McLean Blvd.	No. Openings 4
Commercial		St. _____	No. Openings _____
Industrial		7. Req'd Improvements	
Other	2	St. Paving	Water _____
Total Number of Lots:	2	Sidewalk	Drainage _____
3. Minimum Lot Area:	5.4 Acres	Sewer	Other _____
4. Existing Zoning	"B"		
5. Special Problems Discussed	None		

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners. Hopper moved, Bayouth seconded and it carried unanimously. Taylor was absent.

ACTION: Approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

12-26-89  
 12-26-89  
 12-26-89  
 12-26-89



Overall including Deduction

Central  
Main  
Facility  
Plant

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February 2, 1976

Robert Feldner, Superintendent of Central  
Inspection  
Jack H. Galbraith, Chief Planner  
Current Plans Division

S/D 74-109 - Central Maintenance Facility,  
Landscape Plan.

As a condition of approval of the above referred to plat, a  
landscape plan was required. Attached herewith for your  
information and records is a copy of the approved plan. If  
you have any questions concerning this matter, please call.

Jack H. Galbraith  
Chief Planner

JHG:CLN:rme  
Attachment

cc: George Wilton, Superintendent, Public Works  
Maintenance

**THE CITY OF WICHITA**

**OFFICE OF** Supt. of Public Works Maintenance **DATE** January 26, 1976



**TO** Curtis L. Newby, Junior Planner

**FROM** G. H. Wilton

**SUBJECT** S/D 74-109 - Final Plat  
of Central Maintenance  
Facility

As per your July 8, 1975 letter to Gerald Young regarding the above plat, I am submitting the following landscape and screening plan for MAPC approval.

G. H. Wilton  
Superintendent  
Public Works Maintenance

GHW:wmk

Attachment:

1-30-76  
plans ok by  
Bob Young

# THE CITY OF WICHITA

JOHN DEKKER, DIRECTOR OF LAW AND CITY ATTORNEY  
EUGENE L. PIRTLE, FIRST ASSISTANT CITY ATTORNEY



DEPARTMENT OF LAW  
OFFICE OF CITY ATTORNEY  
262 0611 — AREA CODE 316  
SUITE 600 — CITY BLDG. ANNEX  
WICHITA, KANSAS 67202

July 30, 1975

Mr. George Wilton, Superintendent  
of Public Works, Maintenance  
City Building Annex  
104 South Main  
Wichita, Kansas 67202

## OPINION OF TITLE

Dear Mr. Wilton:

With regard to the following described real property:

commencing at the S.W. corner of the N.W.  $\frac{1}{4}$  Section 32, township 27 south, range 1 east, of the 6th P.M., also being the N.W. corner government lot 7; thence east along the north line of said  $\frac{1}{4}$  section, being the north line of government lot 7, a distance of 731.57 feet to a point on the east right-of-way line of the Midland Valley Railroad; thence north northwesterly along said east right-of-way line a distance of 522.9 feet to the point of beginning; thence north northwesterly along the east right-of-way line of the Midland Valley Railroad a distance of 575.16 feet to the P.C. of a curve to the right; thence along said curve to the right, being said east right-of-way line, through a central angle of  $26^{\circ}-55'-20''$  and a radius of 1861.84 feet a distance of 874.84 feet; thence northeasterly along said east right-of-way line a distance of 633.19 feet; thence with a deflection angle to the right of  $93^{\circ}-38'-35''$  a distance of 24.92 feet; thence with a deflection angle to the left of  $93^{\circ}-38'-35''$  a distance of 81.04 feet to a point 30.00 feet south of the center line of Harry street, measured at right angles, said point being on the south line of Harry street; thence southeasterly along said south line a distance of 640.78 feet to a point 50.00 feet west of the center line of McLean Boulevard, measured at right angles, said point being on the west line of McLean Boulevard; thence south south-

AUG 4 1975

Mr. George Wilton, Superintendent  
of Public Works, Maintenance  
Page 2  
July 30, 1975

westerly along said west line a distance of 204.72 feet to the P.C. of a curve to the left; thence along said curve to the left, being said west line, through a central angle of  $6^{\circ}-26'-00''$  and a radius of 2002.30 feet a distance of 224.82 feet; thence south southwesterly along said west line a distance of 945.56 feet to the P.C. of a curve to the left; thence along said curve to the left, being said west line, through a central angle of  $2^{\circ}-36'-00''$  and a radius of 8087.10 feet a distance of 366.98 feet; thence with a deflection angle to the right of  $71^{\circ}-36'-21''$  a distance of 371.73 feet to the point of beginning, all in the N.W.  $\frac{1}{4}$  Section 32, township 27 south, range 1 east of the 6th P.M. said tract contains 26.71 acres,

this opinion is to certify that the following described documents have been examined:

1. QUIT CLAIM DEED dated June 12, 1915; between the Orient Town Site and Land Company and the City of Wichita; Book 286, Page 505; Deed File No. 749; Filed with the Sedgwick County Register of Deeds and the City Clerk of the City of Wichita.
2. QUIT CLAIM DEED dated October 26, 1914; between A.C. Means and Amelia Means, his wife and the City of Wichita; Book 286, Page 376; Deed File No. 737; Filed with the Sedgwick County Register of Deeds and the City Clerk of the City of Wichita.
3. WARRANTY DEED dated September 4, 1930; between T.W. Owens and Frances May Owens, his wife and the City of Wichita; Book 428, Page 205; Deed File No. 1354; Filed with the Sedgwick County Register of Deeds and the City Clerk of the City of Wichita.
4. CERTIFICATE OF TITLE dated January 8, 1974; Certificate No. 144 issued by the Lawyers Title Insurance Corporation formerly Guarantee Title Co., Inc.
5. WARRANTY DEED dated December 30, 1974; between W.A. Michaelis, Jr. and Peggy Lou Michaelis, husband and wife and the City of Wichita; Film No. 128, Page 921; Deed File No. 8838; Filed with the Sedgwick

Mr. George Wilton, Superintendent  
of Public Works, Maintenance  
Page 3  
July 30, 1975

County Register of Deeds and the City Clerk of the City of Wichita,  
all evidencing fee title to subject property vested in:

The City of Wichita, Sedgwick County, Kansas; a municipal corporation duly organized and existing under the laws of the State of Kansas,

subject to the following:

1. Easements for the construction and maintenance of public utilities, and indicated on the plat prepared by Gerald Young, Civil Engineer;
2. Street and avenue dedication for the use of the public;
3. Abutter's rights of access to and from McLean Boulevard and Harry street are granted to the City of Wichita, provided however, that Lot 1 shall have access to McLean Boulevard at three locations, that Lot 2 shall have access to McLean Boulevard at one location, that Lot 1 shall have access to Harry street at one location and Lot 2 shall have access to Harry street at one location, said locations to be designated by the City Engineer of the City of Wichita;
4. An easement granted to the City of Wichita for necessary traffic signal installation and maintenance adjacent to the Midland Valley Railroad.

In giving you this opinion, I am relying upon the correctness of the above documents evidencing title, the correctness of the Engineer's survey and plat, and the truthfulness of all affidavits and instruments evidencing title to said property.

JOHN DEKKER  
Director of Law

By Eugene L. Pirtle  
Eugene L. Pirtle  
First Assistant City Attorney  
Examining Attorney

INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY Central Maintenance Facility LOCATION West side McLean  
Boulevard & South Harry

ASSISTED BY Larry L. Henry, District Conservationist DATE 4-28-75

SITUATION Specific Problems: This site is subject to severe  
wind erosion if left without a cover crop.

Solutions: 1. Disturb only the area needed for construction.

2. Remove only those trees, shrubs, and grasses that must be  
removed for construction; protect the rest to preserve their  
esthetic and erosion-control values. 3. Disturbing as small  
an area as possible, install streets, curbs, water mains, electric  
and telephone cables, storm drains, and sewers in advance of home  
or other building construction. 4. Temporarily stabilize each  
segment of graded or otherwise disturbed land, including the  
sediment-control devices not otherwise stabilized, by seeding and

SUGGESTED SOLUTIONS ~~XXXXXX~~ mulching or by mulching alone. Permanently  
stabilize these areas as work on the land is completed. Both  
temporary and permanent stabilization practices are to be installed  
according to Sedgwick County Conservation District standards  
and specifications. The following are adapted perennial  
grasses and should be seeded at the following rates: Tall  
fescue, 2 pounds per 1,000 square feet, acre. Bromegrass, 2 pounds  
per 1,000 square feet, acre. Apply nitrogen fertilizer at the  
rates listed below or have the soil tested and fertilize accordingly.

\* Circle appropriate category.

# INVENTORY & EVALUATION

\* { INDIVIDUAL  
GROUP  
UNIT OF GOVERNMENT

REQUESTED BY \_\_\_\_\_ LOCATION \_\_\_\_\_

ASSISTED BY \_\_\_\_\_ DATE \_\_\_\_\_

~~SITUATION~~ ~~SITUATION~~ Tall fescue, 2 pounds per 1,000 square feet, acre.  
Bromegrass, 2 pounds per 1,000 square feet, acre. Adapted  
perennial grasses for sodding are Fescue and Zoysia. 5.  
Stabilize each lot within 60 days after work starts on home or  
other building construction. 6. Backfill, compact, seed, and  
mulch trenches within 60 days after they are opened. 7. If  
additional information or on-site assistance is needed relative  
to soils, seeding procedures, structure design or related  
problems, call this number: 943-9471.

SUGGESTED SOLUTION(S): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\* Circle appropriate category.

July 11, 1975

Mr. Gerald Young, C.E.  
Engineering Division  
Department of Public Works  
104 South Main  
Wichita, Kansas 67202

Re: S/D 74-109 - Final Plat of  
CENTRAL MAINTENANCE FACILITY

Dear Mr. Young:

At the regular meeting of the Metropolitan Area Planning Commission on July 10, 1975, the above-captioned plat was considered. The action of the Commission was to recommend that it be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of July 8, 1975.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the Subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1974 and prior years have been paid.

If you have any questions, please call.

Sincerely,

Jack H. Galbraith  
Chief Planner

JHG:ber

cc: George Wilton, Supt., Public Works-Maintenance  
Ray Bruggeman, Director of Public Works  
Dick Linn, City Engineer  
Dean Sellers, Assistant City Engineer

July 8, 1975

Mr. Gerald Young, C.E.  
Engineering Division  
Department of Public Works  
104 South Main  
Wichita, Kansas 67202

Re: S/D 74-109 - Final Plat of  
CENTRAL MAINTENANCE FACILITY

Dear Mr. Young:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on July 3, 1975, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Approval of the plat is subject to the applicant submitting and receiving approval for a landscape and screening plan adjacent to McLean Boulevard.
- B. The applicant shall be advised that a seeding plan will be required for undeveloped, improved areas of this plat. Larry L. Henry of the Soil Conservation Service shall be contacted regarding this matter.
- C. The north-south sewer easement indicated on the preliminary plat shall be relabeled as "sanitary sewer" easement, and the east-west easement as "storm sewer" easement.
- D. The dimension of 1,861.84 feet referenced in the legal description does not correspond with the same dimension indicated on the face of the plat. The appropriate correction shall be made.
- E. The plat's text shall be amended to read: "...platted into lots and streets to be known as....".
- F. The plat's text shall be amended to reference that no access will be permitted from Lot 2 to Harry Street on east 40 feet of the northerly line and the north 40 feet of the easterly line of said lot.

Page 2 - Mr. Gerald Young  
July 8, 1975

- g. The Chairman of the Metropolitan Area Planning Commission shall be labeled as "Harlan R. Kamen".
- h. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 10, 1975, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby  
Junior Planner

CLN:ber  
Enclosure

cc: George Wilton, Supt., Public Works-Maintenance  
Ray Bruggeman, Director of Public Works  
Dick Linn, City Engineer  
Dean Sellers, Assistant City Engineer

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-109 Name CENTRAL MAINTENANCE FACILITY  
 Date Application Rec'd. 10-10-74 Preliminary Approval 5-1-75  
 Scheduled S/D Meeting 7-3-75

## DESCRIPTION

General Location West side of McLean Blvd. and South of Harry

Owner City of Wichita  
 Surveyor/Engineer R. W. Linn, City Engineer  
 Address 104 South Main Phone 262-0611

- |   |  |   |                   |
|---|--|---|-------------------|
| 1. Gross Acreage of Plat                          | <u>28.7</u>                                      | 7. Lineal Feet of New Streets:            |                   |
| 2. Number of Lots:                                |  | a. <u>20</u> R/W <u>330</u> ft.           |                   |
| Residential                                       |  | b. <u>20-45</u> R/W <u>100</u> ft.        |                   |
| Commercial  |  | c. <u>45</u> R/W <u>260</u> ft.           |                   |
| Industrial  | <u>2</u>   | d. <u>50</u> R/W <u>1,420</u> ft.         |                   |
| Other   |  | e. <u>50-75/75</u> R/W <u>100/190</u> ft. |                   |
| Total Number of Lots                              | <u>2</u>   | TOTAL                                     | <u>2,4000</u> ft. |
| 3. Minimum Lot Frontage                           | <u>356</u> ft.                                   | 8. Sidewalk adjacent to all               |                   |
| 4. Minimum Lot Area                               | <u>249,241</u> sq. ft.                           | streets? <u>yes</u> <u>x</u> no           |                   |
| 5. Existing Zoning                                | <u>E</u>   |   |                   |
| 6. Proposed Zoning                                | <u>E</u>   |   |                   |
| 9. Public Water Supply                            | <u>YES</u> (Yes-No), Name <u>City of Wichita</u> |   |                   |
| 10. Public Sanitary Sewers                        | <u>YES</u> (Yes-No), Name <u>City of Wichita</u> |   |                   |
| 11. Health Department Approval (where applicable) | <u>NO</u> (Yes-No)                               |   |                   |
| 12. City of Wichita <u>X</u> : Three-Mile Area    |  |   |                   |

## STAFF COMMENTS:

- A. Approval of the plat is subject to the applicant submitting and receiving approval for a landscape and screening plan adjacent to McLean Boulevard.
- B. The applicant shall be advised that a seeding plan will be required for undeveloped, improved areas of this plat. Larry L. Henry of the Soil Conservation Service shall be contacted regarding this matter.
- C. The north-south sewer easement indicated on the preliminary plat shall be relabeled as "Utility" easement.
- D. The dimension of 1861.84 feet referenced in the legal description does not correspond with the same dimension indicated on the face of the plat. The appropriate correction shall be made.
- E. The plattors text shall be amended to read: "... platted into lots and streets to be known as ..."
- F. The plattor's text shall be amended to reference that no access will be permitted from Lot 2 to Harry Street on east 40 feet of the northerly line and the north 40 feet of the easterly line of said lot.
- G. The Chairman of the Metropolitan Area Planning Commission shall be labeled as "Harlan R. Kamen".
- H. Recording of the plat . . .

May 2, 1975

Gerald Young, C.E.  
Engineering Division  
Department of Public Works  
104 South Main  
Wichita, Kansas 67202

Re: S/D 74-109 - Preliminary plat  
of CENTRAL MAINTENANCE FACILITY

Dear Mr. Young:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 1, 1975, 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. Approval of the plat is subject to the applicant submitting and receiving approval for a landscape and screening plan adjacent to McLean Boulevard.
- B. The applicant shall be advised that a seeding plan will be required for undeveloped, unpaved areas of this plat. Larry L. Henry of the Soil Conservation Service shall be contacted regarding this matter.
- D* The north-south sewer easement indicated on the preliminary plat shall be relabeled as "Utility" easement.
- D* An appropriate easement for the 48-inch east-west storm water sewer crossing subject property shall be indicated on the final plat.
- E* 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.
- F* Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 74-109  
May 2, 1975  
Page 2

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,

Curtis L. Newby  
Junior Planner

CLN:rme  
Enclosure

cc: George Wilton, Superintendent, Public Works-Maintenance  
Ray Bruggeman, Director of Public Works  
Dick Linn, City Engineer  
Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 74-109 Name CENTRAL MAINTENANCE FACILITY  
Date Application Rec'd. 10-10-74 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 5-1-75

DESCRIPTION

General Location West side of McLean Boulevard and south of Harry

Owner City of Wichita  
Surveyor/Engineer R. W. Linn, City Engineer  
Address 104 South Main Phone 262-0611

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>28.7</u>  | 7. Lineal Feet of New Streets:         |
| 2. Number of Lots:  | a. <u>20</u> R/W <u>330</u> ft.        |
| Residential _____   | b. <u>20-45</u> R/W <u>100</u> ft.     |
| Commercial _____  | c. <u>45</u> R/W <u>260</u> ft.        |
| Industrial <u>2</u>   | d. <u>50</u> R/W <u>1,420</u> ft.      |
| Other _____   | e. <u>50-75</u> R/W <u>100</u> ft.     |
| Total Number of Lots <u>2</u>   | TOTAL <u>2,400</u> ft.                 |
| 3. Minimum Lot Frontage <u>356</u> ft.                                      | 8. Sidewalk adjacent to all            |
| 4. Minimum Lot Area <u>249,241</u> sq.ft.                                   | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>E</u>   |  |
| 6. Proposed Zoning <u>E</u>   |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)        |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |  |

STAFF COMMENTS:

- A. An appropriate easement for the 48-inch east-west storm water sewer crossing subject property shall be indicated on the final plat.
- B. 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.
- C. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

October 23, 1974

Gerald Young, C.E., Engineering Division  
Department of Public Works  
Curtis L. Newby, Junior Planner

S/D 74-109 - Central Maintenance Facility  
Addition - Sketch plat.

We have reviewed the above referred to sketch plat and hereby authorize the preparation and submission of a preliminary plat subject to the following conditions and comments:

- A. An additional 10 feet of right-of-way for the west half of McLean Boulevard shall be indicated on the preliminary plat to allow for installation of the proposed accel-decel lanes at the two major entrances planned on McLean Boulevard.
- B. "Access control except for 3 openings" adjacent to McLean Boulevard on Lot 1 and "access control except for 1 opening" adjacent to McLean Boulevard on Lot 2, shall be indicated on the plat.
- C. "Access control except for 2 openings" adjacent to Harry Street on Lot 1 and "access control except for 1 opening" adjacent to Harry Street on Lot 2, shall be indicated on the plat.
- D. "Complete access control" for a distance of 40 feet west of and 40 feet south of the northeast corner of Lot 2, shall be indicated on the plat.
- E. A 35 foot building setback line from the west line of McLean Boulevard and from the south line of Harry Street shall be indicated on the plat.
- F. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

Attached for your information and files is a marked "engineers copy" of the sketch plat. If you have any questions concerning this matter, please call.

CLN:rme  
Attachment

cc: George Wilton, Superintendent, Public Works-Maintenance  
Ray Bruggeman, Director of Public Works  
Dick Linn, City Engineer

Map No.: 5445  
Section No.: 32  
Twp. No.: T27S  
Range: R1E

S/D No. 74-109

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Central Maintenance Facility

General Location: South of Harry and West of McLean Boulevard

Name of Property Owner: City of Wichita, Kansas Phone: 262-0611  
Address: 204 South Main  
Name of Subdivider: City of Wichita, Kansas Phone: 262-0611  
Address: 204 South Main  
Name of Agent/Surveyor: R. W. Linn, City Engineer Phone: 262-0611  
Address: 104 South Main  
Date of Application: October 10, 1974

SUBDIVISION INFORMATION:

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>28.7 Acres</u>  | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. <u>20'</u> R/W <u>330</u> ft.  |
| Residential _____   | b. <u>20'-45'</u> R/W <u>100</u> ft.  |
| Commercial _____  | c. <u>45'</u> R/W <u>260</u> ft.  |
| Industrial <u>2</u>   | d. <u>50'</u> R/W <u>1,420</u> ft.  |
| Other _____   | e. <u>50'-75'</u> R/W <u>100</u> ft.  |
| Total Number of Lots <u>2</u>   | TOTAL <u>2,400</u> ft.  |
| 3. Minimum Lot Frontage <u>356</u> ft.  | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>No</u> |
| 4. Minimum Lot Area <u>249,241</u> sq. ft.  |   |
| 5. Existing Zoning <u>Light Industrial</u>  |   |
| 6. Proposed Zoning <u>Light Industrial</u>  |   |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita, Kansas</u>     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita, Kansas</u> |   |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No)                |   |
| 12. City of Wichita <u>Three-Mile Area</u>  |   |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: \_\_\_\_\_

Wichita-Sedgwick County Metropolitan Area  
Planning Commission, Room 402, City Building  
Annex, 104 South Main Street, Wichita, Kansas

Received by Paul Marley  
Date 10/10/74  
Fee Submitted none  
reqd.