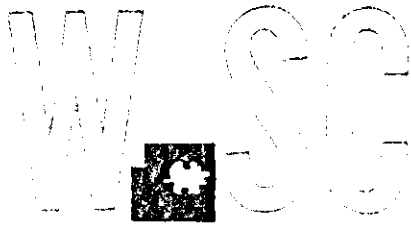


final tracing  
4-15-98

\_\_\_\_\_, DEPUTY  
MICHAEL D. HURT

Q:\1997\97825\FINAL 03-03-1998 02:49:47 pm

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

February 13, 1998

FILE COPY

Professional Engineering Consultants (PEC)  
Attn.: Gary Wiley  
303 S. Topeka  
Wichita, KS 67202

Re: S/D 97-97 - Final Plat of OAK KNOLL INDUSTRIAL PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 12, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 6, 1998.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 97-97 - Final Plat of LAK KNOLL INDUSTRIAL PARK 2ND ADDITION  
February 13, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Carl Chuzy, 555 N. Woodlawn, Bldg. 1, Suite 200, Wichita, KS 67208  
Mike Lindebak, City Engineer, Public Works Department (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
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February 6, 1998

FILE COPY

Professional Engineering Consultants (PEC)  
Attn: Gary Wiley  
303 S. Topeka  
Wichita KS 67202

Re: S/D 97-97 Final Plat of OAK KNOLL INDUSTRIAL PARK 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 5, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. ✓ City Engineering needs to indicate if guarantees are required for municipal services. Any modification of the water line or partial pavement will necessitate a guarantee.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. → The applicant shall guarantee the closure of the driveway opening for Lot 2 located in an area of complete access control.
- D. ✓ The proposed access easement will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. ✓ The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. ✓ Traffic Engineering needs to comment on the need, if any, for improvements to Rock Road. No improvements are needed.
- G. ✓ The applicant shall guarantee the paving of the proposed circular turnaround. This guarantee has been previously submitted.



- H. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- J. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

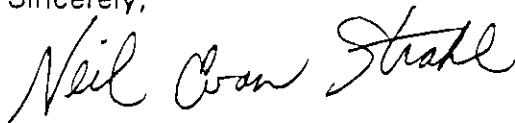
If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

S/D 97-97 -- Final Plat of OAK KNOLL INDUSTRIAL PARK 2ND ADDITION  
February 6, 1998 - Page 3

The enclosed "marked" copy of the plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 12, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb  
Enclosure

CC: Carl Chuzy, 555 N. Woodlawn, Bldg. 1, Suite 200, Wichita, KS 67208  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

February 12, 1998

STAFF REPORT

(Final Plat-Approved 02/05/98, Preliminary Plat-Approved 01/08/98)

CASE NUMBER: S/D 97-97 - OAK KNOLL INDUSTRIAL PARK 2ND ADDITION

OWNER/APPLICANT: Carl Chuzy, 555 N. Woodlawn, Bldg. 1, Suite 200, Wichita, KS 67208

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.,  
c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: East side of Rock Road, South of Pawnee

SITE SIZE: 19 acres

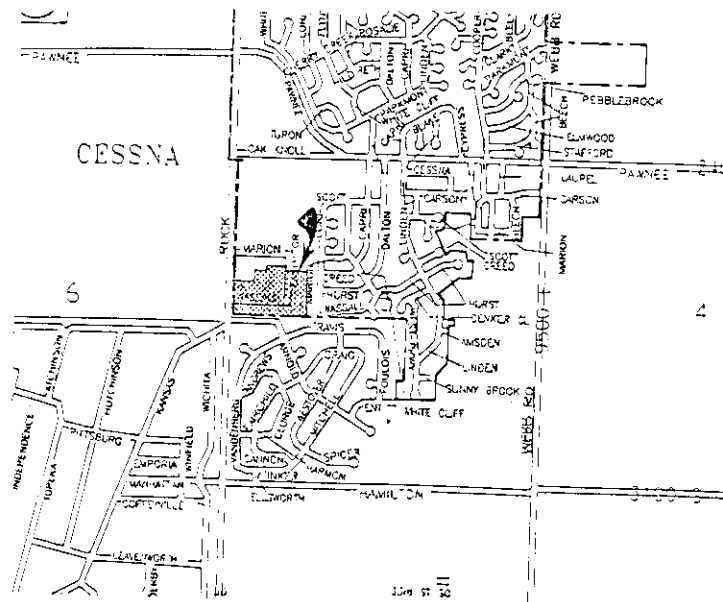
NUMBER OF LOTS  
Residential:  
Office:  
Commercial:  
Industrial: 3  
Total: 3

MINIMUM LOT AREA: 3.0 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Notes: This replat involves the vacation of a portion of a platted loop street. A turnaround will be installed at the terminus of the existing street.

STAFF COMMENTS:

- A. City Engineering needs to indicate if guarantees are required for municipal services. Any modification of the water line or partial pavement will necessitate a guarantee.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The applicant shall guarantee the closure of the driveway opening for Lot 2 located in an area of complete access control.
- D. The proposed access easement will need to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- E. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. Traffic Engineering needs to comment on the need, if any, for improvements to Rock Road. No improvements are needed.
- G. The applicant shall guarantee the paving of the proposed circular turnaround. This guarantee has been previously submitted.
- H. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- I. Based upon the platting binder, property taxes are still outstanding. Before the plat is forwarded to City Council for consideration, proof shall be provided indicating that all applicable property taxes have been paid.
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protection shall be as per the direction and approval of the Chief of the Fire Department.)

- 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.
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