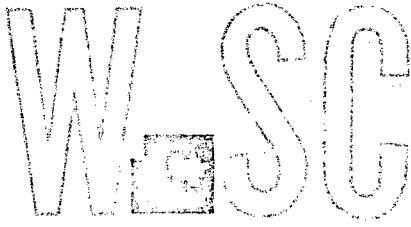


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4561

September 8, 1987

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

Re: Final Plat S/D 87-27 - CHELSEA INDUSTRIAL PARK 2ND
ADDITION.

Gentlemen:

At the regular meeting of the Wichita City Council on Tuesday, September 8, 1987, the above-captioned plat was considered. The action of the Council was to refer this plat back to the Planning Commission.

This matter will be scheduled for reconsideration by the Planning Commission on September 17, 1987. This meeting will be held in the City Council Chambers, First Floor, City Hall, 455 N. Main, which begins at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script, appearing to read 'FLN', is written above the typed name.

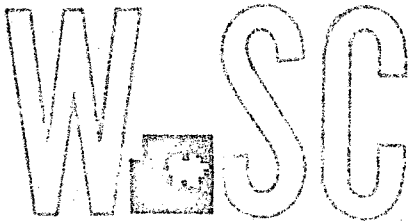
Forrest L. Nagley
Senior Planner

FLN:JHG:dik

cc: Jeff Greenberg, 555 N. Woodlawn, Wichita, KS 67208
Robert Kaplan, 430 N. Market, Wichita, KS 67202
M.S. Mitchell, 1215 Forest, Wichita, KS 67203
Vince Bogart, One Main Place, Wichita, KS 67202
*Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services



WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

September 2, 1987

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

Re: Final Plat S/D 87-27 - CHELSEA INDUSTRIAL PARK 2ND
ADDITION

Gentlemen:

At the regular meeting of the Wichita City Council on Tuesday, September 1, 1987, the above-captioned plat was considered. The action of the Council was to defer this plat for one week.

This matter will be reconsidered on Tuesday, September 8, 1987. This meeting will be held in the City Council Meeting Room, First Floor, City Hall, 455 N. Main, which begins at 9:00 a.m. If you have any questions concerning this matter, please call.

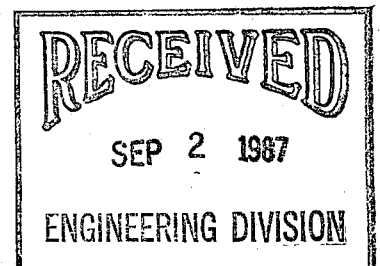
Sincerely,

A handwritten signature in black ink, appearing to read 'Jack H. Galbraith', written over a large, stylized flourish.

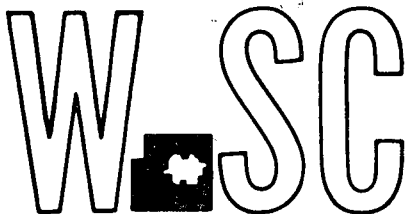
Jack H. Galbraith
Chief Planner

JHG:dlk

cc: Jeff Greenberg, 555 N. Woodlawn, Wichita, KS 67208
M.S. Mitchell, 1215 Forest, Wichita, KS 67203
Vince Bogart, One Main Place, Wichita, KS 67202
✓Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 28, 1986

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

Re: S/D 86-27 - Preliminary Plat of Chelsea Industrial Park
2nd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 28, 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:

- C
O
P
Y
- A. The applicant shall guarantee the extension of sanitary sewer to serve these lots. When the property to the west of this plat was subdivided (Chelsea Industrial Addition), sewer service was obtained through the Oaklawn Improvement District. A restrictive covenant was obtained by the County which limited development of the property to nonindustrial uses and to a level equivalent to the amount of sewer capacity available within the Oaklawn System for serving this property. If additional main line capacity exists, connection to sanitary sewer, through the Oaklawn System, appears to be the most direct way to sewer this industrial plat. As the City of Wichita treats Oaklawn's sewage, City of Wichita approval for the Improvement District to accept industrial effluent may be required.
 - B. The applicant shall guarantee the extension of City water to serve Lot 3.
 - C. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
 - D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
 - F. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property.

Baughman Company, P.A.

Re: S/D 86-27 - Preliminary Plat of Chelsea Industrial
Park 2nd Addition.

March 28, 1986

Page 2

- G. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- I. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- 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.
- K. The applicant shall obtain a drainage agreement from the property owner to the west, which allows this plat to drain into the drainage pond located in the floodway platted as part of Lot 1, Block A, Chelsea Industrial Park Addition.
- L. The final plat shall indicate an appropriately wide utility easement adjacent to the west line of this plat and the south line of Lot 2.
- M. Prior to filing a final plat, the applicant shall meet with County Engineering to discuss the access controls required for this property.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the final plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Jeff Greenberg, 555 N. Woodlawn, Wichita, KS 67208
Robert W. Kaplan, Atty., 430 North Market, Wichita, KS
Jim Weber, County Engineering
✓ Mike Lindebak, City Engineer

APPLICATION FOR WATER SERVICE
OUTSIDE THE CORPORATE LIMITS OF
THE CITY OF WICHITA
AND RELATED PETITION AND CONSENT TO ANNEXATION,
AGREEMENTS AND COVENANTS

Approved by Board of Commissioners
MAR 05 1985

FILM 720 PAGE 465

The Governing Body of the City of Wichita, Kansas, this 5th day of
MARCH, 1985, approves and files the application of
_____ for water service to the following property:

Lot 1, Blk. A, Chelsea Industrial Park Addition

STATE OF KANSAS } 33
SEDGWICK COUNTY }
FILED FOR RECORD AT
1:00 PM

MICROFILMED
OF RECORD

APR 17 1985

7 41453
NO. PAT KETTLER
REGISTER OF DEEDS

Ed. [Signature]

The applicant agrees to abide by the established rules and regulations of the Wichita Water Department now in force, or which may hereafter be enacted or adopted by said Department of the City of Wichita, Kansas, and to pay for service at the established rate, all in accordance with Section 17 of Code of the City of Wichita, or as amended. The applicant further agrees to acquire a plumbing permit from the City of Wichita; to have the service line installed by a plumber licensed by the City using City approved materials and installation methods.

The owners of land covered hereunder do hereby consent to, petition and request the annexation of such lands by the City of Wichita at such time as it determines appropriate (as contemplated in K.S.A. 12-519 et. seq.). Until such time as the annexation occurs, the owners covenant and agree they will not seek incorporation as a separate city nor annexation to any other city of the land, or any part thereof. The foregoing consent to annexation and covenants are hereby made binding on all heirs, successors and assigns and are made a covenant to run with the land and shall not be withdrawn without the consent of the City of Wichita; and in the event such consent is given, said services above may be terminated at the option of the City of Wichita.

The undersigned agrees not to transfer title to the above premises or any portion thereof without notifying the purchaser of the existence of this application, but

7.00

City Clerk

failures of purchasers of above property or any portion thereof to have actual notice of this application shall in no way diminish or enlarge the rights or obligations imposed hereunder.

The undersigned agrees that upon failure to comply with the terms of this agreement and permit, the covered service may be denied to the property above described and said service may be terminated without notice, all in accordance with the ordinance and regulations of the City. This remedy is in addition to all other legal remedies available to the City to assure full compliance with this agreement and permit.

APPLICANT

(fill in lines applicable)

Jeffrey S. Greenberg
(Name-Typed) Jeffrey S. Greenberg

C. Lynne Greenberg
(Name-Typed) C. Lynne Greenberg

If an individual, application must be signed by husband and wife, if there be such. See acknowledgment attached.

A PARTNERSHIP

By _____
(Name-Typed)

(Name-Typed)

If a partnership, all partners must sign or if only one partner signs, proof of partnership authority by other partners must be attached. See form of acknowledgment attached.

ATTEST:

Secretary

A CORPORATION

By _____
(Name-Typed) President

If a corporation, it must be signed by the President and attested by the Secretary. See acknowledgment attached.

APPROVED AS TO FORM:

John Dekker
for John Dekker, Director of Law

APPROVED BY:

John D. Wynn
John D. Wynn, Director of Water and Water Pollution Control

Robert A. Lakin
Robert A. Lakin, Director of Planning

Michael E. Lindebak
Michael E. Lindebak, City Engineer

ATTEST:

Donald C. Gisick
Donald C. Gisick, City Clerk

AUTHORIZED BY:

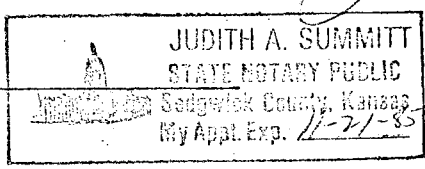
Robert G. Knight
ROBERT G. KNIGHT Mayor

STATE OF KANSAS, SEDGWICK COUNTY, SS:

BE IT REMEMBERED, that on this 22nd day of February, 1985, personally appeared before me, a Notary Public in and for the County and State aforesaid, Jeffrey S. Greenberg & C. Lynn Greenberg, husband and wife, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution thereof.

Judith A. Summitt
Notary Public

My Appointment Expires: _____



STATE OF KANSAS, SEDGWICK COUNTY, SS:

BE IT REMEMBERED, that on this _____ day of _____, 19____, personally appeared before me, a Notary Public in and for the County and State aforesaid, _____, being all of the partners of _____, a Co-partnership, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution thereof.

Notary Public

My Appointment Expires: _____

STATE OF KANSAS, SEDGWICK COUNTY, SS:

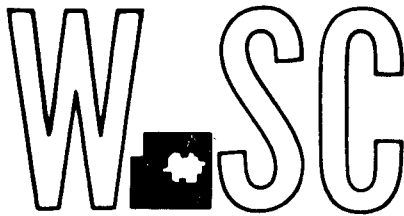
BE IT REMEMBERED, that on this _____ day of _____, 19____, personally appeared before me, a Notary Public in and for the County and State aforesaid, _____, President of _____, and _____, Secretary of _____, to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of the same for and on behalf, and as the act and deed of said company.

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

Notary Public

My Appointment Expires: _____

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 24, 1985

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

Re.: S/D 83-119 - Final Plat of Chelsea Industrial Park

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 24, 1985, 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 January 18, 1985.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

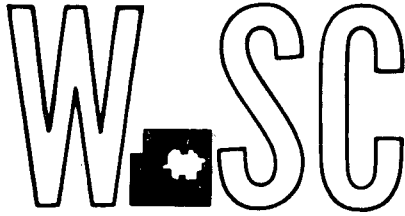
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Jeff Greenberg, 555 N. Woodlawn, Bldg. I, Suite 200, Wichita, KS 67208
Robert Kaplan, Attorney-at-Law, 430 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineer
David Spears, Acting County Engineer

C
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P
Y

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 18, 1985

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

Re: S/D 83-II9 - Final Plat of Chelsea Industrial Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 17, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In order to assure sanitary sewer service to this industrial plat, the applicant shall submit a copy of the letter from Oaklawn which indicates their agreement to serve this property. The City Engineer has advised that City of Wichita approval for Oaklawn to accept sewage from this property is not required since industrial waste will not be generated.
- 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 submit an avigational easement covering all of the subject property and the associated restrictive covenant.
- D. The applicant shall submit a copy of the pipeline easement agreement which encumbers this property.
- E. Any relocation, encasement or lowering of the pipeline along 47th Street South, necessitated by development of this property, shall be at the lot owner's expense.
- F. The final plat tracing shall label more clearly the dimensions for the street right-of-way and the City Service Gas Company easement.

C
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Y

Baughman Company, P.A.

Re: S/D 83-119 - Final Plat of Chelsea Industrial Park

January 18, 1985

Page 2

- G. Since the final plat tracing will indicate the expansion of this one lot to the east, the platting of "access control except for two openings across the north line of the lot to 47th Street" is acceptable. The submission of a future plat having the balance of the frontage on 47th Street shall only be permitted one opening to this arterial street.
- H. The final plat tracing shall indicate a 30-foot wide maintenance access, utility and drainage easement adjacent to the northerly portion of the west line of this plat. Appropriate reference shall be added to the plat's text. Prior to submitting this plat for review by the City Commission, the boundaries of this easement shall be approved by County Public Works.
- I. The applicant shall submit a restrictive covenant for recording with this plat which limits development of this lot to a non-industrial use and to a level equivalent to the amount of sewer capacity available within the Oaklawn system for serving this property. This covenant shall be submitted to County Public Works for their review and approval prior to submitting this plat for scheduling before the City Commission. A memorandum stating approval shall be obtained.
- J. The applicant shall guarantee the construction of the detention pond to serve this property.
- K. The final plat tracing shall include, within the boundaries of the plat, the proposed detention pond to serve this lot. Prior to submitting the plat for review by the City Commission, the new boundary of the plat shall be approved by County Public Works. A memorandum of approval shall be obtained from County Engineering for the plat file.
- L. Closure computations shall be submitted with the final plat tracing.
- M. 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.

Baughman Company, P.A.

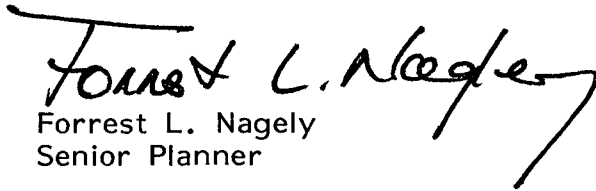
Re: S/D 83-119 - Final Plat of Chelsea Industrial Park

January 18, 1985

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 24, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagely
Senior Planner

FLN:mlh

- cc: Jeff Greenberg, 555 N. Woodlawn, Bldg. 1, Suite 200, Wichita, KS 67208
- Robert Kaplan, Attorney-at-Law, 430 N. Market, Wichita, KS 67202
- ✓ Mike Lindebak, City Engineer
- David Speer, Acting County Engineer

1. No water involved

2. Deerfield Addition

Existing 24" RCCP (Lock Joint) Main on the West side of Webb Road. May be tapped to serve Deerfield

3. Meridian Outlet Mall

Nearest Water located 10.5' S & 23.5' E of SECL of 33rd & Meridian

Problems:

1. How to serve Lot 4 Block 1?

2. " " " Lots 7, 8, 11, 12, 15, 16, 19, 20, 23, 24, Block 1

4. New Western Addition

8" and 2" as shown

5. Casado - Walker Addition

16" on E side Tyler

Note: #1445 S. Tyler has service; is this at 1445?
Has Water, Sewer, Fire Service

6. Chelsea Industrial Park

12" A.C. on N side of 47th St.

7. Mc Murtry Addition

Existing water main to be relocated.

B. Wooten on 1-7-85 requested an amount for a Letter of Credit that would guarantee the project was completed. \$9500⁰⁰ should cover the project. Baughman to design project and write easements

OAKLAWN IMPROVEMENT DISTRICT

524-0281

4426 HEMLOCK COURT

WICHITA, KANSAS 67216

*Chelsea Industrial
Park*

January 11, 1985

Mr. Jeffrey S. Greenberg
555 N. Woodlawn
Building 1
Wichita, Kansas 67208

Dear Sir:

This letter will confirm The Oaklawn Improvement District board approval of extending sewer service to your new office building site. Agreements and necessary documents will be forth coming providing approval for the final plat is obtained.

Oaklawn Improvement District

A.W. Stephens

President

MS

REISS & GOODNESS ENGINEERS

2100 WEST 21ST STREET - WICHITA, KANSAS 67203-2101 (316) 832-0213

January 8, 1985

RECEIVED JAN 11 1985

Mr. A. W. Hopkins, President
Oaklawn Improvement District
4426 Hemlock Court
Wichita, Kansas 67216

RE: Sanitary Sewer Capacity
Deer Lakes Estates - Boeing

Dear Mr. Hopkins:

I have been asked by Landmark Construction Corporation to review the capacity and the possible connection of an 1,000 employee office building to be constructed adjacent to the east line of Deer Lakes Estates. The following summarizes the expected flow into the existing sewer system by the construction and also the routing of this sewage through the sewer lines owned by the Oaklawn Improvement District.

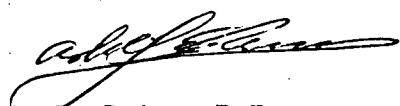
Number of Employees: 1,000
Design Flow/Employees: 25 gallons/day
Expected Flow: 17.4 gallons/minute
Peak Flow: 43.4 gallons/minute

The addition of this second Boeing office building can be expected to contribute at peak flow of 43.4 gallons/minute to the system.

The calculations done previously by this office (February 21, 1984) indicate that this added flow will not exceed the sewerage capacity. This would be a permanent hook-on and no industrial wastes are contemplated at this time.

Sincerely yours,

REISS & GOODNESS ENGINEERS


A. E. Reiss, P.E.

AER/rmk

cc: Jim Bender

S/D No.: 83-119 Name: CHELSEA INDUSTRIAL PARK

Preliminary Approved: 1/3/85
Scheduled S/D Meeting: 1/17/85

DESCRIPTION

General Location: South side of 47th Street South in an area west of Oliver.
Owner: A. F. Casado, c/o Jeff Greenberg, 555 N. Woodlawn, Bldg. I,
Suite 105, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

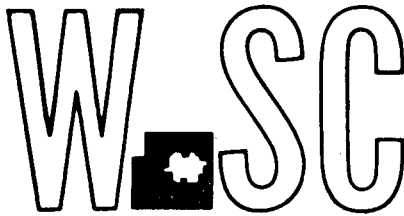
1. Gross Acreage of Plat: 18.8 Acres
2. Number of Lots:
Residential:
Office:
Commercial:
Industrial: 1
Total: 1
3. Minimum Lot Area: 1,607,936 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

NOTE: This plat proposes to complete only a portion of Lot I, Block A of Chelsea Industrial Park. (The west 640 feet of the original Lot I approved on the preliminary plat.)

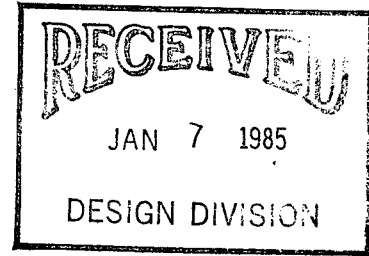
- A. The applicant shall guarantee the extension of sanitary sewer to serve this lot. When the property to the west of this plat was subdivided (Deer Lake Estates), sewer service was obtained through the Oaklawn Improvement District. If main sewer line capacity exists, connection to sewer through this system would appear to be the most direct way to sewer this industrial plat. As the City of Wichita treats Oaklawn's sewage, City of Wichita approval for the Improvement District to accept industrial effluent may be required. A requirement of preliminary plat approval was for the applicant to contact the Engineering Division and the Water Department relative to serving subject property with sewer. The applicant shall be prepared to state how this property will be served with sanitary sewer.
- 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 submit an avigational easement covering all of the subject property and the associated restrictive covenant.
- D. The applicant shall submit a copy of the pipeline easement agreement which encumbers this property.
- E. Any relocation, encasement or lowering of the pipeline along 47th Street South, necessitated by development of this property, shall be at the lot owner's expense.
- F. The final plat tracing shall label more clearly the dimensions for the street right-of-way and the City Service Gas Company easement.
- G. The final plat tracing shall indicate, on the face of the plat and in the plat's text, "Access control except for one opening" to 47th Street South across the north line of this plat. Since the 1,040 feet of frontage on the preliminary plat was granted two access points, staff recommends that one access point be approved for the lessor frontage indicated on this final plat.
- H. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 4, 1985

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

Re: S/D 83-119 - Revised Preliminary Plat of Chelsea Industrial
Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 3, 1985, 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 municipal water to serve these lots and execute an application for outside-the-City water service.
- B. The applicant shall guarantee the extension of sanitary sewer to serve these lots. When the property to the west of this plat was subdivided (Deer Lake Estates), sewer service was obtained through the Oaklawn Improvement District. If main sewer line capacity exists, connection to sewer through this system would appear to be the most direct way to sewer this industrial plat. As the City of Wichita treats Oaklawn's sewage, City of Wichita approval for the Improvement District to accept industrial effluent may be required. Prior to the submission of the final plat, the applicant shall contact the Engineering Division and the Water Department relative to serving subject property with sewer.
- 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 submit an avigational easement covering all of the subject property and the associated restrictive covenant.

C
O
P
Y

Baughman Company, P.A.

Re: S/D 83-119 - Revised Preliminary Plat of Chelsea Industrial Park

January 4, 1985

Page 2

- E. The applicant shall submit a copy of the pipeline easement agreement which encumbers this property.
- F. Any relocation, encasement or lowering of the pipeline along 47th Street South, necessitated by development of this property, shall be at the lot owner's expense.
- G. The final plat shall indicate the recording information for the pipeline easement on this property.
- H. The final plat shall indicate the recording information for the right-of-way existing for 47th Street South and Oliver adjacent to this plat.
- I. The final plat shall indicate a westward shift of the west line of Lot 2. The specific footage will be determined by the applicant's agent.
- J. The final plat shall indicate the following access controls on the face of the plat and in the plat's text:
 - 1. "Complete access control" to 47th Street South from the north line of Lot 2 except for the west 30 feet of the lot.
 - 2. "Complete access control" to Oliver Street from the east line of Lot 2 except for the south 30 feet of the lot.
- K. The final plat shall indicate a 10-foot utility easement along the south line of Lot 1.
- L. The applicant shall guarantee the extension of municipal water south on Oliver along the east line of the plat to serve the southern portion of the site.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Baughman Company, P.A.

Re: S/D 83-119 - Revised Preliminary Plat of Chelsea Industrial Park

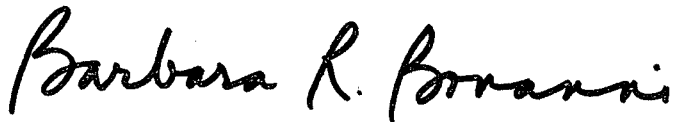
January 4, 1985

Page 3

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

If you should have any questions, please call.

Sincerely,

A handwritten signature in cursive script that reads "Barbara R. Bonanni".

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: A. F. Casado, c/o Jeff Greenberg, 555 N. Woodlawn, Bldg. I, Suite
105, Wichita, KS 67208
Jeff Greenberg, 555 N. Woodlawn, Bldg. I, Suite 105, Wichita, KS 67208
Robert Kaplan, Attorney-at-Law, 430 N. Market, Wichita, KS 67202
✕ Mike Lindebak, City Engineer
Claud Shelor, County Engineer

S/D No.: 83-II9 Name: CHELSEA INDUSTRIAL PARK

Preliminary Approved:
Scheduled S/D Meeting: 1/3/85

DESCRIPTION

General Location: Southwest corner of Oliver Street and 47th Street South
Owner: Jeff Greenberg, 555 N. Woodlawn, Bldg. I, Suite 105, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 37.1 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area:
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal water to serve these lots and execute an application for outside-the-City water service.
- B. The applicant shall guarantee the extension of sanitary sewer to serve these lots. When the property to the west of this plat was subdivided (Deer Lake Estates), sewer service was obtained through the Oaklawn Improvement District. If main sewer line capacity exists, connection to sewer through this system would appear to be the most direct way to sewer this industrial plat. As the City of Wichita treats Oaklawn's sewage, City of Wichita approval for the Improvement District to accept industrial effluent may be required.
- 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 submit an avigational easement covering all of the subject property and the associated restrictive covenant.
- E. The applicant shall submit a copy of the pipeline easement agreement which encumbers this property.
- F. Any relocation, encasement or lowering of the pipeline along 47th Street South, necessitated by development of this property, shall be at the lot owner's expense.
- G. The final plat shall indicate the recording information for the pipeline easement on this property.
- H. The final plat shall indicate the recording information for the right-of-way existing for 47th Street South and Oliver adjacent to this plat.
- I. The representative from the County Engineer's office should be prepared to state what access control, from Lot 2 to the adjacent streets, should be included as a part of this plat. It is recommended that the size of Lot 2 be increased so as to allow the platting of "complete access control" around the curve at the 47th Street/Oliver intersection.
- J. The representatives from the Utility Advisory Committee should be prepared to comment on what utility easements should be shown on the final plat.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property. Specifically, are any drainage improvements required with the platting of this property?

- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-119 Name Chelsea Industrial Park
Date Application Rec'd. 12-22-83 Preliminary Approval _____
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location SW corner of Oliver St. and 47th St. South

Owner A. F. Casado
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | | | |
|---|--|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>37.1 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>10</u> R/W <u>779</u> ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>1</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL <u>779</u> ft. | |
| 3. Minimum Lot Frontage | <u>1155.30 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>1,607.936 sq. ft.</u> | | |
| 5. Existing Zoning | <u>E</u> | | |
| 6. Proposed Zoning | <u>E</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>Oaklawn Imp. District</u> | | |
| 11. Has Health Dept. approval been obtained | (where applicable) <u>Yes</u> _____ No | | |
| 12. City of Wichita | <u>3-Mile Area</u> <u>X</u> _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee the extension of municipal water to serve the lot and execute an application for outside-the-City water service.
- C. The applicant shall guarantee the extension of sanitary sewer to serve this lot. When the property to the west of this plat was subdivided (Deer Lake Estates), sewer service was obtained through the Oaklawn Improvement District. If main sewer line capacity exists, connection to sewer through this system would appear to be the most direct way to sewer this industrial plat. As the City of Wichita treats Oaklawn's sewage, City of Wichita approval for the Improvement District to accept industrial effluent may be required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Major street intersection rights-of-way measured from the centerlines of 47th and Oliver shall be shown on the final plat.
- F. The County Engineer's representative and the applicant should be prepared to discuss access controls to Oliver and to 47th Street.
- G. The applicant shall submit an avigational easement covering all of the subject property and the associated restrictive covenant.
- H. The applicant shall submit a copy of the pipeline easement agreement to the Planning Department.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).