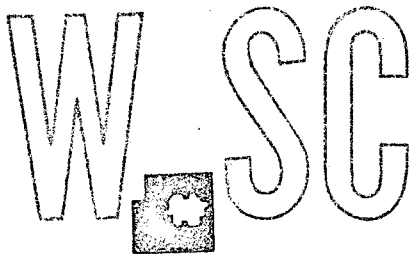


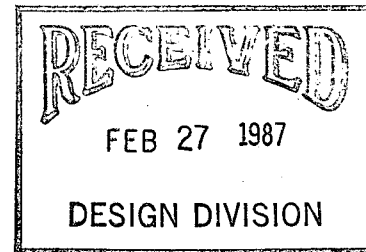
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 26, 1987



Lowell D. High  
1542 S. St. Francis  
Wichita, KS 67211

Re: Final Plat S/D 86-114 - DUGAN INDUSTRIAL THIRD ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 26, 1987, 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 paving of Maize Road adjacent to this plat to a "two lane rural standard".
- 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 and restrictive noise covenant for this property. Section 7-107.
- D. Since sanitary sewer and municipal water are not available to serve this industrially zoned property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- E. As required by the drainage plan for this property, the applicant shall obtain an off-site drainage agreement, from the property owner(s) to the north and east of Block 1, which states that these adjacent properties will accept drainage from this plat. The wording and text of this agreement shall be reviewed and approved by the Bureau of Public Services.

# WICHITA - SEDGWICK COUNTY

Final Plat S/D 86-114 - DUGAN INDUSTRIAL THIRD ADDITION  
Page 2

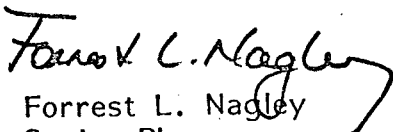
- F. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
1. Tom Scott - Chairman
  2. Mark F. Schroeder - Pro-tem Chairman
  3. David Bayouth - Commissioner
  4. Bernard A. Hentzen - Commissioner
  5. Billy Q. McCray - Commissioner
- G. On the final plat tracing, the access controls being granted to Maize Road from Lot 2, Block 2 shall be granted to the "appropriate governing body" rather than the appropriate engineer. The plat's text needs to be amended.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. 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, March 5, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: John Dugan, R.R. #1, Box 37, Clearwater, KS 67026  
X Mike Lindebak, City Engineer  
Jim Weber, County Engineering

Pre-Sub 2-26-87

1. Fidelity Investment Co. Vacation of Bldg. Setback. No Water problem.
2. Jillian L. Buggs. Vacation of Alley R/W. No Water problem.
3. Thomas M. Lu. Vacation of Floodway Reserve. No Water problem.
4. Broadway 47 Plaza 2nd Addition. Preliminary Plat. All lots now served. No water problem.
5. DUGAN Industrial Third Addition. Final Plat. Item E, wells. No water problem.
6. John Michener Addition. Preliminary Plat. Area now served. No water problem.
7. Southwest Plaza 2nd Addition. Final plat. Area now served. No water problem.
8. Parkdale Addition. Final Plat. Area now served. Existing meters are noted on sketch plat. Additional services will be required. Arrangements to be made with Water Dept. No water problem.
9. Lester Foust Addition. Final Plat. Existing main in Edgemoor, no main in Lexington. Plat now served. No water problem.
10. Wichita Board of Park Commissioners. Grant utility easement. No water problem.
11. Golf Courses of America. Grant utility easement. No Water problem.
12. Lakepoint Company. Grant utility easement. No water problem.
13. Other matters.

Pre-Sub Jan 29, 1987

0

1. Phillip E. Hesse. Vacation of platted drainage & utility easement. No water problem.
2. Gene Mills. Vacation of platted minimum building pad elevation. No water problem if streets and parking grades are not lowered.
3. Abel F. and Lois M. Bond. Vacation of utility easement. No water problem.
4. I-C Investments. Vacation of platted access control. No water problem unless fire hydrant relocation is necessary. Developer to pay any F.H. relocation costs.
5. Ormo Second Addition. Preliminary Plat. Area now served along Central. No water problem.
6. Mediterranean Plaza Commercial Addition. Preliminary Plat. Item C, mains to be extended. Existing 8" main to be relocated, cost to be paid by Developer. Main to be extended along Anstemon to be tied to main in 32nd St. North.
7. Woodland Estates 3rd Addition. Final Plat. Main extension guaranteed by petition for Woodland Estates 2nd Addition.
8. Willowbend Eighth Addition. Final plat. Item B, existing main to be abandoned and new main constructed. Plans to be approved before construction.
9. Schraft 4th Addition. Final Plat. Item B, mains to be extended to serve Lots 1-5, all other lots are served.
10. Northborough 4th Addition. Final Plat. Plat now served. No water problem.
11. Mt. Pleasant Acres. Final plat. No city water available. No water problem (County)
12. Portdale Addition. Preliminary Plat. Area now served. No water problem. Services to be relocated at Developers expense.
13. Powell 11th Addition. Final plat. Area now served. No water problem.
14. Dugan Industrial Third Addition. Preliminary Plat. Nearest City water at Pawnee and Lart or Hoover and 31st St. No water problem. Item D, wells.
15. Amorado Estates Third Addition. Final Plat. Item B, mains to be extended. No water problem.
16. Dept. of Transportation Second Addition. Final Plat. Site is isolated. No city water available to site at this time. Nearest city water at Hydraulic and McFarland. No water problem. Item D, wells.
17. Wayne Tjaden. Dedicate Street E/W. Existing water main on East side of Madison. No water problem.
18. Lakepoint Company. Grant utility easement. No water problem. Purpose of 20' easement?
19. Larry and Valerie Spikes. Grant utility easement. No water problem.
20. Filing Fees.

S/D No.: 86-114 Name: DUGAN INDUSTRIAL THIRD ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 1/29/87

DESCRIPTION

General Location: North of K-42 Highway on Maize Road.  
Owner: John Dugan, R.R. 1, Box 37, Clearwater, KS 67026  
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 29.5
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 4
  - Total: 4
3. Minimum Lot Area: 218,025 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "E" (SCZ-0578)

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STAFF COMMENTS:

NOTE: The applicant's associated County zone change request (SCZ-0578) for "R-1" (suburban residential) to "E" (light industrial) zoning has been approved subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 and restrictive noise covenant for this property. Section 7-107.
- D. Since sanitary sewer and municipal water are not available to serve this industrially zoned property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- E. If the platting of this property proposes the breaking of existing "complete access control" to K-42 Highway, the applicant shall obtain a letter from the State Highway Department which states their willingness to break existing access control to the State Highway.
- F. The final plat shall indicate the recording information for any existing access control to K-42 Highway as well as the recording information for any new agreement which may be established between the applicant and the State regarding the one proposed access point to K-42.
- G. 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.
- 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 County Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-114 Name: DUGAN INDUSTRIAL THIRD ADDITION

Preliminary Approved: 1/29/87  
Scheduled S/D Meeting: 2/26/87

DESCRIPTION

General Location: North of K-42 Highway on Maize Road.  
Owner: John Dugan, R.R. 1, Box 37, Clearwater, KS 67026  
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 29.5
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial: 4
  - Total: 4
3. Minimum Lot Area: 218,025 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "E" (SCZ-0578)

---

STAFF COMMENTS:

NOTE: The applicant's associated County zone change request (SCZ-0578) for "R-1" (suburban residential) to "E" (light industrial) zoning has been approved subject to platting.

- A. The applicant shall guarantee the paving of Maize Road adjacent to this plat to a "two lane rural standard".
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 and restrictive noise covenant for this property. Section 7-107.
- E. Since sanitary sewer and municipal water are not available to serve this industrially zoned property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- F. As required by the drainage plan for this property, the applicant shall obtain an off-site drainage agreement, from the property owner(s) to the north and east of Block 1, which states that these adjacent properties will accept drainage from this plat. The wording and text of this agreement shall be reviewed and approved by the Bureau of Public Services.
- G. On the final plat tracing, the County Commission's signature block shall be amended to reference the following names in the following order:
  1. Tom Scott - Chairman
  2. Mark F. Schroeder - Pro-tem Chairman
  3. David Bayouth - Commissioner
  4. Bernard A. Hentzen - Commissioner
  5. Billy Q. McCray - Commissioner
- H. On the final plat tracing, the access controls being granted to Maize Road from Lot 2, Block 2 shall be granted to the "appropriate governing body" rather than the appropriate engineer. The plattor's text needs to be amended.
- I. 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.

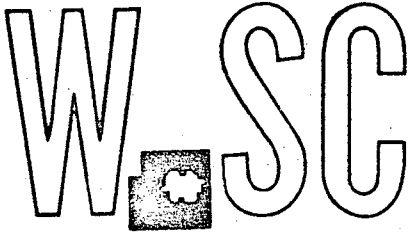
SUBDIVISION REPORT

Final Plat S/D 86-114 - DUGAN INDUSTRIAL THIRD ADDITION

Page 2

- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 29, 1987



Lowell D. High  
1542 S. St. Francis  
Wichita, KS 67211

Re: S/D 86-114 - DUGAN INDUSTRIAL THIRD ADDITION

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 29, 1987, 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 paving of Maize Road adjacent to this plat to a "two lane rural standard".
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 and restrictive noise covenant for this property. Section 7-107.
- E. Since sanitary sewer and municipal water are not available to serve this industrially zoned property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- F. If the platting of this property proposes the breaking of existing "complete access control" to K-42 Highway, the applicant shall obtain a letter from the State Highway Department which states their willingness to break existing access control to the State Highway.

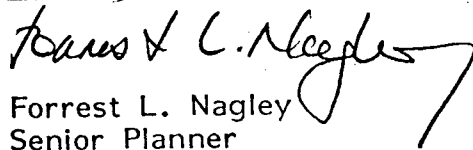
WICHITA - SEDGWICK COUNTY

S/D 86-114 - DUGAN INDUSTRIAL THIRD ADDITION  
Page 2

- G. The final plat shall indicate the recording information for any existing access control to K-42 Highway as well as the recording information for any new agreement which may be established between the applicant and the State regarding the one proposed access point to K-42.
- H. As required by the drainage plan for this property, the applicant shall obtain an off-site drainage agreement, from the property owner(s) to the north and east of Block 1, which states that these adjacent properties will accept drainage from this plat. The wording and text of this agreement shall be reviewed and approved by the Bureau of Public Services.
- I. On the final plat, a 10-foot wide utility easement shall be indicated adjacent to the north line of Lot 1, Block 1.
- J. On the final plat, "complete access control" shall be dedicated to Maize Road from the south 100 feet of Lot 2, Block 2.
- K. 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.
- 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).

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

Sincerely,

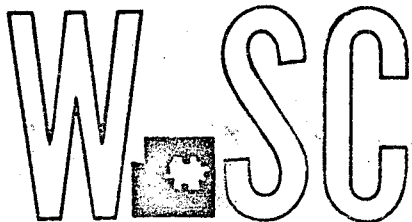
  
Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: John Dugan, R.R. 1, Box 37, Clearwater, KS 67026  
~~X~~ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 16, 1987

Mr. Joseph Krahn  
Chief of Bureau of Right-of-Way  
Kansas Department of Transportation  
State Office Building  
Topeka, KS 66612

Re: S/D 86-114 - Proposed preliminary plat of Dugan Industrial  
Third Addition, located on the west and east sides of Maize  
Road, north of K-42. Northwest Quarter, Section 8, Township  
28 South, Range 1 West and Southeast Quarter, Section 7,  
Township 28 South, Range 1 West.

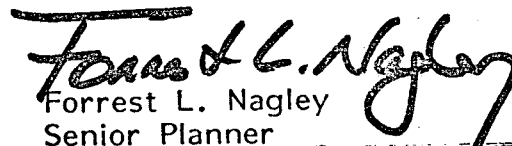
Dear Mr. Krahn:

Attached please find a copy of the above-referenced plat. This plat is located adjacent to, and north of, K-42 Highway, southwesterly of the Wichita Mid-Continent Airport. The property is presently zoned "R-1" (suburban residential), however "E" (light industrial) zoning has been approved for the property subject to platting. The plat is located on property that is beyond the current Wichita city limits.

Please review this plat relative to any additional right-of-way needs for K-42 Highway. Also, the owner of the property is proposing to plat an access point to the State Highway. Does this proposal involve the breaking of existing "complete access control"? Is the proposed access point acceptable to K.D.O.T.?

This preliminary plat will be considered by the Subdivision Committee of the Planning Commission on Thursday, January 29, 1987. Your comments and suggestions about the platting of this property, will be appreciated. Please provide your response prior to the January 29th meeting. My telephone number is (316) 268-4459.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:dlk

Attachment

cc: ~~Mike~~ Lindebak, City Engineer  
Jim Weber, Sedgwick County Bureau of Public Services  
Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

