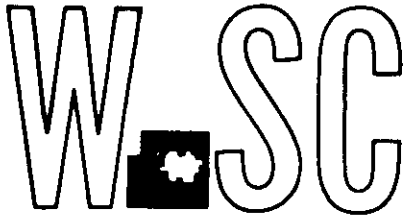


Sub-Division Jan. 16, 85

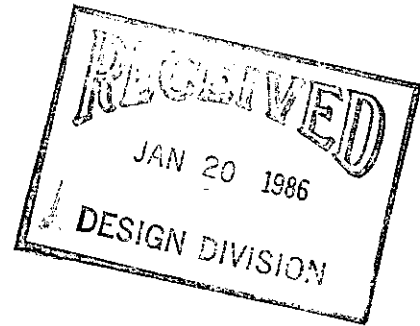
1. Ronald H. Groves. Platted Access Control Vacation. No water problem.
2. IFR Inc. Vacation of Complete Access Control. No water problem.
3. MAPD. Vacation Alley R/W. No water problem.
4. Bluestem Village Second Addition. Final Plat. Item B., mains to be extended. No water problem. Pipe siting to be reviewed before plans completed.
5. Eastminister Addition. Item B., mains to be extended, no water problem.
6. Air Products Addition. Prelim. Plat. Item A, wells, no water problem.
7. Vulcan - North Addition. Prelim. Plat. Item A, wells, no water problem.
8. Dept. of Transportation 1st Addition. Final Plat. Area now served, no water problem.
9. Gospel Addition. Final Plat. No water problem, area now served.
10. Davis Moore 4th Addition. Final Plat. No water problem, area now served.
11. Maurice & Allie Caster. Street R/W Dedication. 95th St N. No water problem.
12. O. L. C. Properties. Granting Utility Esmt. No water problem.
13. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 17, 1986

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

Re: S/D 86-2 - Preliminary Plat of Air Products Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Since neither municipal water nor sanitary sewer is available to serve this 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 facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall provide documentation from the adjacent railroad company that the granting of an access easement across their tracks is permissible.
- C. The ingress/egress easement proposed to serve Lot 2 shall be established by separate instrument. The instrument shall clearly reference that Lot 2 benefits from the provisions of the easement and shall specify who is responsible for maintenance of the easement's roadway. Prior to recording the easement, a draft of the document shall be submitted to the Planning Department for review and approval. After approval, the instrument shall be recorded so appropriate recording information may be indicated on the plat. A recorded copy of the instrument shall be submitted for the plat file.
- D. The applicant shall attempt to obtain the necessary off-site drainage easements needed to drain Lot 2.
- E. The final plat shall indicate a 10-foot wide utility easement adjacent to the north line of this plat.

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Baughman Company, P.A.

Re: S/D 86-2 - Preliminary Plat of Air Products Addition.

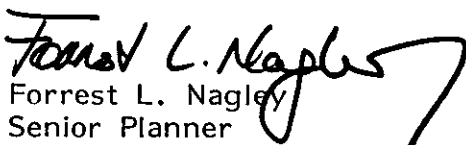
January 17, 1986

Page 2

- F. In order to prevent the sale of Lot 2 to an individual who does not own the property on which the access easement needed for access to Lot 2 is located, a restrictive covenant shall be submitted for recording which states that Lots 1 and 2 shall not be sold separately from each other. The text of the instrument shall provide for the covenant to run with the land and shall state that the covenant will expire upon the extension of a public street to directly serve Lot 2.
- G. The applicant's agent has advised that the proposed ingress/egress easement, indicated adjacent to the southernmost line of Lot 1, was retained by the previous owner of this property to connect their property to the east of Lot 1 with their unplatted property which lies to the west of the railroad track. The final plat shall reference the recording information for this access easement. A copy of the recorded instrument shall be submitted for the plat file.
- H. Since the County Zoning Text provides for a 35-foot building setback from Ridge Road, and further, since the Board of County Zoning Appeals has recently granted a setback variance on this property, no setback shall be platted.
- 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).
- 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.

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:mlh

Enclosure

cc: Air Products & Chemicals, Inc., c/o Roland Nicol, Route 222,
Trexlerstown, P.A. 18087

Lee Ann Reynolds, Air Products & Chemicals, Inc., P. O. Box 538,
Allentown, PA 18105

✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department

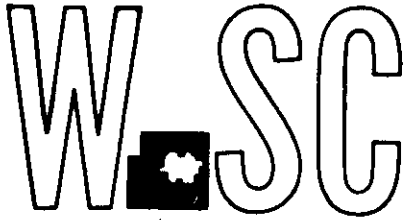
Pre: Sub June 5, 1986

①

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

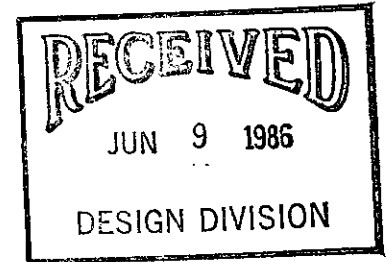
11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8"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

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



June 5, 1986

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

Re: Final Plat S/D 86-2 - AIR PRODUCTS ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this 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 facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall provide documentation from the adjacent railroad company that the granting of an access easement across their tracks is permissible.
- C. The ingress/egress easement proposed to serve Lot 2 shall be established by separate instrument. The instrument shall clearly reference that Lot 2 benefits from the provisions of the easement and shall specify who is responsible for maintenance of the easement's roadway. Prior to recording the easement, a draft of the document shall be submitted to the Planning Department for review and approval. After approval, the instrument shall be recorded so appropriate recording information may be indicated on the plat. A recorded copy of the instrument shall be submitted for the plat file.
- D. The applicant shall attempt to obtain the necessary off-site drainage easement needed to drain Lot 2.
- E. As required at the time of preliminary plat approval, a 10-foot wide utility easement shall be granted adjacent to the north line of the plat. This easement shall be indicated on the final plat tracing.

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- F. In order to prevent the sale of Lot 2 to an individual who does not own the property on which the access easement needed for access to Lot 2 is located, a restrictive covenant shall be submitted for recording which states that Lots 1 and 2 shall not be sold separately from each other. The text of the instrument shall provide for the covenant to run with the land and shall state that the covenant will expire upon the extension of a public street to directly serve Lot 2.
- G. The applicant's agent has advised that the proposed ingress/egress easement, indicated adjacent to the southernmost line of Lot 1, was retained by the previous owner of this property to connect their property to the east of Lot 1 with their unplatted property which lies to the west of the railroad track. The final plat shall reference the recording information for this access easement. A copy of the recorded instrument shall be submitted for the plat file.
- H. On the final plat tracing, the plat's text shall be amended to reference that the two permitted openings to Ridge Road shall be "determined by the appropriate engineer."
- I. As requested by K.G.&E., the final plat tracing shall indicate a 10-foot utility easement adjacent to the west line of Lot 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.

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, June 12, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik
Enclosure

cc: Air Products & Chemicals, Inc., c/o Roland Nicol, Route 222,
Trexlerstown, P.A. 18087
Lee Ann Reynolds, Air Products & Chemicals, Inc., P.O. Box 538
Allentown, PA 18105
Mike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 86-2 Name: AIR PRODUCTS ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/16/86

DESCRIPTION

General Location: West side of Ridge Rd., in an area south of 63rd St. South.
Owner: Air Products and Chemicals, Inc., c/o Roland Nicol, Route 222,
Trexlerstown, PA 18087
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 19.7 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
 3. Minimum Lot Area: 375,512 Sq. Ft.
 4. Existing Zoning: "F"
 5. Proposed Zoning: "F" (County BZA 13-85)
-

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this 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 facilities and water wells. A memorandum shall be obtained specifying approval.
- B. Staff is concerned about the adequacy of the proposed 20-foot wide ingress/egress easement to serve Lot 2 and the other industrially zoned property west of the railroad tracks. The applicant's agent shall be prepared to address this concern and state why a public street is not proposed. The logical location of a future street to serve Lot 2 is from the property to the north. An industrial-width street could be dedicated off of Ridge Road, north of the railroad tracks, which could be aligned in such a fashion as to provide public access to Lot 2 and the other land in the interior of this quarter section. One advantage of a future street with such an alignment is the avoidance of a railroad crossing.
- C. If the ingress/egress easement proposed to serve Lot 2 is found to be acceptable to the Subdivision Committee, it shall be established by separate instrument. The instrument shall clearly reference that Lot 2 benefits from the provisions of the easement and shall specify who is responsible for maintenance of the easement's roadway. Prior to recording the easement, a draft of the document shall be submitted to the Planning Department for review and approval. After approval, the instrument shall be recorded so appropriate recording information may be indicated on the plat. A recorded copy of the instrument shall be submitted for the plat file.
- D. Regarding the 20-foot wide ingress/egress easement proposed to serve Lot 2, the applicant's agent shall be prepared to state how the roadway within the easement is constructed. An all-weather surface must be provided in order for a building permit to be issued for Lot 2.
- E. The applicant's agent shall be prepared to advise the Committee what arrangements have been made with the railroad company for granting an access easement across the railroad company's property.
- F. In order to prevent the sale of Lot 2 to an individual who does not own the property on which the access easement needed for access to Lot 2 is located, a restrictive covenant shall be submitted for recording which states that Lots 1 and 2 shall not be sold separately from each other. The text of the instrument shall provide for the covenant to run with the land and shall state that the covenant will expire upon the extension of a public street to directly serve Lot 2.

- G. The applicant's agent has advised that the proposed ingress/egress easement, indicated adjacent to the southernmost line of Lot 1, was retained by the previous owner of this property to connect their property to the east of Lot 1 with their unplatted property which lies to the west of the railroad track. The final plat shall reference the recording information for this access easement. A copy of the recorded instrument shall be submitted for the plat file.
- H. Since the County Zoning Text provides for a 35-foot building setback from Ridge Road, and further, since the Board of County Zoning Appeals has recently granted a setback variance on this property, no setback shall be platted.
- 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).
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-2 Name: AIR PRODUCTS ADDITION

Preliminary Approved: 1/16/86
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: West side of Ridge Rd., in an area south of 63rd St. South.
Owner: Air Products & Chemicals, Inc., c/o Roland Nicol, Route 222,
Trexlerstown, PA 18087
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 19.7 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
3. Minimum Lot Area: 375,512 Sq. Ft.
4. Existing Zoning: "F"
5. Proposed Zoning: "F"

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this 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 facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall provide documentation from the adjacent railroad company that the granting of an access easement across their tracks is permissible.
- C. The ingress/egress easement proposed to serve Lot 2 shall be established by separate instrument. The instrument shall clearly reference that Lot 2 benefits from the provisions of the easement and shall specify who is responsible for maintenance of the easement's roadway. Prior to recording the easement, a draft of the document shall be submitted to the Planning Department for review and approval. After approval, the instrument shall be recorded so appropriate recording information may be indicated on the plat. A recorded copy of the instrument shall be submitted for the plat file.
- D. The applicant shall attempt to obtain the necessary off-site drainage easement needed to drain Lot 2.
- E. As required at the time of preliminary plat approval, a 10-foot wide utility easement shall be granted adjacent to the north line of the plat. This easement shall be indicated on the final plat tracing.
- F. In order to prevent the sale of Lot 2 to an individual who does not own the property on which the access easement needed for access to Lot 2 is located, a restrictive covenant shall be submitted for recording which states that Lots 1 and 2 shall not be sold separately from each other. The text of the instrument shall provide for the covenant to run with the land and shall state that the covenant will expire upon the extension of a public street to directly serve Lot 2.
- G. The applicant's agent has advised that the proposed ingress/egress easement, indicated adjacent to the southernmost line of Lot 1, was retained by the previous owner of this property to connect their property to the east of Lot 1 with their unplatted property which lies to the west of the railroad track. The final plat shall reference the recording information for this access easement. A copy of the recorded instrument shall be submitted for the plat file.
- H. On the final plat tracing, the plattor's text shall be amended to reference that the two permitted openings to Ridge Road shall be "determined by the appropriate engineer."

- 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.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.