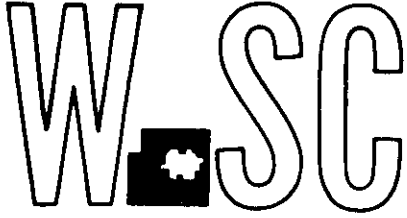


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 5, 1985

Mr. Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-61 - Final Plat of Air Park Northeast

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on September 5, 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 August 30, 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 platlor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

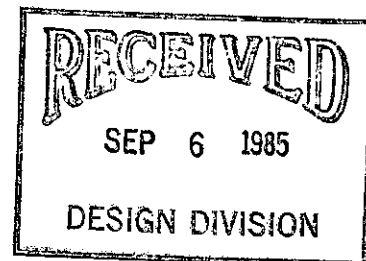
Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

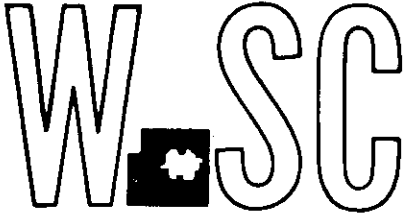
BRB:mlh

cc: S.B.S. Land, Inc., c/o Ed Berry, 1337 Reece Road, Goddard, KS 67052
Jack Brown, Health Department
Jim Weber, County Engineer's Office
✓ Mike Lindebak, City Engineer



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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 30, 1985

Mr. Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 85-61 - Final Plat of Air Park Northeast

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 29, 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. At the time of preliminary plat approval, the Subdivision Committee voted to recommend a waiver of the lot depth to width ratio standard of the Subdivision Regulations for the proposed lots.
- B. The applicant shall guarantee the relocation of the creek channel to an area within the floodway being platted.
- C. At the time of preliminary plat approval, the applicant's agent advised that this property can be served by a Rural Water District water line in adjacent Greenwich Road. A letter from the Rural Water District shall be obtained which states that the proposed eight lots can be served by the Rural Water District. If the Rural Water District cannot serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- D. Since sanitary sewer is presently not available and is not projected to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met for approval of on-site sewage facilities. A memorandum shall be obtained specifying approval. The applicant is advised that sewage facilities may not be located within the floodways being platted.
- E. The final plat tracing shall indicate the various names needed to complete approval signature blocks.

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Mr. Lowell D. High
Re: S/D 85-61 - Final Plat of Air Park Northeast
August 30, 1985
Page 2

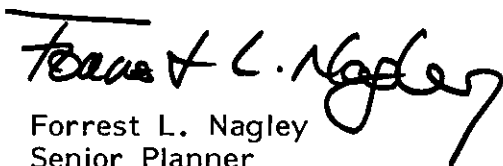
- F. The applicant shall obtain, by separate instrument, the off-site floodway needed from the property to the south.
- G. On the final plat tracing, the notary acknowledgment for the plattor's signature shall be corrected to read, "...on behalf of S.B.S. Land, Inc."
- H. Perimeter closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. Prior to submitting the final plat tracing for review by the Board of City Commissioners, the applicant's agent shall provide, to the County Engineer, the information necessary in order to determine the required minimum building pad elevation for this property. The final plat tracing shall indicate the minimum building pad required by the County Engineer.

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, September 5, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

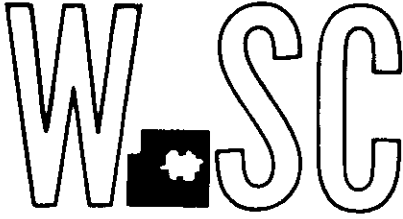
Enclosure

cc: S.B.S. Land, Inc., c/o Ed Berry, 1337 Reece Road, Goddard, KS 67052
Jack Brown, Health Department
Jim Weber, County Engineer's Office
✓ Mike Lindebak, City Engineer

1. Tallgrass Commercial Third. Existing 8" main and fire hydrant in area to be vacated. If main to be removed, developer should be charged all costs. Current Benefit District special assessments shall remain against property.
2. Briarwood Estates 5th. Item C. Existing 8" main in Ponderosa joins E. from Alderny. Existing 12" in 13th. Existing 12" in 119th stops N. of Alderny, coming from 13th. If possible, 12" to be extended along 119th S. to South line of Alderny or to S. line of project. If 119th 12" not possible, existing water will serve the project.
3. Davidson and Frey Addition. ~~See~~ Water main available.
4. Maize Avenue Addition. Existing water (16" in Maize, 12" in Corn) to area. No water problems.
5. Hadijski Addition. Existing 8" water in water easement along E. side of Reserve B. Depending on use of Reserve B, additional easement to serve the property may be necessary to cross Reserve B.
6. Air Park Northeast. Existing rural water district line is in 37th and goes N. & S. in Greenwich. The nearest City of Wichita water line is in Webb Rd. at 39th, or in Webb Rd. at 37th. Either main could be extended to Greenwich. 20" Supply line required. Item C.
7. Jeff Bruce Addition. Existing 6" water in Cleveland. No water problems.
8. First Dixon Addition. Existing 2" water main in New York. No water problems.
9. West Meadows Addition. Nearest water at 15th and Cedar Park (W. of 119th).

10. Maria Addition. Item B. Existing 6" Main in Lewis. Item C, additional water easement will be necessary in order to move water main out from under proposed pavement.
11. de Paul Addition. Existing water in Central, Kessler, and along the West side of the plot north of the existing hydrant. No water main in Newell.
12. Maxwell Third Addition. Item L. Existing water main shall be abandoned, any cost charged to developer.
13. Pine Bay Estates. Existing 16" main in Hydraulic ends at approximately 200' N. of 55th St. Much interest has been expressed in running city water to the area. If possible would suggest a supply line benefit district be tried. Ground Water is of poor quality, and once wells are allowed, extension of city water becomes more difficult.
14. A.T. & SF RR Street R/W Dedication. No water problems.
15. A.T. & SF RR Street Dedication along Santa Fe. No water problems. Existing 8" along existing R/W on E side 8' W of E.R. Need to verify no prior water easement along R/W.
16. A.T. & SF Street Dedication along Santa Fe, S of 34th. No water problem.
17. Hamel & Rew Land Company. Utility Easmt. No water problem.
18. Woodlawn Development Co. Utility Easmt. No water problem.
19. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 16, 1985



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

Re: S/D 85-61 - Preliminary Plat of Air Park Northeast

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 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 Subdivision Committee recommends a waiver of the lot depth to width ratio standard of the Subdivision Regulations for the proposed lots.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. This shall include relocation of the channel to an area within the floodway being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- E. Since sanitary sewer is presently not available, and is not projected to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met for approval of on-site sewage facilities. A memorandum shall be obtained specifying approval. The applicant is advised that sewage facilities may not be located within the floodways being platted.

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Lowell D. High

Re: S/D 85-61 - Preliminary Plat of Air Park Northeast

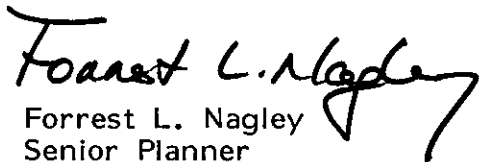
August 16, 1985

Page 2

- F. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- G. On the final plat, distances and bearings shall be provided for the perimeter of the floodway being platted.
- H. 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.
- I. The final plat shall indicate a 10-foot wide utility easement adjacent to the north line of Lot 1.
- 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. 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:mlh

Enclosure

cc: S.B.S. Land, Inc., c/o Ed Berry, 1337 Reece Road, Goddard, KS 67052
Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office
Jack Brown, Health Department

S/D No.: 85-61 Name: AIR PARK NORTHEAST

Preliminary Approved:
Scheduled S/D Meeting: 8/15/85

DESCRIPTION

General Location: On the west side of Greenwich Road in an area north of 37th Street North.

Owner: S.B.S. Land, Inc., c/o Ed Berry, 1337 Reece Road, Goddard, KS 67052

Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 40 Acres ±
 2. Number of Lots:
 - Residential: 8
 - Office:
 - Commercial:
 - Industrial:
 - Total: 8
 3. Minimum Lot Area: 217,800 Sq. Ft.
 4. Existing Zoning: "R"
 5. Proposed Zoning: "R"
-

STAFF COMMENTS:

- A. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof." The applicant or his agent should be prepared to state why the waiver should be recommended by the Subdivision Committee. Staff questions why the unplatted property to the west, which is north of the creek and owned by the applicant, is not being provided access to Greenwich Road. Perhaps an east/west road right-of-way should be dedicated by this plat or the plat should be redesigned to incorporate the land to the west within the perimeter of the proposed subdivision.
- 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. Since municipal water is presently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
- E. Since sanitary sewer is presently not available, and is not projected to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met for approval of on-site sewage facilities. A memorandum shall be obtained specifying approval. The applicant is advised that sewage facilities may not be located within the floodways being platted.
- F. Since this plat involves the platting of a floodway, the platting text on the final plat shall reference the standard floodway language.
- G. On the final plat, distances and bearings shall be provided for the perimeter of the floodway being platted.
- 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 the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept. Specifically, are the boundaries of the floodway adequate and what minimum building pad elevation is required?

S/D No.: 85-61 Name: AIR PARK NORTHEAST

Preliminary Approved: 8/15/85
Scheduled S/D Meeting: 8/29/85

DESCRIPTION

General Location: On the west side of Greenwich Road in an area north of 37th Street North.

Owner: S.B.S. Land, Inc., c/o Ed Berry, 1337 Reece Road, Goddard, KS 67052

Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 40 Acres ±
 2. Number of Lots:
 - Residential: 8
 - Office:
 - Commercial:
 - Industrial:
 - Total: 8
 3. Minimum Lot Area: 217,800 Sq. Ft.
 4. Existing Zoning: "R"
 5. Proposed Zoning: "R"
-

STAFF COMMENTS:

- A. At the time of preliminary plat approval, the Subdivision Committee voted to recommend a waiver of the lot depth to width ratio standard of the Subdivision Regulations for the proposed lots.
- B. The applicant shall guarantee the relocation of the creek channel to an area within the floodway being platted.
- C. At the time of preliminary plat approval, the applicant's agent advised that this property can be served by a Rural Water District water line in adjacent Greenwich Road. A letter from the Rural Water District shall be obtained which states that the proposed eight lots can be served by the Rural Water District. If the Rural Water District cannot serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site water wells. A memorandum shall be obtained specifying approval.
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- E. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- F. On the final plat tracing, the notary acknowledgment for the plattor's signature shall be corrected to read, "...on behalf of S.B.S. Land, Inc."
- G. Perimeter closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, are the boundaries of the floodway correct and is a minimum building pad elevation required?