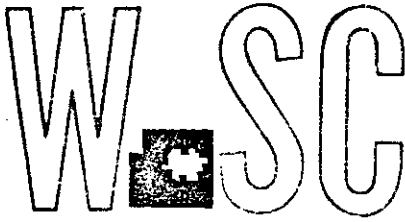


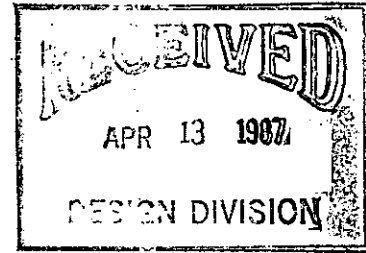
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 9, 1987



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

Re: Final Plat S/D 87-12 - AIR PRODUCTS 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1987, 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. In 1986, the plat of Air Products Addition was recorded. The current plat of Air Products 2nd Addition proposes to replat Lot 2 of the original subdivision along with 34.4 acres of unplatted property to the west. When Lot 2 of the original plat was approved, a restrictive covenant was required which prevented the sale of Lot 2 to an individual who does not own Lot 1, Air Products Addition. This requirement was established because access to Lot 2 was by way of a 20-foot wide ingress/egress easement on Lot 1. Given the past requirement of Air Products Addition to tie together lots, in order to assure street access, the applicant shall submit a new restrictive covenant which provides that Lot 1, Air Products 2nd Addition will not be sold to an individual or company who does not also own Lot 1, Air Products Addition.
- C. The applicant shall submit a copy of the instrument which establishes the 20-foot ingress/egress easement which provides access to this industrially zoned lot.
- D. The applicant shall guarantee, by bond or covenant, the construction of the detention pond required by this plat.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-12 - AIR PRODUCTS 2ND ADDITION
Page 2

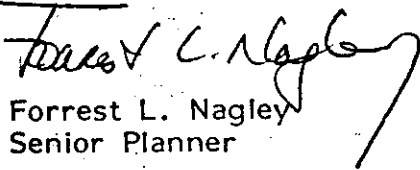
- E. The applicant shall obtain, by separate instrument, the off-site drainage easement required on the property to the north of this plat.
- F. The final plat tracing shall indicate the ingress and egress easement to the east of this plat, as crossing the Missouri Pacific Railroad right-of-way.
- G. Prior to submitting this plat for scheduling before the County Commission, the applicant shall meet with the Bureau of Public Services to determine the precise perimeter of the proposed floodway.
- 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 City Council.

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, April 16, 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

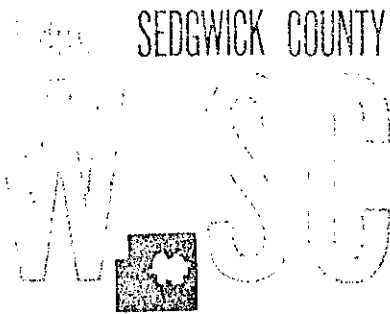
cc: Air Products and Chemicals, Inc., 6601 S. Ridge Road,
Wichita, KS 67026
David M. Harris, Air Products and Chemicals, Inc., P.O. Box 538,
Allentown, PA 18105
Mike Lindebak, City Engineer
Jack Brown, Health Department
Jim Weber, Bureau of Public Services

1. Samuel E. Henderson. Vacation of utility easement. No water problem.
2. Broadway 47 Plaza 2nd Addition. Final Plat. No water problem.
3. Broadmoor at 21st Street. Final plat. No water problem.
4. Wood River Addition. Final Plat. Item 8, main to be extended. No water problem.
5. Keeler Industrial Tracts. Final Plat. Item 9, main to be extended. No water problem.
6. Westwind 3rd Addition. Final Plat. Item 8, main to be extended. Existing petition to separate lots in Dike and 21st. to be sent to the City Commission. No water problem.
7. Air Products 2nd Addition. Final Plat. Item 9, wells. No water problem.
8. Piland Addition. Final Plat. No city water available, no water problem. (Piland. Later Addition)
9. Zepeta - Pine Addition. Final Plat. Existing main in Zepeta; no main in Pine. As now plotted, all land is adjacent to main and served. Final Plat isolates the land shown as an exception from existing main. As in a lot split, main is to be extended to serve that portion being split off. In this case, main in Pine should be extended to serve that portion being excepted and make it adjacent to water main as before plotting. Item H. might cover the problem.
10. St. Francis Regional Medical Center. Dedicate utility easement. No water problem.

11. City of Wichita. Dedicate Street E/W. ~~Hydrant protection~~
~~no necessary extension of water main~~ No water problem.

12. City of Wichita. Dedicate St E/W. No water problem.
13. City of Wichita. Dedicate alley E/W. No water problem.
14. Other matters.

[Faint, illegible handwritten notes at the bottom of the page.]



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 13, 1987



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

Re: Preliminary Plat S/D 87-12 - AIR PRODUCTS 2ND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 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. 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. In 1986, the plat of Air Products Addition was recorded. The current plat of Air Products 2nd Addition proposes to replat Lot 2 of the original subdivision along with 34.4 acres of unplatted property to the west. When Lot 2 of the original plat was approved, a restrictive covenant was required which prevented the sale of Lot 2 to an individual who does not own Lot 1, Air Products Addition. This requirement was established because access to Lot 2 was by way of a 20-foot wide ingress/egress easement on Lot 1. Given the past requirement of Air Products Addition to tie together lots, in order to assure street access, the applicant shall submit a new restrictive covenant which provides that Lot 1, Air Products 2nd Addition will not be sold to an individual or company who does not also own Lot 1, Air Products Addition.
- C. The applicant shall submit a copy of the instrument which establishes the 20-foot ingress/egress easement which provides access to this industrially zoned lot.

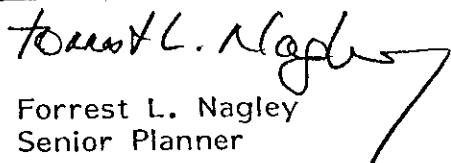
Preliminary Plat S/D 87-12 - AIR PRODUCTS 2ND ADDITION

Page 2

- D. 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.
- E. The applicant shall guarantee the detention pond required by this plat.
- F. The final plat shall indicate a floodway for the required detention pond.
- G. The applicant shall obtain, by separate instrument, the off-site drainage easement needed on the property to the north.
- 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. 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).

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:dik

Enclosure

cc: Air Products and Chemicals, Inc., 6601 S. Ridge Road,
Wichita, KS 67026
David M. Harris, Air Products and Chemicals, Inc., P.O. Box 538,
Allentown, PA 18105
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering

1. Hillside Gardens 2nd Addition. Final Plat. Existing 12" main on S side 21st St., no main in Eric adjacent to plat. Property now served.
2. War Industries Subdivision. Preliminary Plat. Existing 8" main in Osie. Property now served. No water problem.
3. Ormo Second Addition. Final Plat. Existing main in Central now serves plat. No water problem.
4. Skyline Heights Second Addition. Final Plat. Item D, mains to be extended. No water problem.
5. Amorado Estates Third Addition. Final Plat. Item A, mains to be extended. No water problem.
6. Grays Second Addition. Final Plat. Item B, mains to be extended. Item G, outside City Application and Restriction Covenant. No water problem.
7. Autumn Chase Addition. Final Plat. Item B, mains to be extended. No water problem.
8. Mediterranean Plaza Commercial. Final Plat. Item C, mains to be extended. Arrangements to be made with Water Dept if 8" line across Lot 1 is to be utilized for building service. Line to be abandoned otherwise.
9. Parkdale Addition. Preliminary Plat. Area now served, No Water problem.
10. Air Products 2nd Addition. Preliminary Plat. No water problem.
11. J. M. Murphy Addition. Final Plat. Existing 8" main on South side of 27th St. So. not shown on stated plat. Area now served. No water problem.

12. The Park 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.

13. Golf Courses of America. Dedicate utility easement. No Water problem

14. Golf Courses of America. Dedicate utility easement. No water problem.

15. Carpenters Local Union No. 201. Grant Sewer and utility easement. No water problem.

16. Jamesburg Park Cemetery. Dedicate street R/W. No Water problem.

17. Paul E. Brogan. Grant utility easement. No water problem.

18. Donald J. Walenta. Grant utility easement. No Water problem.

19. Wood River Addition. Mains to be sized to allow for fire protection with future extension to 30" & 42" & 48" & 60" & 72" & 84" & 96" & 108" & 120" & 132" & 144" & 156" & 168" & 180" & 192" & 204" & 216" & 228" & 240" & 252" & 264" & 276" & 288" & 300" & 312" & 324" & 336" & 348" & 360" & 372" & 384" & 396" & 408" & 420" & 432" & 444" & 456" & 468" & 480" & 492" & 504" & 516" & 528" & 540" & 552" & 564" & 576" & 588" & 600" & 612" & 624" & 636" & 648" & 660" & 672" & 684" & 696" & 708" & 720" & 732" & 744" & 756" & 768" & 780" & 792" & 804" & 816" & 828" & 840" & 852" & 864" & 876" & 888" & 900" & 912" & 924" & 936" & 948" & 960" & 972" & 984" & 996" & 1008" & 1020" & 1032" & 1044" & 1056" & 1068" & 1080" & 1092" & 1104" & 1116" & 1128" & 1140" & 1152" & 1164" & 1176" & 1188" & 1200" & 1212" & 1224" & 1236" & 1248" & 1260" & 1272" & 1284" & 1296" & 1308" & 1320" & 1332" & 1344" & 1356" & 1368" & 1380" & 1392" & 1404" & 1416" & 1428" & 1440" & 1452" & 1464" & 1476" & 1488" & 1500" & 1512" & 1524" & 1536" & 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S/D No.: 87-12 Name: AIR PRODUCTS 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: West side of Ridge Road, in an area south of 63rd Street South.

Owner: Air Products and Chemicals, Inc., 6601 S. Ridge Road,
Wichita, KS 67026

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 44.5
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
3. Minimum Lot Area: 1,936,914.80 Sq. Ft.
4. Existing Zoning: "R"
5. Proposed Zoning: "F" (SCZ-0572)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0572), requesting "R" (rural residential) to "F" (heavy industrial) zoning has been approved subject to platting.

- 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. In 1986, the plat of Air Products Addition was recorded. The current plat of Air Products 2nd Addition proposes to replat Lot 2 of the original subdivision along with 34.4 acres of unplatted property to the west. When Lot 2 of the original plat was approved, a restrictive covenant was required which prevented the sale of Lot 2 to an individual who does not own Lot 1, Air Products Addition. This requirement was established because access to Lot 2 was by way of a 20-foot wide ingress/egress easement on Lot 1. Given the past requirement of Air Products Addition to tie together lots, in order to assure street access, the applicant shall submit a new restrictive covenant which provides that Lot 1, Air Products 2nd Addition will not be sold to an individual or company who does not also own Lot 1, Air Products Addition. The applicant should be prepared to discuss this requirement with the Subdivision Committee and to advise if the applicant owns Lot 1, Air Products Addition.
- C. The applicant shall submit a copy of the instrument which establishes the 20-foot ingress/egress easement which provides access to this industrially zoned lot.
- D. 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.
- E. 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.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 87-12 Name: AIR PRODUCTS 2ND ADDITION

Preliminary Approved: 2/12/87
Scheduled S/D Meeting: 4/9/87

DESCRIPTION

General Location: West side of Ridge Road, in an area south of 63rd Street South.

Owner: Air Products and Chemicals, Inc., 6601 S. Ridge Road, Wichita, KS 67026

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- C. The applicant shall submit a copy of the instrument which establishes the 20-foot ingress/egress easement which provides access to this industrially zoned lot.
- D. The applicant shall guarantee the detention pond required by this plat.
- E. The applicant shall obtain, by separate instrument, the off-site drainage easement required on the property to the north of this plat.
- F. The final plat tracing shall indicate the ingress and egress easement to the east of this plat, as crossing the Missouri Pacific Railroad right-of-way.
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the perimeter of the proposed floodway correct?