

DERBY REFINING COMPANY

a subsidiary of The Coastal Corporation

P. O. BOX 1030 - WICHITA, KANSAS 67201 (316) 267-0361



April 11, 1986

Mr. John E. Lundblade, L.S.
Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: Central Community Church
Development, Lot 1, Andria Addition

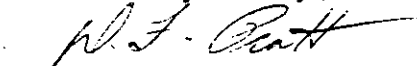
Dear Mr. Lundblade:

In reply to your letter of March 28, 1986, it is agreeable with Derby Refining Company to cross our 6" crude oil pipe line located in the area of Maple St. and the Big Ditch in the SW/4 of Section 22-27S-1W, Sedgwick County, Kansas, with a sanitary sewer line.

Please contact Mr. Ben Adkins at 755-1591 or this office before backfilling the pipe line ditch.

If you need our 6" pipe line located and staked, please contact Mr. Adkins.

Yours very truly,



D. F. Pratt
Crude Oil Coordinator

DFP:abc

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 27, 1985

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

Re: S/D 85-74 - Final Plat of Andria Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on November 25, 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 November 22, 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 the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

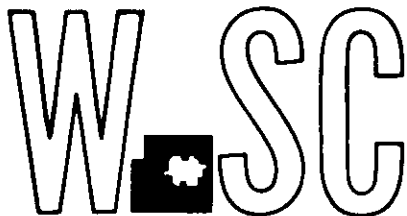
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: The Andria Partnership, et al, c/o Craig Smith, Partner, 345 Riverview,
Wichita, KS 67203
Planning Development Services, Inc., 727 N. Waco, #125, Wichita, KS 67203
✓ 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

November 22, 1985



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

Re: S/D 85-74 - Final Plat of Andria Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1985, 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 extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the storm sewers and storm drain required by this plat. Additional information shall be submitted to Engineering regarding the sizing of required drainage improvements and on the need to plat a minimum building pad.
- 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 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.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.

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Baughman Company, P.A.
Re: S/D 85-74 - Final Plat of Andria Addition.
November 22, 1985
Page 2

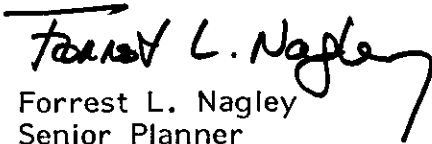
- G. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way for Maple Street adjacent to this unplatted tract. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.
- H. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the First Church of God (e.g., copy of by-laws or certification from a title company).
- I. The final plat tracing shall indicate the 200 feet of complete access control to Maple Street, which was indicated on the preliminary plat, from the east 200 feet of the proposed lot.
- J. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. 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 Monday, November 25, 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

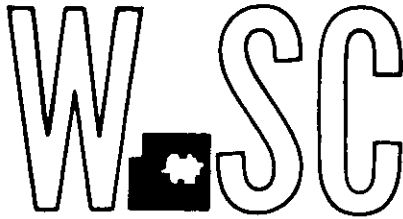
cc: The Andria Partnership, et al, c/o Craig Smith, Partner, 345
Riverview, Wichita, KS 67203
Planning Development Services, Inc., 727 N. Waco, #125, Wichita, KS 67203
✓ Mike Lindebak, City Engineer

Pre-Sub 11-21-85

1. Charles T. Laham. Vacation of building setback. No water problem.
2. South City Southern Baptist Church. Vacation of utility easements. No water problem.
3. Fairfield Estates Addition. Item B, mains to be extended. No water problem. ~~Comment: Oneida Circle is now a Cul-de-Sac. The water main will not be extended through the fire lane east to Rock Rd. to serve this area. The primary feed will come from Palo. Extension of water main in the fire lane east of Oneida Ct. would be done only if it was determined necessary for a second feed into the area.~~
4. Tallgrass Commercial Third Addn. Final Plat. Any relocation of water main or fire hydr. to be at developer's expense. No water problem.
5. Mulberry East 2nd Addition. Prelim. Plat. Item B, water to be extended from Rock Road. Main in Rock Rd to be extended north from 37th St. N. No water problem.
6. Hi-Tech Industrial Park Second Addition. Item B, water to be extended. Fire hydrant to be relocated to ~~southern~~ end of Cul-de-Sac at developer's expense, relocation necessary because of reduced access to hydrant. Main to be abandoned north of Cul-de-Sac if no service is currently on line. No water problem.
7. Woodlawn Development Co, Inc. . Vacation of Street R/U and Temp. Cul-de-Sac. Comotora St. Water main in this area to be abandoned, fire hydr. to be relocated, both at developer's expense.

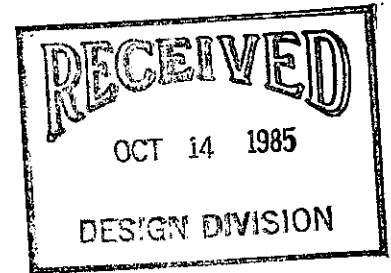
8. Standifer First Addition. Final Plat. No water problems.
9. Hybritech Addition. Final Plat. No water problem.
10. Leonard A. Garnett Addition. Revised Final Plat. No water problems.
11. Andria Addition. Final Plat. No water problems.
12. Eck 3rd Addition. Item B, water main to be extended in 21st St. N. from Covington. 12" Pipe in 21st St. No water problems.
13. Sutherland Lumber North Addition. Final Plat. No water problem.
14. Bader 3rd Addition. Final Plat. Item A, mains to be extended. No water problem.
15. P.C. Industrial Park. Final Plat. 8" Water main should be extended in Water St. to Col-de-Sac to provide water to majority of the plot and fire protection.
16. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 11, 1985

Mr. John Gist
Planning Development Services, Inc.
727 North Waco, #125
Wichita, KS 67211

Re: S/D 85-74 - Preliminary Plat of Andria Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 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 sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. Prior to filing a final plat for Lot 2, Block 1 (indicated on the preliminary plat for possible multi-family development), the applicant must gain approval for an associated zone change request for multi-family zoning.

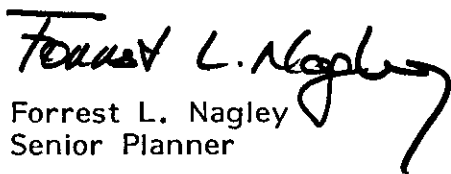
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Mr. John Gist
Planning Development Services, Inc.
Re: S/D 85-74 - Preliminary Plat of Andria Addition
October 11, 1985
Page 2

- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- J. The final plat shall indicate the amount of half-street right-of-way adjacent to the plat as well as the amount of additional right-of-way, if any, being dedicated by this plat.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The final plat shall indicate the platting of "access control except for four (4) openings" to Maple Street from Lot 1, Block 1 and "access control except for two (2) openings" to Maple Street from Lot 2, Block 1.
- N. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- O. The final plat shall indicate the utility easements requested by K.G.& E. which are indicated on the enclosed "marked" copy of the plat.

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: The Andria Partnership, et al, c/o Craig Smith, Partner, 345 Riverview,
Wichita, KS 67203
Baughman Company, P.A., 330 Laura, Wichita, KS 67211
✓ Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

Pre Sub Oct. 10 85

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1. Edward Clusny. Setback Vacation. No water problem.
2. Karl Solomon. Sewer Esmt. Vacation. No water problem.
3. John Monteith. Utility Esmt. Vacation. No water problem.
4. Carriage Park Care Center. 12" Water along north side,
24" Water along west side. No water problem.
5. Wickham Addition. City water not yet available. No water problems.
6. Gordon Morris Second Addition. No water problems.
7. A. M. F. Addition. Item B. Cessna has a proposed water project to extend water from 31st St. So. to N.E. of Cessna Wallace Property. If necessary, A.M.F. owner could become part of the project. Status of Cessna project: it is a "go", but by P.D. or Private Contractor is unknown.
8. Cottonwood Village Sixth Addition. Item B. Water to be extended. No water problem.
9. Andria Addition. Item B, water to be extended. Note: Water is existing across property along Maple, in Maple R/W.
10. Racon Addition. Item B. No water available. No water problems.
11. Vulcan-Frontier Addition. Item B. No city water available.
12. Leiker Addition. Existing water. No water problems.
13. Wong Addition. No water problems. Existing water available.
14. West Side Free Will Baptist Church Addition. Item B. Water not yet available. No water problems.

Pre-Sub. Oct. 10, 85

15. Roy Alladdawi. Grant Utility Esmt. No water problems.
16. Marvin Nieden. Grant Utility Esmt. No water problem.
17. Angelo Fasciano. Grant Utility Esmt. No water problem.
18. The Pines Associates. Grant Utility Esmt. No water problem.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-74 Name: ANDRIA ADDITION

Preliminary Approved: 10/10/85
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: On the north side of Maple in an area east of Ridge Road and immediately west and adjacent to the Wichita-Valley Center Flood Control right-of-way.

Owner: The Andria Partnership, c/o Craig Smith, 345 Riverview, Wichita, KS 67203

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 29.85 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 (Church)
 - Total: 1
3. Minimum Lot Area:
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. *Also need location and UE for San. Sewer Extension*
- 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 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.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- G. The final plat tracing shall reference the recording information for the instrument which dedicated the 50 feet of half-street right-of-way for Maple Street adjacent to this unplatted tract. If this right-of-way presently exists only as a "roadway easement," it shall be dedicated outright by this plat.
- H. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the First Church of God (e.g., copy of by-laws or certification from a title company).
- I. The final plat tracing shall indicate the 200 feet of complete access control to Maple Street, which was indicated on the preliminary plat, from the east 200 feet of the proposed lot.
- J. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any drainage improvements required to be guaranteed and is the platting of a minimum building pad elevation needed?

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-74 Name: ANDRIA ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: On the north side of Maple in an area east of Ridge Road and immediately west and adjacent to the Wichita-Valley Center Flood Control right-of-way.
Owner: The Andria Partnership, c/o Craig Smith, 345 Riverview, Wichita, KS 67203
Surveyor/Engineer: Planning Development Services

1. Gross Acreage of Plat: 57.6 Acres
2. Number of Lots:
 - Residential: 49
 - Office:
 - Commercial:
 - Industrial:
 - Other: 1 (Church)
 - Total: 50
3. Minimum Lot Area: 8,400 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA" & "R-5"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City Water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. Prior to filing a final plat for Lot 2, Block 1 (indicated on the preliminary plat for possible multi-family development), the applicant must gain approval for an associated zone change request for multi-family zoning.
- I. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- J. The final plat shall indicate the amount of half-street right-of-way adjacent to the plat as well as the amount of additional right-of-way, if any, being dedicated by this plat.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- N. The Traffic Engineer should be prepared to comment on the amount of access control which should be platted to Maple Street across the south lines of Lots 1 and 2, Block 1.