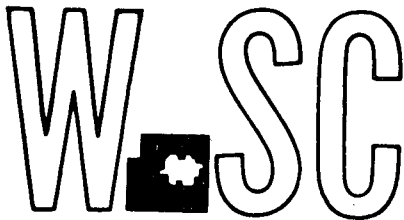


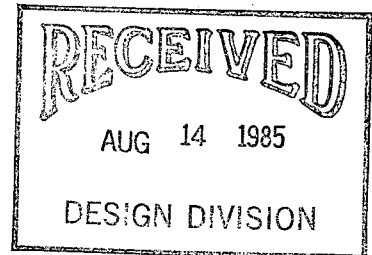
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 8, 1985



Campbell & Castle Engineers, P.A.
P. O. Box 9262
Wichita, KS 67277

Re: S/D 82-9 - Final Plat of D. A. Nigg Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 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 2, 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 platfor.
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

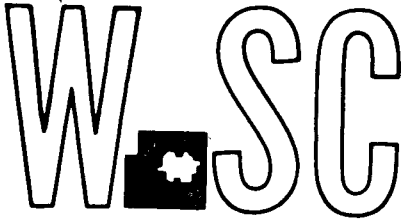
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Dennis A. Nigg, 200 South 7th Street, Colwich, KS 67030
Jim Weber, County Engineer's Office
✓ Mike Lindebak, City Engineer
Jack Brown, Health Department

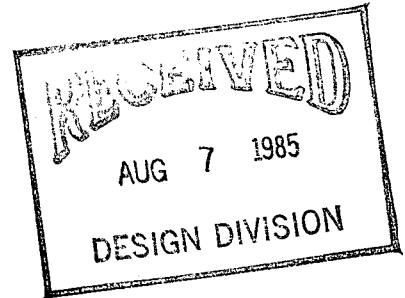
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 2, 1985

Campbell & Castle Engineers, P.A.
P. O. Box 9262
Wichita, KS 67277

Re: S/D 82-9 - Final Plat of D. A. Nigg Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 1, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- C
O
P
Y
- A. Since neither public water nor municipal sewer is available to serve this site, 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 septic tanks and water wells. A limit may be placed on the amount of effluent allowed per day. A memorandum shall be obtained specifying approval.
 - B. On the final plat tracing, the drainage easement being platted adjacent to 135th Street West, near the southeast corner of Lot 1, shall be labeled "drainage easement."
 - C. The final plat tracing shall label the centerlines of the adjacent perimeter roads as well as provide arrows for more clearly indicating the amounts of half-street rights-of-way being dedicated.
 - D. The applicant shall guarantee the drainage improvements required within the drainage easements being dedicated adjacent to the south and east lines of this plat.
 - E. Prior to this plat being scheduled before the Board of County Commissioners, approval from K.D.O.T. shall be obtained for draining to K-296 right-of-way.
 - F. Closure computations shall be submitted with the final plat tracing.

Campbell & Castle Engineers, P.A.
Re: S/D 82-9 - Final Plat of D. A. Nigg Addition
August 2, 1985
Page 2

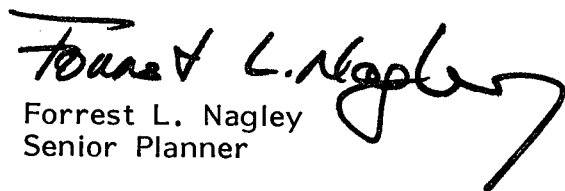
G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, August 8, 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: Dennis A. Nigg, 200 South 7th Street, Colwich, KS 67030
Jim Weber, County Engineer's Office
Mike Lindebak, City Engineer
Jack Brown, Health Department

Proc-Sub Aug. 1, 85
①

1. Builders Inc. Vacation of Alley. No water problems.
2. Robert W. Moore. Vacation of Fire Lane. No water problems.
3. Everett Long. Vacation of Drainage R/W. No water problem.
4. Richard A. Hiebsch. Vacation of Utility Esmt. No water problem.
5. West Meadows Addition. Existing 16" AC in 135th St. West, going south from Rolling Hills, existing 12" A.C. in 13th St. N. going E. from Cedar Park. To extend water would be possible with a "supply line" benefit district, 12" to be extended in 13th. Item A. No water available.
6. D. A. Niss Addition. Item A. Nearest water at Keywest and Meridian. No water available.
7. Central-Maize Second Addition. Existing 16" AC Water mains in Central and Maize. No water lines shown on preliminary plat. No water problems.
8. Midtown Third Addition. Existing water main in 60' Utility Esmt. No water problem.
9. Leonard A. Garnett Addition. Existing 12" Water main in 31st St. S. 6" or 8" to be extended north from 31st to serve Lot 2. Sizing depends on fire hydrant requirements.
10. A. J. Sorries 9th Addition. Existing 8" water in Woodrow Ct. No water problem.
11. Hybritect's Wheat Addition. Nearest water at Keywest and Meridian. Item A.
12. Home State Bank Addition. Item A. No water available.
13. C.C.R. Addition. Item C. 12" Main to be extended along Rock Rd. from Security Storage Properties to N. line of C.C.R. Addition.

Pre-Sub Aug. 1, 1985

(2)

14. Kuehn Addition. Item D. Wells to be allowed. Existing water going out from Mosley in 55th.
15. Ford M. Duke. Street Dedication. Existing water line now in Curtis St. going N. from Robinson. Existing water easement along a portion lots 18 and 19, not being utilized.
16. Tallgrass Company. Granting Utility Esmt. No water problem.
17. Other Matters.

S/D No. 82-9 Name D. A. Nigg Addition
Date Application Rec'd. 1-22-82 Preliminary Approval _____
Scheduled S/D Meeting 4-29-82

DESCRIPTION

General Location Southwest corner of 53rd St. North and 135th St. West

Owner Dennis A. Nigg
Surveyor/Engineer Campbell & Castle, P.A., Engineers (Max Hubbell)
Address P.O. Box 9262, Wichita, Ks Zip Code 67277 Phone 942-8144

- 1. Gross Acreage of Plat 9.13 acres
- 2. Number of Lots :
 - Residential _____
 - Commercial _____
 - Industrial 3
 - Other _____
- 3. Total Number of Lots 3
- 4. Minimum Lot Frontage 290
- 5. Minimum Lot Area 2.57 acres
- 6. Existing Zoning Light Industrial (Colwich zoning)
- 7. Proposed Zoning Light Industrial
- 7. Lineal Feet of New Street
 - a. 0 R/W 0 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 0 ft.
- 8. Sidewalk adjacent to all streets yes X no
- 9. Is public water available _____ Yes X No, Name _____
- 10. Is sanitary sewer available _____ Yes X No, Name _____
- 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
- 12. City of Wichita _____ 3-Mile Area _____ Outside of 3-Mile Area X

STAFF COMMENTS:

NOTE: The Colwich City Clerk has advised that this property is zoned "I-1" light industrial (Colwich zoning).

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept, the acceptability of the proposed 20-foot joint drainage and utility easements, and whether these easements should connect to the 40-foot drainage easement on the south line of the plat.
- B. The final plat shall provide for the "access control except one opening" on 135th Street to extend to the south line of Lot 1.
- C. Since neither public water nor municipal sewerage is available to serve this site, 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.
- D. The applicant shall be advised that a permit will be required from the Kansas Department of Transportation when driveway access to K-296 is desired from the proposed lots.
- E. On the final plat, the "drainage easement" at the southeast corner of Lot 1 shall be more fully dimensioned.
- 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).

S/D No.: 82-9 Name: D. A. NIGG ADDITION

Preliminary Approved: 4/29/82
Scheduled S/D Meeting: 8/1/85

DESCRIPTION

General Location: Southwest corner of 53rd Street North and 135th Street West.
Owner: Dennis A. Nigg, 200 South 7th Street, Colwich, KS 67030
Surveyor/Engineer: Campbell & Castle Engineers, P.A.

1. Gross Acreage of Plat: 9.13 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 3
 - Total: 3
 3. Minimum Lot Area: 2.57 Acres
 4. Existing Zoning: "E" (light industrial)
 5. Proposed Zoning: "E" (light industrial)
-

STAFF COMMENTS:

NOTE: This property is zoned "E", light industrial, by the County Zoning Resolution.

- A. Since neither public water nor municipal sewer is available to serve this site, 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 septic tanks and water wells. A limit may be placed on the amount of effluent allowed per day. A memorandum shall be obtained specifying approval.
- B. On the final plat tracing, the drainage easement being platted adjacent to 135th Street West, near the southeast corner of Lot 1, shall be labeled "drainage easement."
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The final plat tracing shall label the centerlines of the adjacent perimeter roads as well as provide arrows for more clearly indicating the amounts of half-street rights-of-way being dedicated.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. At the time of preliminary plat approval, the applicant was advised that approval from K.D.O.T. would be required since the drainage concept directed drainage waters onto K-296 (53rd Street North) right-of-way.