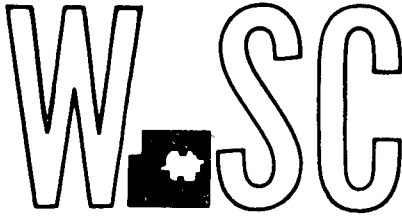
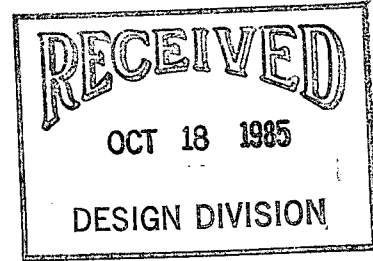


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 17, 1985

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

Re: S/D 85-77 - Final Plat of Racon Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 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 October 11, 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,

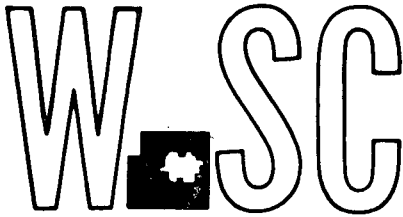
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: City of Clearwater, KS., c/o Racon, Inc., Attn: Marshall Turner,
Box 198, 6040 S. Ridge, Wichita, KS 67201
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department

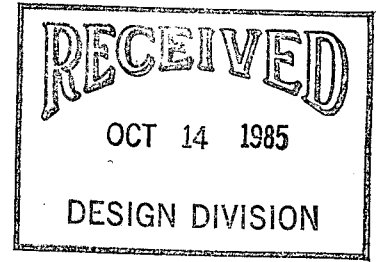
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 11, 1985

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

Re: S/D 85-77 - Final Plat of Racon 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 recommend that this plat be approved subject to:

- A. Access to Ridge Road from this property is provided by way of a 60-foot wide private ingress and egress easement. A copy of this access easement agreement shall be submitted for the plat file.
- B. 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.
- C. The applicant shall obtain an off-site drainage agreement from Vulcan-Frontier Chemical Corporation which permits this property to drain into Vulcan's facility for storm water retention. The wording of this agreement shall be reviewed and approved by the County Engineer's office and then recorded with the Register of Deeds. Recorded copies of the instrument shall be submitted for both the Planning Department and County Engineer's files.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Baughman Company, P.A.

Re: S/D 85-77 - Final Plat of Racon Addition

October 11, 1985

Page 2

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, October 17, 1985. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is written in a cursive style with a large, sweeping flourish at the end.

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: City of Clearwater, KS., c/o Racon, Inc., Attn: Marshall Turner,
Box 198, 6040 S. Ridge, Wichita, KS 67201
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department

Pre Sub Oct. 10 85

21

1. Edward Clupny. 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.

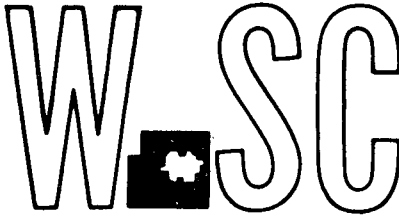
Pre-Sub.

Oct. 10, 85

P2

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.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 1, 1985

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

Re: S/D 85-77 - Preliminary Plat of Racon Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 26, 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:

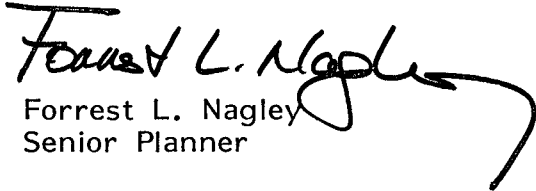
- A. Access to Ridge Road from this property is provided by way of a 40-foot wide private ingress and egress easement. A copy of this access easement agreement shall be submitted for the plat file.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant 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.
- C. 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 applicant is advised that an off-site drainage agreement from Vulcan Chemical will need to be obtained, which permits this property to drain into Vulcan's facility for storm water retention.
- D. 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.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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Baughman Company, P.A.
Re: S/D 85-77 - Preliminary Plat of Racon Addition
October 1, 1985
Page 2

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: ✓ Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office
Jack Brown, Health Department
City of Clearwater, KS., c/o Racon, Inc., Attn: Marshall Turner,
Box 198, 6040 South Ridge, Wichita, KS 67201

Pre-Sub Sept. 26

1. John M. West. Utility Easement Vacation. No water problem.
2. Alexander J. Laham. Access Control Vacation. No water problems.
3. Slawson Residential Development Co. . Building Setback Vacation. No water problem
- City. 4. Frank L. Costor. Vacation of Building Setback. No water problems.
5. Bluestem Colony . Final Plat. Item B. 8" Water to be extended in Oxford. No water problem.
6. Jeff & Jay 2nd Addition. Preliminary Plat. Item C. 12" AC in 29th is under contract to be extended along this property then known as Lot 1 Jeff & Jay Addition. Any additional hydrants for this plat shall be paid for by this plat.
7. Davidson & Frey Addition. Final Plat. No water problems.
- City. 8. Vulcan - Frontier Addition. Item C, wells. No City Water available.
- City 9. Bacon Addition. Preliminary Plat. Item B, wells. No City Water.
- N-12 10. West Side Fra Will Baptist Church Addition. Preliminary Plat. Item E. Nearest water at Meridian & MacArthur
11. Seven-Up Addition. Final Plat. Area served. No water problem.
12. Street Name Changes. No problem
13. Street Name in Sim Park. No Problem
14. Other matters. Frank Caro, Lot 1 East Wind Addition. Vacation of Utility Esm't. No water problems.

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-77 Name: RACON ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/26/85

DESCRIPTION

General Location: In an area east of Ridge, north of 63rd Street South.
Owner: City of Clearwater, KS., c/o Racon, Inc., Attn: Marshall Turner,
Box 198, 6040 South Ridge, Wichita, KS 67201
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 14.0 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 611,800 Sq. Ft.
 4. Existing Zoning: "F"
 5. Proposed Zoning: "F"
-

STAFF COMMENTS:

- A. Access to Ridge Road from this property is provided by way of a 40-foot wide private ingress and egress easement. A copy of this access easement agreement shall be submitted for the plat file.
- B. 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. The applicant's agent should be prepared to advise the committee of how this industrial complex is served with sewer and water.
- C. 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.
- D. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- E. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept.
- F. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-77 Name: RACON ADDITION

Preliminary Approved: 9/26/85
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: In an area east of Ridge, north of 63rd Street South.
Owner: City of Clearwater, KS., c/o Racon, Inc., Attn: Marshall Turner,
Box 198, 6040 South Ridge, Wichita, KS 67201
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 14.0 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 611,800 Sq. Ft.
 4. Existing Zoning: "F"
 5. Proposed Zoning: "F"
-

STAFF COMMENTS:

- A. Access to Ridge Road from this property is provided by way of a 60-foot wide private ingress and egress easement. A copy of this access easement agreement shall be submitted for the plat file.
- B. 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.
- C. The applicant shall obtain an off-site drainage agreement from Vulcan-Frontier Chemical Corporation which permits this property to drain into Vulcan's facility for storm water retention. The wording of this agreement shall be reviewed and approved by the County Engineer's office and then recorded with the Register of Deeds. Recorded copies of the instrument shall be submitted for both the Planning Department and County Engineer's files.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.