

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE January 27, 1986

TO Forrest Nagley, Senior Planner

FROM Vicky Huang, Civil Engineer II

SUBJECT Hi-Tech Industrial Park Second
Addition and Carpenters Local
Union No. 201 Addition

The required petitions for the above-referenced additions have been received.

The developer of Hi-Tech Industrial Park Second Addition has reimbursed the City for the cost of abandoning outdated petitions.


Vicky Huang
Civil Engineer II

VH:gr

Cash Check Date 1/23/86
Mo. Day Year

The City



No. 7242
of Wichita

Fund No.	Account No.	Invoice No.	Amount
472	40972	455	282.63
468	40972	441	332.28
468	40972	442	885.17
448	40972	020	175.64
TOTAL			\$ 1675.72

Wichita, Kansas 19__

Received of Woodlawn Development Co \$ 1,675.72
The Sum of one thousand six hundred seventy five and 72/100 DOLLARS
Being For Hi-Tech (replating)

Department Engn

CO

Collector

Hi-Tech Industrial Park

Paving 472 81455 282.63

Lat-15-9-23

468 81441 332.28

SWS 282

468 81442 585.17

Water

448 88020 175.64

1675.72

Ham

END ACCT-HIT PF1-MENU,PF2-TRAN BK,PF5-ACCT BK,PF6-ACCT FWD
FUNCTION: 08 ACCT: 472 76 245 81455 000 000 001 CTRL:

DATE:

CONTROL	DATE	A/A	VENDOR	AMOUNT	DESCRIPTION
PA973438	04 11 85	EPA	HAPI001	23.25	PUBLISHING MARCH 16-31, 1985
PR603985	04 19 85	EMB		31.41	EMPLOYEE BENEFITS 850419
PR600985	04 19 85	PRD	Palmer 6.5 hours	122.09	PAYROLL 850419 000000 00000000
ID151298	06 11 85	EPE		105.88	DISTR OF PAYROLL CHGS 4-19-85
				<u>282.63</u>	

END ACCT-HIT PF1-MENU,PF2-TRAN BK,PF5-ACCT BK,PF6-ACCT FWD
FUNCTION: 08 ACCT: 468 76 245 81441 000 000 001 CTRL:

DATE:

CONTROL	DATE	A/A	VENDOR	AMOUNT	DESCRIPTION
PR600785	03 22 85	PRD	Palmer 8.0 hours	(149.22)	PAYROLL 850322 000000 00000000
PR603785	03 22 85	EMB		(31.15)	EMPLOYEE BENEFITS 850322
PA973438	04 11 85	EPA	HAPI001	22.50	PUBLISHING MARCH 16-31, 1985
ID151302	06 14 85	EPE		129.41	DISTR OF PAYROLL CHGS 3-22-85
				<u>332.28</u>	

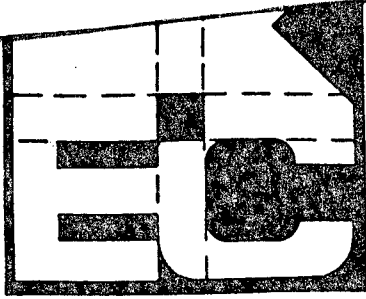
END ACCT-HIT PF1-MENU,PF2-TRAN BK,PF5-ACCT BK,PF6-ACCT FWD
FUNCTION: 08 ACCT: 468 76 245 81442 000 000 001 CTRL:

DATE:

CONTROL	DATE	A/A	VENDOR	AMOUNT	DESCRIPTION
PR603785	03 22 85	EMB		(31.15)	EMPLOYEE BENEFITS 850322
PR600785	03 22 85	PRD	Palmer 8.0 hours	(149.22)	PAYROLL 850322 000000 00000000
PA973438	04 11 85	EPA	HAPI001	16.75	PUBLISHING MARCH 16-31, 1985
PR600985	04 19 85	PRD	Palmer 14.0 hours	(262.95)	PAYROLL 850419 000000 00000000
PR603985	04 19 85	EMB		(67.64)	EMPLOYEE BENEFITS 850419
ID151298	06 11 85	EPE		(228.05)	DISTR OF PAYROLL CHGS 4-19-85
ID151302	06 14 85	EPE		129.41	DISTR OF PAYROLL CHGS 3-22-85
				<u>885.17</u>	

END ACCT-HIT PF1-MENU,PF2-TRAN BK,PF5-ACCT BK,PF6-ACCT FWD
FUNCTION: 08 ACCT: 448 76 245 88020 000 000 001 CTRL: 603785 PR DATE:

CONTROL	DATE	A/A	VENDOR	AMOUNT	DESCRIPTION
PR603785	03 22 85	EMB		(15.58)	EMPLOYEE BENEFITS 850322
PR600785	03 22 85	PRD	Palmer 4.0 hours	(74.61)	PAYROLL 850322 000000 00000000
PA973438	04 11 85	EPA	HAPI001	20.75	PUBLISHING MARCH 16-31, 1985
ID151302	06 14 85	EPE		24.70	DISTR OF PAYROLL CHGS 3-22-85



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

REFERENCE: Hi-Tech Industrial Park Second

PROJECT #: _____ DATE: 1/20/86

TO: Don Ablah
Classic Real Estate
151 N. Main, Suite 300
Wichita, KS 67201

One of the requirements of the Subdivision Committee of the Metropolitan Area Planning Commission when reviewing this plat was that the applicant shall reimburse the City for costs incurred on the petitions for Hi-Tech Industrial Park being abandoned by this replat.

CITY OF WICHITA

The City will need to be reimbursed \$ 1,675.72 prior to the plat being filed.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Benny Gegen

Benny Gegen

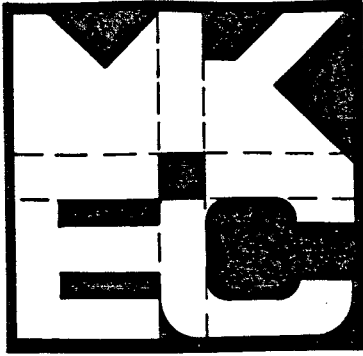
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10th FLOOR

FOR 1205 L. NAGLEY

VIKI WONG

CARL GIBSON



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

SUBJECT: Hi-Tech Industrial Park Second

PROJECT #: _____ DATE: 1/22/86


TO: Mr. Carl Gipson
Engineering Department
455 N. Main, 7th Floor
Wichita, KS 67202

Submitted herewith is an executed copy of the offsite Sanitary Sewer Easement required to comply with item "O" of Mr. Forrest Nagley's letter of Nov. 22, 1985 Re: S/D 85-89 - Final Plat of Hi-Tech Industrial Park Second Addition.

We have requested a current abstractors certificate for ownership of the property in the southeast quarter of Section 30, Township 26 south, Range 2 east of the 6th P.M. that is included in the Benefit District for Hi-Tech Industrial Park Second Addition. This will be delivered to you as soon as it is available.

Also, submitted is a check in the amount of \$300.00 to the City of Wichita for the petition Initiation Fee for the four petitions that I left with you yesterday.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.


Benny Gegen

BG:js

cc: Donald J. Ablah
Forrest Nagley

Rec. 724217
#300.00
1/23/86



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

SUBJECT: Hi-Tech Industrial Park Second Addition
Pavement Removal Guarantee

PROJECT #: _____ DATE: 1/07/86

TO: Mr. Steve Palmer
Civil Engineering - Petitions
455 N. Main, 7th Floor
Wichita, KS 67202

COMOTARA - NORTH OF RENTA CENTER

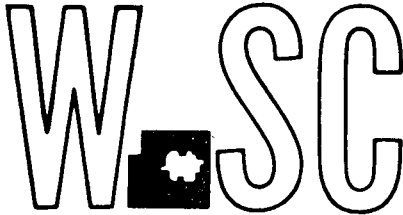
Removal of Asph. Paving from vacated street right-of-way	=	\$ 5,421.11
340 L.F. x 41 x 1/9 x \$ 3.50/S.Y.	=	4,471.85
Temp. Cul-de-sac 1277.67 S.Y. x \$ 3.50/S.Y.	=	<u>4,471.85</u>
TOTAL:		\$ 9,892.96

Use \$ 10,000.00 for Guarantee

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Benny Gegen
Benny Gegen

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 27, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-89 - Final Plat of Hi-Tech Industrial Park Second
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 plat.
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: Woodlawn Development, c/o Classic Real Estate, 151 North Main, #300,
Wichita, KS

Paxton Vierling Steel Company, c/o Central Plains Steel Company,
P.O. Box 8007, Wichita, KS 67208

Mr. Richard Owen, Central Plains Steel Company, P.O. Box 8007,
Wichita, KS 67208

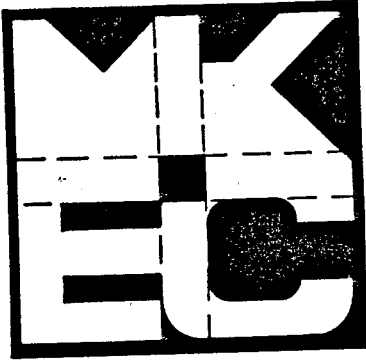
✓ Mike Lindebak, City Engineer

C
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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 Polo. 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 ~~east~~ 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. Comotara 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. Dader 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.



MID-KANSAS ENGINEERING
 CONSULTANTS, P.A.
 3500 N. Rock Road, #800
 Wichita, KS 67226

LETTER OF TRANSMITTAL

SUBJECT: Hi-Tech Industrial Park Second Addition
Drainage Plan & Utility Layout

PROJECT #: _____ **DATE:** 11/04/85

TO: Mr. Mike Lindebak
 % Carl Gipson
 Engineering Department
 455 N. Main, 7th Floor
 Wichita, KS 67202

We are sending the following items:

Attached
 Under separate cover via _____

Prints Specifications Legal Descriptions
 Tracings Petitions Correspondence Other

COMMENTS: Transmitted herewith: A print of the Drainage & Utility Plan for this project.

These are transmitted as checked below:

For Your Approval As Requested
 For Your Use For Your Files
 Approved as Noted For Review and Comment

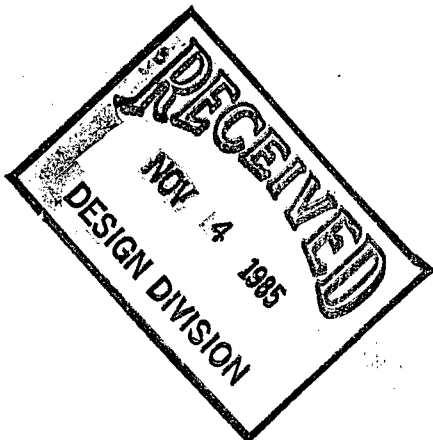
REMARKS:

Copies:

BG:js

Signed: _____

Benny Gegen

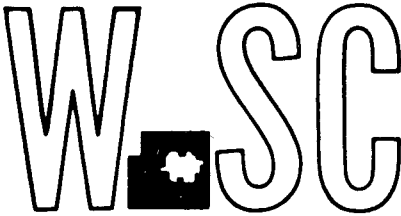


Pre-Sub 11-7-85

1. Tallgrass Co. Vacation of a portion of Lot 1, Block 2 Silverleaf Addition. No water problem.
2. Wichita Trust. Vacation of access control. No water problem.
3. Davidson and Fray Addition. Revised Final Plat. No water problem.
4. Gordon Norris Second Addition. Final Plat. No water problem.
5. Murdock Industrial Addition. Final Plat. Existing 8" water main along the west side of Nabash, not shown on sketch plat. No water main problem.
6. Town & Country Christian Church Addition. Final Plat. Church building now served by Bel Aire water line. If they (Bel Aire) will continue to serve the site, there will be no water problem. If after platting Bel Aire does not wish to serve the site, City of Wichita water main could be extended from Oliver or Woodlawn.
7. Deutsches Eck Addition. Preliminary Plat. Item C, wells. Nearest City Water is ~~at~~ too far away to be economically feasible.
8. Grundman Addition. Final Plat. Existing 8" water in Cranbrook will serve lots 1-4. Water main needs to be extended in Osie Circle to serve lots 5 and 6. X'sty. Petition passed Commission 6-29-85 (448-80-725-80082-076-000-1)
9. Cottonwood Village Sixth Addition. Final Plat. Item B, water to be extended. No water problem.
10. Tallgrass Commercial Third Addition. Revised Preliminary Plat. Item B, water to be extended. Relocation of fire hydrant and any change of location at developers expense ^{with} approved plans.

11. HI-Tech Industrial Park Second Addition. Final Plat. Item B, water to be extended. Existing water main in Comstora extends north of proposed Cul-de-Sac. Main to be abandoned and fire hydrant relocation shall be done at developer's expense with approved plans.
12. Woodlawn Development Company. Vacation of plat, st. r/w, temp. Cul-de-Sac. Water mains as shown on map end at the north line of the North Point Industrial Park, on the east side of Comstora St.
13. Mulberry East Addition. Preliminary Plat. Item B, water to be extended from 37th St. N. and Rock Road. Proposed 20" water main in Rock Road, 12" possible sizing in Mulberry Drive.
14. Mitko Hodijski. Lot split. No water problem.
15. City Land Inventory Case. 13th St. & Pennsylvania. No water problem.
16. City Land Inventory Case. 17th St. N. & Park Place. Water to serve the area shown would come from Park Place at the southerly end of the park area. Note: To serve that part of lots 59, 61, and 63, that is outside the dark line would require crossing both the enclosed area and the wide section of the park area, if they are not already served.
17. Wichita Cottage Group. Utility Esmt. No water problem.
18. Turnpike Inn, Inc. Additional St. R/W. No water problem, unless service to lot 1, Blk 1, is on 97th St.
19. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 28, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-89 - Preliminary Plat of Hi-Tech Industrial Park
Second Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 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 the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall reference the recording information for the Rock Road and 37th Street North street dedications adjacent to this plat.

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Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-89 - Preliminary Plat of Hi-Tech Industrial Park
Second Addition.

October 28, 1985

Page 2

- G. The applicant shall file a separate vacation case to accompany this replat which vacates those portions of the original Hi-Tech Industrial Park which are not included within the perimeter of this replat. This separate vacation case shall also provide for the vacation of the west half of Comotara Street, including the temporary cul-de-sac, which is not included within the perimeter of the replat. Portions of the vacated street right-of-way will need to be retained as a drainage easement to cover an existing storm sewer.
- H. The east half of the right-of-way for Comotara Street will need to be vacated by a second separate vacation case. This vacation application will need to be signed by the owner of North Point Industrial Park. This vacated street right-of-way will need to be retained as a utility easement to cover an existing water line.
- I. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- J. The applicant shall file a down-zoning request from "E" (light industrial) to "AA" (single family) for the properties affected by the first separate vacation case (see Item G).
- K. The applicant shall submit a legal description which describes the northernmost triangular tip of Lot 3, Block 1, which does not currently have "E" (light industrial) zoning. This legal is necessary in order for the zoning ordinance to be drafted which will insure that all of this lot is zoned for industrial purposes.
- L. On the final plat, the street name DUBLIN shall be indicated between Lot 2, Block 1 and Lot 1, Block 2 rather than on the east/west segment of this street.
- M. The applicant shall reimburse the City for the costs incurred on the petitions to be abandoned by this replat.
- N. The applicant shall guarantee the removal of the street pavement existing within the Comotara Street right-of-way which is to be vacated.
- O. The applicant is advised that, if he still intends to construct a divided roadway for adjacent Rock Road, he needs to work with City Engineering regarding the amount of right-of-way that needs to be dedicated for Rock Road.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-89 - Preliminary Plat of Hi-Tech Industrial Park
Second Addition.

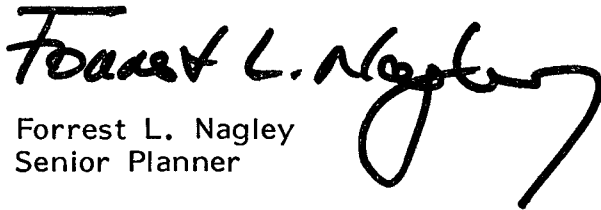
October 28, 1985

Page 3

- P. 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.
- Q. 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.
- R. 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: Woodlawn Development, c/o Classic Real Estate, 151 North Main,
Wichita, KS 67202

✓ Mike Lindebak, City Engineer

Pre-Sub Oct. 24, 1985

1. Fairfield Estates Addition. Item B. 12" Main to be extended in Rock Road. Existing main in 13th. Mains discussed with Dick Linn of PCC. No water problems.
2. Jobber's Automotive Warehouse. Vacation of building setback. No water problem.
3. Chrysler Realty Corporation. Access control vacation. No water problem.
4. Epic Center. 20' Building Setback vacation. No water problem.
5. Tallgrass Company. Vacation of uses. Water main exists in the area along the easterly side of lot 11 in Reserve 13. So long as adequate utility or water easement remains to maintain the existing water main, there is no problem.
6. West Side Free Will Baptist Church Addition. Item B. Existing 12" water main in Mac Arthur at Meridian. Estimated cost of extension $\$30^{00}$ / ft. from Meridian to W.L. of their plot.
 $(1820' \times \$30 = \$54,600 \Rightarrow \$55,000^{00} \pm)$
 $\$40$ $\$95,000$
7. Powell's 10th Addition. No water problem.
8. Maria Addition. Item B. No water problems.
9. Almond Tree Addition. No water problem.
10. Jeff & Jay Second Addition. 12" Water main under contract to serve area.
11. HI-Tech Industrial Park Second Addition. Item B. Existing 12" water main in Comotara not shown. End of main is ~~growth~~ 7' S of NB Cor of catch basin south of ColdeSec on E side. If part of Comotara is to be vacated, water easement must be maintained or water main abandoned.

12. Teal Cove 2nd Addition. Item B. No water problem.

13. Toben 4th Addition. Item B. Existing water main in Toben St. and 37th St. North. Later main to be extended in Cypress and 38th Street North. Suggest tying the main at 38th & Webb to either 37th St. N. or 39th St. N. No water problem.

14. Mary R. Koch. Street R/W dedication. No water problem.

15. Southwestern Bell Telephone Co. Street R/W dedication. No water problem.

16. No other matters.

S/D No.: 85-89

Name: HI-TECH INDUSTRIAL PARK SECOND ADDITION

Preliminary Approved: 10/24/85
Scheduled S/D Meeting: 11/7/85

DESCRIPTION

General Location: At the northeast corner of 37th Street and Rock Road.
Owner: Woodlawn Development, c/o Classic Real Estate, 151 N. Main, #300,
Wichita, KS 67202
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 48.97 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial: 7
 - Total: 8
3. Minimum Lot Area: 144,588 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

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 the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall reimburse the City for the costs incurred on the petitions to be abandoned by this replat.
- F. The applicant shall guarantee the removal of the street pavement existing within the Comotara Street right-of-way which is to be vacated.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall reference the recording information for the Rock Road and 37th Street North street dedications adjacent to this plat.
- I. The applicant shall file a separate vacation case to accompany this replat which vacates those portions of the original Hi-Tech Industrial Park which are not included within the perimeter of this replat. This separate vacation case shall also provide for the vacation of the west half of Comotara Street, including the temporary cul-de-sac, which is not included within the perimeter of the replat. This separate vacation case shall accompany this replat to the City Commission for review and approval. Portions of the vacated street right-of-way will need to be retained as a drainage easement to cover an existing storm sewer.
- J. The east half of the right-of-way for Comotara Street will need to be vacated by a second separate vacation case. This vacation application will need to be signed by the owner of North Point Industrial Park. This separate vacation case shall accompany this replat to the City Commission for review and approval. This vacated street right-of-way will need to be retained as a utility easement to cover an existing water line.
- K. The applicant shall file a down-zoning request from "E" (light industrial) to "AA" (single family) for the properties affected by the first separate vacation case (see Item G). This down-zoning request shall be submitted prior to this replat being scheduled for City Commission consideration.

- L. The applicant shall submit a legal description which describes the northernmost triangular tip of Lot 3, Block 1, which does not currently have "E" (light industrial) zoning. This legal is necessary in order for the zoning ordinance to be drafted which will insure that all of this lot is zoned for industrial purposes.
- M. On the final plat tracing, the language in the engineer's text, regarding K.S.A. 12-512(b), shall be amended to reference the vacation of "platted" easements rather than just easements.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- P. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements are required to be guaranteed with this replat?

S/D No.: 85-89 Name: HI-TECH INDUSTRIAL PARK SECOND ADDITION

Preliminary Approved: 10/24/85
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: At the northeast corner of 37th Street North and Rock Road.
Owner: Woodlawn Development, c/o Classic Real Estate, 151 N. Main, #300,
Wichita, KS 67202
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 48.97 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial: 7
 - Total: 8
3. Minimum Lot Area: 144,588 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

- NOTE: This plat was deferred at the 11/7/85 Subdivision Committee Meeting.
- 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 the paving of the proposed interior streets.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. The applicant shall reimburse the City for the costs incurred on the petitions to be abandoned by this replat.
 - F. The applicant shall guarantee the removal of the street pavement existing within the Comotara Street right-of-way which is to be vacated.
 - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - H. The final plat tracing shall reference the recording information for the Rock Road and 37th Street North street dedications adjacent to this plat.
 - I. The applicant shall file a separate vacation case (V-1361) to accompany this replat which vacates those portions of the original Hi-Tech Industrial Park which are not included within the perimeter of this replat. This separate vacation case shall also provide for the vacation of the west half of Comotara Street, including the temporary cul-de-sac, which is not included within the perimeter of the replat. This separate vacation case shall accompany this replat to the City Commission for review and approval. Portions of the vacated street right-of-way will need to be retained as a drainage easement to cover an existing storm sewer.
 - J. The applicant is cautioned that the west half of Comotara Street right-of-way, being vacated by this replat, may not automatically revert to this plat's ownership. This may be the case since the full right-of-way for Comotara Street was dedicated as part of North Point Industrial Park to the east. In order for an abstract company to certify the applicant's ownership of the west half of the vacated street, a Quit Claim Deed may need to be obtained.

- K. The east half of the right-of-way for Comotara Street will need to be vacated by a second separate vacation case. This vacation application will need to be signed by the owner of North Point Industrial Park. This separate vacation case shall accompany this replat to the City Commission for review and approval. This vacated street right-of-way will need to be retained as a utility easement to cover an existing water line.
- L. The applicant shall file a down-zoning request from "E" (light industrial) to "AA" (single family) for the properties affected by the first separate vacation case (see Item G). This down-zoning request shall be submitted prior to this replat being scheduled for City Commission consideration.
- M. The applicant shall submit a legal description which describes the northernmost triangular tip of Lot 3, Block 1, which does not currently have "E" (light industrial) zoning. This legal is necessary in order for the zoning ordinance to be drafted which will insure that all of this lot is zoned for industrial purposes.
- N. On the final plat tracing, the language in the engineer's text, regarding K.S.A. 12-512(b), shall be amended to reference the vacation of "platted" easements rather than just easements.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Q. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage improvements are required to be guaranteed with this replat?

S/D No.: 85-89 Name: HI-TECH INDUSTRIAL PARK SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/24/85

DESCRIPTION

General Location: At the northeast corner of 37th Street and Rock Road.
Owner: Woodlawn Development, c/o Classic Real Estate, 151 N. Main, #300,
Wichita, KS 67202
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 48.97 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial: 7
 - Total: 8
 3. Minimum Lot Area: 144,588 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

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 the paving of the proposed interior streets.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat shall reference the recording information for the Rock Road and 37th Street North street dedications adjacent to this plat.
- G. The applicant shall file a separate vacation case to accompany this replat which vacates those portions of the original Hi-Tech Industrial Park which are not included within the perimeter of this replat. This separate vacation case shall also provide for the vacation of the west half of Comotara Street, including the temporary cul-de-sac, which is not included within the perimeter of the replat.
- H. The east half of the right-of-way for Comotara Street will need to be vacated by a second separate vacation case. This vacation application will need to be signed by the owner of North Point Industrial Park.
- I. Since street right-of-way is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- J. The applicant shall file a down-zoning request from "E" (light industrial) to "AA" (single family) for the properties affected by the first separate vacation case (see Item G).
- K. The applicant shall submit a legal description which describes the northernmost triangular tip of Lot 3, Block 1, which does not currently have "E" (light industrial) zoning. This legal is necessary in order for the zoning ordinance to be drafted which will insure that all of this lot is zoned for industrial purposes.
- L. On the final plat, the street name DUBLIN shall be indicated between Lot 2, Block 1 and Lot 1, Block 2 rather than on the east/west segment of this street.

- M. The applicant is advised that, if he still intends to construct a divided roadway for adjacent Rock Road, he needs to work with City Engineering regarding the amount of right-of-way that needs to be dedicated for Rock Road.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- Q. The representative from the City Engineer's office and Traffic Engineer should be prepared to comment on the acceptability of the Comotara Street and Dublin Street intersection.

Comotara
Hi-Tech
Center

Scale 1" = 20'

Triple
48" RCP
Reinf. Conc.
Drop Struct.

Existing 20" Water Main

37th STREET NORTH

Existing Quadruple 31" x 50" CMPA

Quadruple 32" x 49" HERCP

Future Extension
of Triple 34" x 50" HERCP
(Typ. N. & S. of 37th Street
North)

MKEC
Supplement to
Utility Plan &
Drainage Concept
Comotara Hi-Tech
Center

NCR

Comotara
Hi-Tech
Center

Triple
45" RCP
Reinf. Conc.
Drop Struct.

Scale 1" = 20'

Existing 20" Water Main

37th STREET NORTH

Quadruple 32" x 49" HERCP

Existing Quadruple 31" x 50" CMPA

Future Extension
of Triple 34" x 50" HERCP
(Typ. N. & S. of 37th Street
North)

MKEC
Supplement to
Utility Plan &
Drainage Concept
Comotara Hi-Tech
Center.

NCR