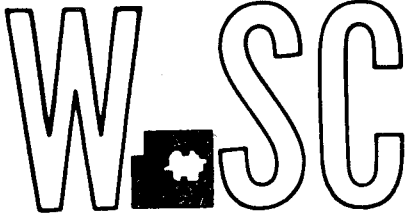


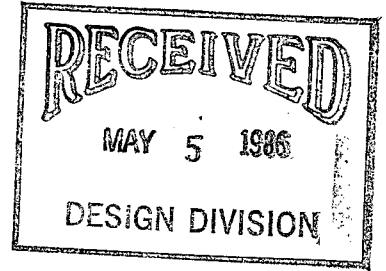
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

May 5, 1986



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

Re: S/D 86-35 - Final Plat of PPCo 2nd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 1, 1986, 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 April 25, 1986.

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 platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

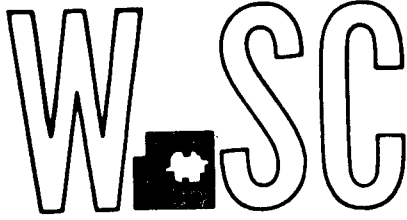
Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Wayne E. McKay, 369 Northwest Blvd., Wichita, KS 67203  
Phillips 66 Company, c/o PT, RE & C, Attn: Mike Mullings, 101 N.  
Robinson, Oklahoma City, OK 73102  
Bill Shoaf, 1625 Amarado, Wichita, KS 67212  
Mike Lindebak, City Engineer

C  
O  
P  
Y

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

April 25, 1986



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

Re: S/D 86-35 - Final Plat of PPCo 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 24, 1986, 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 lots being platted.
- B. The applicant shall guarantee the closure of the two driveways within the areas of complete access control.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- E. The final plat tracing shall correct the Board of City Commissioners signature block to reference TONY CASADO as Mayor.
- F. The final plat tracing shall indicate a 30-foot building setback from Pawnee and a 25-foot building setback from Seneca.
- G. Depending on the route for extension of sanitary sewer to serve this lot, additional on-site utility easement may need to be indicated on the final plat tracing.
- H. The applicant shall obtain the off-site utility easement needed for the extension of sanitary sewer.

C  
O  
P  
Y

Baughman Company, P.A.  
Re: S/D 86-35 - Final Plat of PPCo 2nd Addition  
April 25, 1986  
Page 2

- 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 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, May 1, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*FLN*

Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Wayne E. McKay, 369 Northwest Blvd., Wichita, KS 67203  
Phillips 66 Company, c/o PT, RE & C, Attn: Mike Mullings, 101 N.  
Robinson, Oklahoma City, OK 73102  
Bill Shoaf, 1625 Amarado, Wichita, KS 67212  
 Mike Lindebak, City Engineer

1. Wayne C. Horst. Utility Basement Vacation. No water problem.
2. Joyland Hills Park. Street R/W Vacation. Fire hydrant on the NW Cor of Nassal & Hillside. Basement may need to be retained.
3. Tracy D. Bernhart. Utility Esmt. Vacation. No water problem.
4. Gray's Second Addition. Item B, mains to be extended. Suggest main be extended in Mac Arthur along at least part of their plot, in case south side of Mac Arthur will not participate.
5. Golden Hills 2nd Addn. Revised prelin. plat. Item B, mains to be extended. Water plans now show intersections for Detemeyer at Shetford and Murdoch at Shetford, crossings part of plans now approved. No water problem.
6. Northborough 2nd Addition. Final Plat. Item B, main to be extended. Charges to existing P.D. project to be paid or transferred to new project. No water problem.
7. Rainbo Baking Co. Addition. Final Plat. No Water problem, area now served.
8. Goebel Bros. 2nd Addn. Final plat. Area served by existing mains. Services to be installed as needed by Water Dept. No water problem.
9. PP Co. 2nd Addition. Final Plat. Area now served, no water problems.
10. Chelsea Industrial Park 2nd Addn. Items B & C, main to be extended, outside city application, and restrictive covenant.

11. Scott Stucky. Dedicate St. R/W. No water problem.
12. Lindy Andel. Grant utility easement. Esm't. is to be used for water main extension. Plans approved, private project under contract. No water problem.
13. Carolyn Morris Beckett. Dedicate St. e/w. Existing main on S. side 27th, E. side Hydraulic. Valve box may need to be adjusted. No water problem.
14. City Land Inventory Case. Existing water along U.S. 59 from Chautauque to Hillside, X's to H<sub>2</sub>O in Hillside & Chaut. Area mostly served. Main will need to be extended in Lorraine.
14. City Land Inventory Case. Existing water along U.S. 59 from Chautauque to Lorraine and in Chaut. & Lorraine. X's to H<sub>2</sub>O in Hillside. Area now served. No water problem.
15. City Land Inventory Case. 26th N & Hydraulic  $\pm$  Nearest water at 25th & Kansas on Hydraulic & McFarland. Approx. distance 1500 ft; estimated cost \$95,000<sup>00</sup> (300' @ \$50 + 1200' @ \$25) to extend 8" or possibly 6" main from McFarland & Hydraulic.
16. Other Matters.

S/D No.: 86-35      Name: PPCo. ADDITION #2

Preliminary Approved:  
Scheduled S/D Meeting: 4/24/86

DESCRIPTION

General Location: At the northeast corner of Pawnee and Seneca.  
Owner: Wayne E. McKay, 369 Northwest Blvd., Wichita, KS 67203  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.62 Acre
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 23,912.10 Sq. Ft.
  4. Existing Zoning: "LC"
  5. Proposed Zoning: "LC"
- 

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the closure of the two driveways within the areas of complete access control.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- F. The final plat tracing shall correct the Board of City Commissioners signature block to reference TONY CASADO as Mayor.
- G. The 60 feet of half-street right-of-way and the triangular dedication at the corner of Seneca and Pawnee have been approved by City Engineering. Compared to the 75-foot half-street right-of-way standard normally required at the intersection of two arterial streets, the configuration of the dedication proposed by this replat provides less right-of-way for Seneca and Pawnee back from the intersection but provides a greater dedication at the corner.
- H. The final plat tracing shall indicate the platting of 35-foot wide building setbacks from the new street right-of-way lines.
- 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 Board of City Commissioners.
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees or drainage easements required with the platting of this lot?

NOTE: This plat has been submitted in final form only.