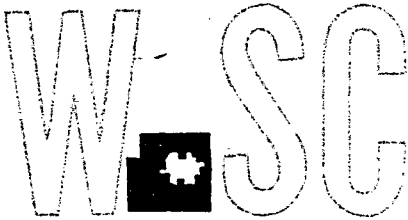


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

May 26, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-31 - Q-TECH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 25, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 19, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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 1988 and all prior years have been paid.

Please call if you have any questions.

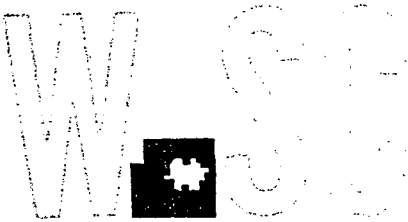
Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:jcm

cc: Mid-America Dairymen, Inc., ATTN: Charles Burgess, 700 E.  
Central, 67202  
Don Arnold, Jr., 150 N. Main, 67202  
Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

May 19, 1989

Baughman Company  
315 S. Ellis  
Wichita, KS 67211

Re: S/D 89-31 - Q-TECH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 1989, 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that at the time of site development, private storm sewer extension will be required.
- D. As requested by City Engineering, the final plat tracing shall indicate a 10-foot utility easement along the west line of this plat.
- E. The final plat tracing shall indicate complete access control except for one (1) opening on Meridian Avenue to and from Lot 2. The plattor's text shall be amended to reflect this access control dedication.
- F. The final plat tracing shall properly reference the center line of May Ave. and Meridian Ave.
- G. The final plat tracing shall clearly dimension the north-south property lines of Lots 1 and 2 (minus street right-of-way for May Avenue).
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- I. Recording of the plat within 30 days after approval by the City Council.
- J. 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.
- K. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- L. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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 25, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



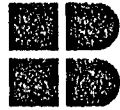
R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: Mid America Dairymen, Inc., Attn: Charles Burgess, 700 E.  
Central, Wichita, KS 67202  
Don Arnold, Jr. 150 N. Main, Wichita, KS 67202  
Mike Lindebak, City Engineer

WILLIAM L. KORBER, L.S.  
JOHN E. LUNDBLADE, L.S.  
N. BRENT WOOTEN, P.E.



# BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

December 22, 1987

D. L. Bender  
Steffen Dairy Foods Co., Inc.  
700 East Central  
Wichita, KS 67202

re: Sewer Service to unplatted tract  
Meridian and May, Wichita

Dear Mr. Bender,

At the request of Don Arnold, Jr., of John Arnold Associates, I have investigated options for providing sanitary sewer service to the subject site. Three routes for extending service to the site seem most practical, and are described below.

**GENERAL SITE CONDITIONS:** The site is located in an area with very flat natural slopes and is bounded on the south and east by concrete street pavement. The elevation of the site is at or below the top of curb elevations of the adjacent streets; therefore some fill will be required for any proposed building. For the purpose of this study, the building floor is assumed to be at elevation 105.5 city datum, which is approximately 1.0 feet above top of curbs. Although at least one sewer is at a low enough elevation, several underground utilities would conflict with the required pipe grades. For this reason all three options would require a sewage ejector pump and pressure line to the receiving sewer.

**ALTERNATE A;** An 8" sewer extends from the west along the north side of May Avenue to a point 320 feet  $\pm$  west of the site. Access to the manhole at that point would require cutting across one drive and part of another drive at Leisy Addition, which is immediately west of the site. A private easement across Leisy Addition would be required. Otherwise, a permit to place the line in street right of way would be necessary. There are no other apparent conflicts with this route. The estimated cost of this route is as follows:

1	Each	Manhole	=	\$2000
500	L.F.	2" plastic force main, installed @ \$5.00	=	2500
1	Each	Connection to existing manhole	=	500
260	S.F.	Remove & replace 6" concrete drive @ \$4.00	=	1040
1	Each	Sewage ejector pump installation	=	2000
Construction Total			=	\$8040
20% for engineering & Contingencies			=	1600
Total cost of Alternate A			=	\$9640

3500  
9540  
2860  
12400

