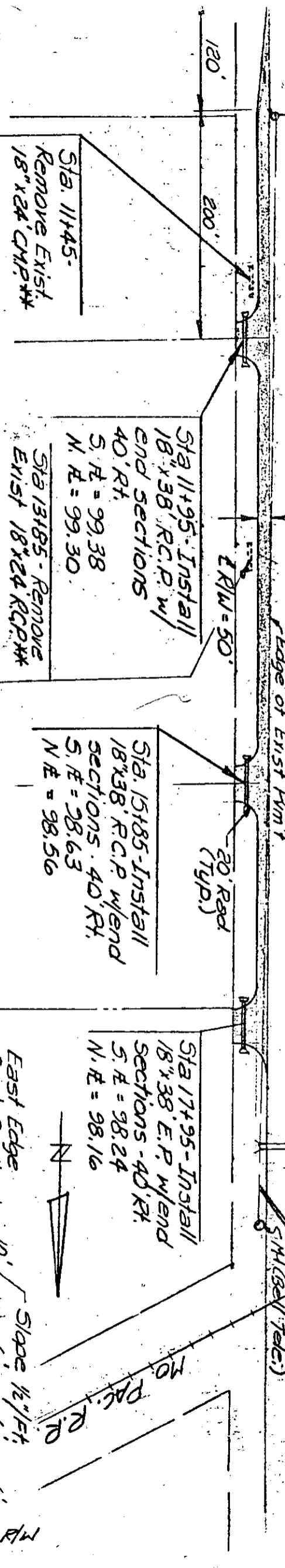


Sta. 8+75 to Sta 18+80 Const. 10' Accel-Decel Lane
(By Others)

454 EXIST 4'x3'x64" RCBC
CAUTION! Bell
Tele. Undergr. Cable
Notify Before Begin
Construction

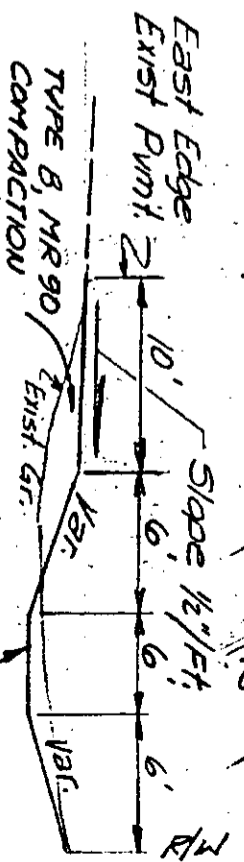
Sta. 10+00 = S. Line of Addition
10' Edge of Exist R/W
15' RD B27-L (Oliver)



** Note: Existing Culverts to be removed shall be placed on R/W for removal by Sedg. Co.
B.M. -

NORTH OLIVER INDUSTRIAL PARK

Sta 11+00 to Sta 18+00 - Green Ditch

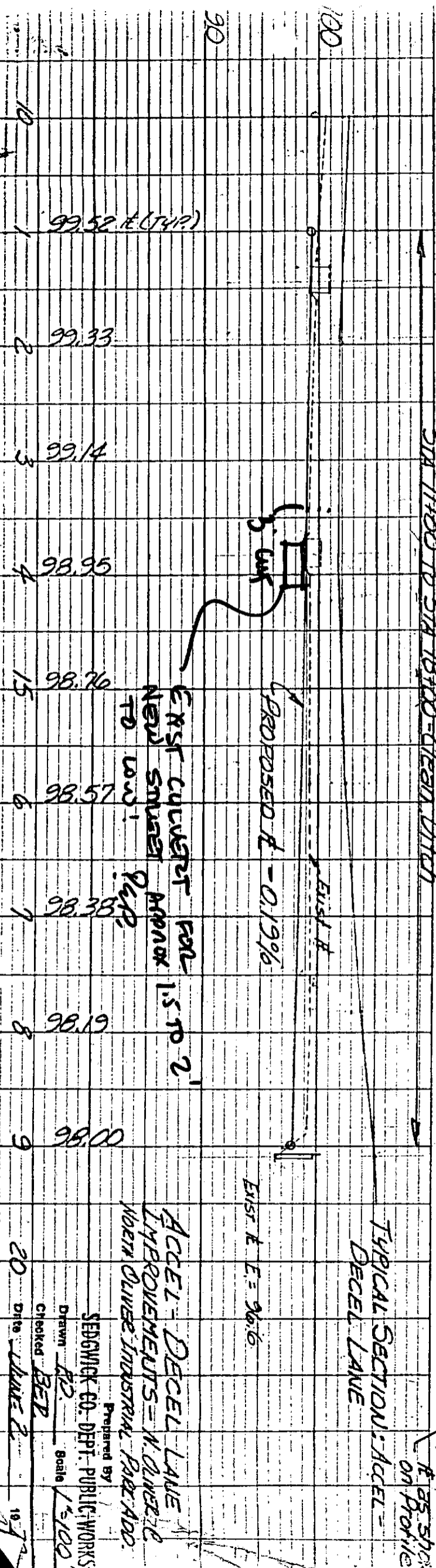


TYPICAL SECTION: ACCEL-DECEL LANE

PROPOSED R. - 0.19%

EXIST CULVERT FOR NEW SMOKE TOWER APPROX TO LOW! PUMP

ACCEL-DECEL LANE IMPROVEMENTS = N. OLIVER NORTH OLIVER INDUSTRIAL PARK ADD.



Prepared by SEDGWICK-ED. DEPT. PUBLIC WORKS
Drawn by R.D.
Checked by BEP
Scale 1"=100'
Date: June 2, 1977

S/D No. 80-42 Name Great Plains Business Park Addition
Date Application Rec'd. 9-4-81 Preliminary Approval _____
Scheduled S/D Meeting 9-17-81

DESCRIPTION

General Location approximately 1/2 mile south of 37th St. North on the
east side of Oliver

Owner Great Plains Industries, Inc.

Surveyor/Engineer Poe & Associates of Kansas, Inc.

Address 1720 E. Morris, Wichita, Ks. Zip Code 67211 Phone 262-1497

- | | |
|--|-----------------------------------|
| 1. Gross Acreage of Plat <u>76.1 ac.</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70'</u> R/W <u>1990</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>25</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>25</u> | TOTAL <u>1990</u> ft. |
| 3. Minimum Lot Frontage <u>79 feet</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>54,990 sq. ft.</u> | streets <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>AA and E</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: This revised plat includes the property formerly being platted as Lifetime Addition, as well as the original Great Plains plat which was a replat of Lot 2 of North Oliver Industrial Park. A zone change from AA to E for the former Lifetime property has been submitted. This entire property is now within the Wichita City limits.

- A. The City Engineer's representative shall be prepared to comment on the applicant's drainage concept and state if any drainage improvements need to be guaranteed or if any minimum building pads need to be shown on the final plat.
- B. Access to Oliver shall be limited to one opening for each lot south of 35th Street provided a guarantee is submitted for permanent decel lane construction. If the drive approach into Lot 1, Block 1 still exists, it shall be removed prior to recording the plat. The appropriate access control labeling shall be shown on the final plat.
- C. The applicant shall guarantee the construction of 34th Street North Circle and Great Plains and shall guarantee, if necessary, any changes in construction of 35th Street North so that it can be accepted as a public street.
- D. The applicant shall guarantee extension of sanitary sewer to serve the lots not already served.
- E. The applicant shall guarantee extension of City water to serve the lots not already served.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Approval of a final plat in this configuration shall be subject to approval of the associated zone case requesting "E" zoning.
- H. A temporary cul-de-sac with a 75-foot radius is needed to terminate Great Plains at the north end of the plat. This may be granted by separate instrument on property north of

the plat or shown as a temporary cul-de-sac easement on Lot 4, Block 1 and Lot 21, Block 2. A guarantee for construction of this cul-de-sac will be required.

- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivison Regulations.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivison Regulations).

S/D No. 80-42 Name Great Plains Business Park Addition
Date Application Rec'd. 9-4-81 Preliminary Approval 10-1-81
Scheduled S/D Meeting 10-29-81

DESCRIPTION

General Location approximately 1/2 mile south of 37th St. North on the east side of Oliver

Owner Great Plains Industries, Inc.

Surveyor/Engineer Poe and Associates of Kansas, Inc.

Address 1720 E. Morris, Wichita, Ks Zip Code 67211 Phone 262-1497

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>76.1 ac.</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70'</u> R/W <u>1990</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>25</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>25</u> | TOTAL <u>1990</u> ft. |
| 3. Minimum Lot Frontage <u>79 feet</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>54,990 sq. ft.</u> | |
| 5. Existing Zoning <u>AA and E</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. Approval of this proposed industrial plat shall be subject to approval of associated zone case Z-2382 "AA" to "E".
- B. The City Engineer's office shall be prepared to comment on the applicant's final drainage plan and state what drainage improvements are required. The applicant shall guarantee all drainage improvements required by the platting of this property. (Note: At preliminary plat hearing, it was stated that a guarantee for construction of the proposed pond would be required. Also, an easement for drainage across City Park property to the south will be necessary.)
- C. The applicant or his agent shall be prepared to discuss the proposed ownership and maintenance responsibilities for Reserve A and the maintenance responsibilities for the floodway. If either or both are to be maintained by lot owners in the subdivision, then a lot-owners' association will need to be formed. Covenants will be required which specify when the association will be formed and shall include a clause which gives the City authority to maintain the reserves (and floodway) and assess the costs to the lot owners if these areas are not adequately maintained. The plat's text shall include a brief reference to the ownership and maintenance responsibilities of these two areas.
- D. The applicant shall guarantee construction of a permanent decel lane from the south line of the plat to the south line of 35th Street North.
- E. A temporary cul-de-sac with a 75-foot radius is needed to terminate Great Plains at the north end of this plat. It shall be granted by separate instrument. The document shall be submitted to the Planning Department for review and approval and, when approved, shall be recorded. The recording data, as well as a dashed line outlining the cul-de-sac, shall be shown on the final plat tracing.
- F. The applicant shall guarantee construction of 34th Street North Circle, Great Plains (including the cul-de-sac) and shall guarantee, if necessary, any changes in construction

of 35th Street North so that it can be accepted as a public street.

- G. The applicant shall guarantee extension of City water to serve all lots not already served.
- H. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. The reference to access control in the plattor's text shall be revised to read as follows: All abutters' rights of access to or from Oliver over and across the west line of Blocks 1 and 2 are hereby granted to the City of Wichita except, however, that Lots 1, 2 and 3, Block 2 shall each have access to Oliver at one location to ^{be} determined by the City Engineer.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.