

1. Wayne C. Herst. Utility Basement Vacation. No water problem.

2. Joyland Hills Park. Street E/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 Dekenyer 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.

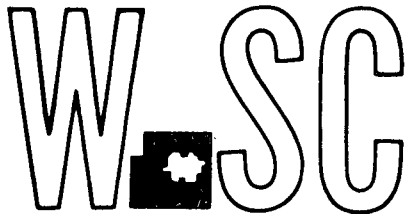
8. Goebel Bros. 2nd Addn. Final plat. Area served by existing mains. Services to be installed as needed by Water Dept. No water problem.

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.

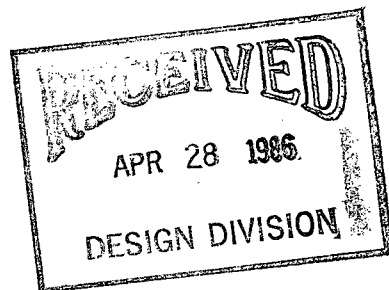
11. Scott Stucky. Dedicate St. R/W. No water problem.
12. Lindy Andel. Grant utility easement. Easmt. is to be used for water main extension. Plans approved, private project under contract. No water problem.
13. Carolyn Morris Beckett. Dedicate St. e/w. Existing main on S. side 47th, E. side Hydraulic. Valve box may need to be adjusted. No water problem.
14. City Land Inventory Case. Existing water along U.S. 59 from Chautaugua to Hillside, X's H₂O in Hillside & Chaut. Area mostly served. Main will need to be extended to Lorraine
14. City Land Inventory Case. Existing water along U.S. 59 from Chautaugua to Lorraine and in Chaut. & Lorraine. X's H₂O in Hillside. Area now served. No water problem.
15. City Land Inventory Case. 26th N & Hydraulic? Nearest water at 25th & Kansas or Hydraulic & McFarland. Approx. distance 1500 ft; estimated cost \$95,000 (300' @ \$50 + 1200' @ \$25) to extend 8" or possibly 6" main from McFarland & Hydraulic.
16. Other Matters.

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 86-37 - Final Plat of Rainbo Baking Company 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 submit a sidewalk certificate stating that a sidewalk will be constructed on Southeast Drive at the time of site development. (Commercial Zoning)
- B. The final plat tracing shall indicate "complete access control" to Glen Oaks Drive, across the south line of the lot. Appropriate reference to this access control shall be made in the plat's text.
- C. The applicant shall guarantee the closure of the driveway to Glen Oaks Drive.
- D. Since "complete access control" is being dedicated to Glen Oaks Drive from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- E. The final plat tracing shall indicate "complete access control" to K-15 Highway, across the westerly line of Southeast Drive.
- F. The legal description for the associated zone case includes not only Lots 5 and 6, Block 1, Murphy Addition, but also the south half of the vacated alley adjacent to the north line of said Lot 6. In order to obtain the "LC" zoning approved for the south half of the vacated alley right-of-way, this property needs to be included within the perimeter of this replat. The final plat tracing shall amend the face of the plat and legal description.

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Baughman Company, P.A.

Re: S/D 86-37 - Final Plat of Rainbo Baking Company Addition.

April 25, 1986

Page 2

- G. Prior to scheduling this case before the Board of City Commissioners, the existing structures which encroach into the utility easement being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- H. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the Rainbo Baking Company of Wichita (e.g., copy of by laws or certification from a title company).
- I. The final plat tracing shall correct the Board of City Commissioners' signature block to reference TONY CASADO as the Mayor of Wichita.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. 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,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Rainbo Baking Company, c/o Garland Wyatt, 2530 Southeast Drive,
Wichita, KS 67201
Dean Shaw, Campbell Taggard, Inc., 6211 Lemmon Ave., P.O. Box 660217,
Dallas, TX 75266
✓ Mike Lindebak, City Engineer

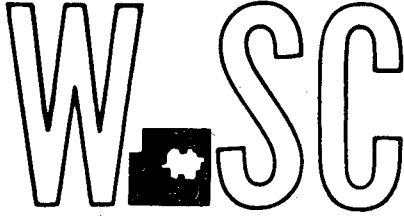
Pre-Sub June 5, 1986

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1. Boeing Military Airplane Co. Vacation of St. RLW
Existing 12" Water main along the north side of
47th St. from K-15 to Oliver (approx 14' S of N/R 47th)
Suggest retain as easement and any relocation of Water
main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility
easement. No water mains in utility easement, no water
problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon
water projects now open. Existing water main in Hydraulic
may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main
in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat.
Existing 6" water main in Clark and existing 16" water main
in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12"
water main in Hydraulic and Denker, existing 6" water main
in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be
extended, both in Tyler and 19th St., or from 19th St. N.
and Robin, whichever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main
in Webb road, mains to be extended (item B), no water
problem.
10. Cottonwood Village 7th Addition. Existing 12" water
main in 29th St. N. now serves area. No water problem.

11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. No water problem.
18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



June 6, 1986

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

Re: Final Plat S/D 86-37 - RAINBO BAKING CO. ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 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 submit a sidewalk certificate stating that a sidewalk will be constructed on Southeast Drive at the time of site development. (Commercial Zoning)
- B. Since "complete access control" is being dedicated to Glen Oaks Drive from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- C. The applicant shall guarantee the closure of the driveway to Glen Oaks Drive.
- D. Prior to scheduling this case before the Board of City Commissioners, the existing structures which encroach into the utility easement being granted must be removed. Once the structures have been removed, a letter so stating shall be submitted from the platting engineer.
- E. The applicant shall submit proof as to which individual(s) are authorized to execute documents on behalf of the Rainbo Baking Company of Wichita (e.g., copy of by laws or certification from a title company).
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Final Plat S/D 86-37 - RAINBO BAKING CO. ADDITION
Page 2

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, June 12, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



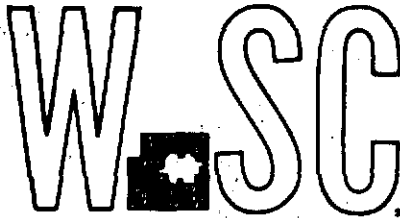
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Rainbo Baking Company, c/o Garland Wyatt, 2530 Southeast Drive,
Wichita, KS 67201
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 2, 1986

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

Re: S/D 86-37 - Final Plat of Rainbo Baking Company 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 plattor.
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,

BRB

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Rainbo Baking Company, c/o Garland Wyatt, 2530 Southeast Drive,
Wichita, KS 67201
Dean Shaw, Campbell Taggard, Inc., 6211 Lemmon Ave., P.O. Box 660217,
Dallas, TX 75266
✓ Mike Lindebak, City Engineer

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