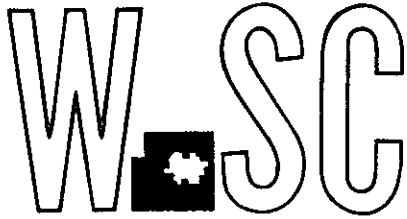
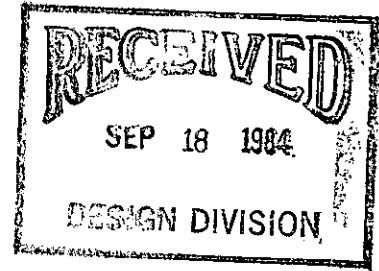


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



September 14, 1984

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

Gentlemen:

Re: S/D 84-88 - Preliminary Plat of P.C. Industrial Park

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 13, 1984, 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 final plat shall indicate "access control except for 1 opening" to 47th Street South across the north line of this lot.
- B. The final plat shall reference a tie to a platted lot corner or section corner.
- C. Water Street at this location is classified as a collector street. The City sidewalk ordinance requires a guarantee for a sidewalk on this collector street. Due to the industrial character of this area, it is recommended that the Subdivision Committee recommend a waiver of this requirement to the Board of City Commissioners.
- D. The final plat shall indicate the amount of half-street rights-of-way existing for 47th Street and Water Street adjacent to this site.
- E. The final plat shall indicate the street name of "Water Circle" for Water Street south of 48th Street South.
- F. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office.
- G. The applicant shall guarantee the extension of sanitary sewer to a point south of the railroad spur track.
- H. The final plat shall indicate and reference an easement or reserve to cover the railroad spur track on this property.

WICHITA - SEDGWICK COUNTY

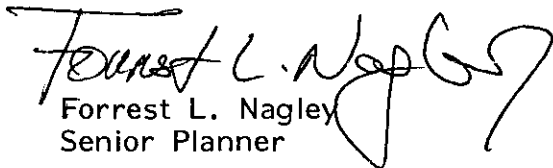
Baughman Company, P.A.  
September 14, 1984  
Page 2

- I. The final plat shall indicate a greater area for the drainage dedication along the south line of this lot.
- J. If any improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- L. 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

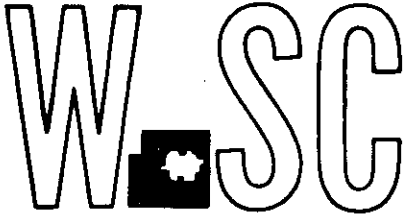
cc: P.C. Warehouse, Inc., c/o Don J. Boyd, Pres., 101 West 48th St.  
South, Wichita, KS 67217  
John T. Arnold, Sutton Place, Suite 1, Wichita, KS 67202  
Mike Lindebak, City Engineer

1  
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 ismt 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 ~~southern~~ 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/W and Temp. Cul-de-Sac. Comstara 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. Bader 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.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

November 22, 1985



Mid-Kansas Engineering Consultants, P.A.  
3500 N. 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1985, 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 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 the construction of the storm water sewers and drains 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.

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Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-89 - Final Plat of Hi-Tech Industrial Park Second Addition.  
November 22, 1985

Page 2

- 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.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-89 - Final Plat of Hi-Tech Industrial Park Second Addition.  
November 22, 1985

Page 3

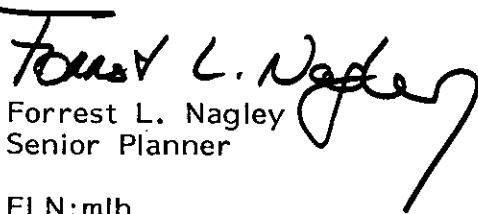
- O. The applicant shall obtain, by separate instrument, the off-site utility easement needed to extend sanitary sewer to serve this plat. The legal description for this easement shall be approved by City Engineering prior to submitting the instrument to the Planning Department.
- P. On the final plat tracing, the street name of "Hi Tech" shall be used instead of Dublin.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- R. 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 Monday, November 25, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

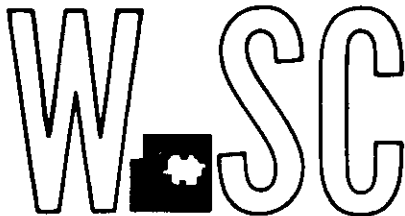
  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: 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

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

November 22, 1985



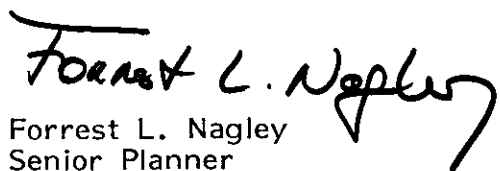
Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-99 - Final Plat of P. C. Industrial Park Addition.

Gentlemen:

At the November 21, 1985 Subdivision Committee meeting, the above-referenced plat was considered. The action taken by the Committee was to defer review of this plat until the next meeting on December 5, 1985. The purpose of this two-week deferral is to allow you additional time to submit drainage information to City Engineering.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: P. C. Warehouse, Inc., c/o Don J. Boyd, Pres., 101 West 48th Street  
South, Wichita, KS 67217  
John T. Arnold, Sutton Place, Suite I, Wichita, KS 67202  
✓ Mike Lindebak, City Engineer

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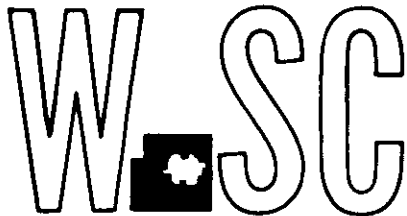
Pre-Sub 12-5-85

1. G. Ronald Tyler. Building setback vacation. No water problem.
2. Davis Moore Oldsmobile Inc. Vacation of Courtleigh street R/W. Existing 8" water main in Courtleigh, existing fire hydrant on corner of Kellogg Drive and Courtleigh. Need to retain water esmt.
3. United Distributors, Inc. Alley R/W vacation. No water problem.
4. Dr. Tom Balan. Vacation of Utility Easement. No water problem.
5. Diamond Head of Wichita. Vacation of complete access control. No water problem.
6. Tower Lakes Estates Addition. Item b, wells. Nearest City water at 21st N & 119th West.
7. Mulberry East Third. Preliminary Plat. Item C, water to be extended. Nearest water at 37th St. N. and Rock Road.
8. Bluestem Colony Addition. Preliminary Addition. Item B, water to be extended. Existing 12" AC Water main in Rock Road. Possible to loop the system through emergency access easement of Windwood Circle. No water problem.
- ~~9. Deutsches Eck Addition. Final Plat.~~
9. Larksfield Place Addition. Preliminary Plat. Water main in 29th and Gouverneur to be extended as necessary to serve the property. No water problem.

Early?



WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

December 6, 1985

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

Re: S/D 84-88 - Final Plat of P.C. Industrial Park Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 5, 1985, 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 a point south of the railroad spur track.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. At the time of preliminary plat approval, the Subdivision Committee voted to recommend that the sidewalk required for Water Circle (collector street) be waived due to the industrial character of this area.
- D. The final plat tracing shall indicate a 10-foot wide access and maintenance easement adjacent to the south line of the lot and adjacent to the east line of the lot, south of the cul-de-sac.
- E. On the final plat tracing, appropriate reference shall be made in the plat's text to the 10-foot wide access and maintenance easement.
- 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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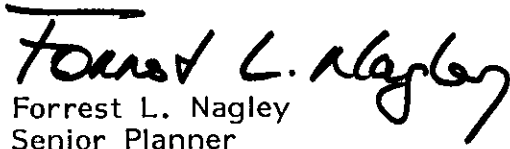
Baughman Company, P.A.  
Re: S/D 84-88 - Final Plat of P.C. Industrial Park Addition.  
December 6, 1985  
Page 2

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, December 12, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

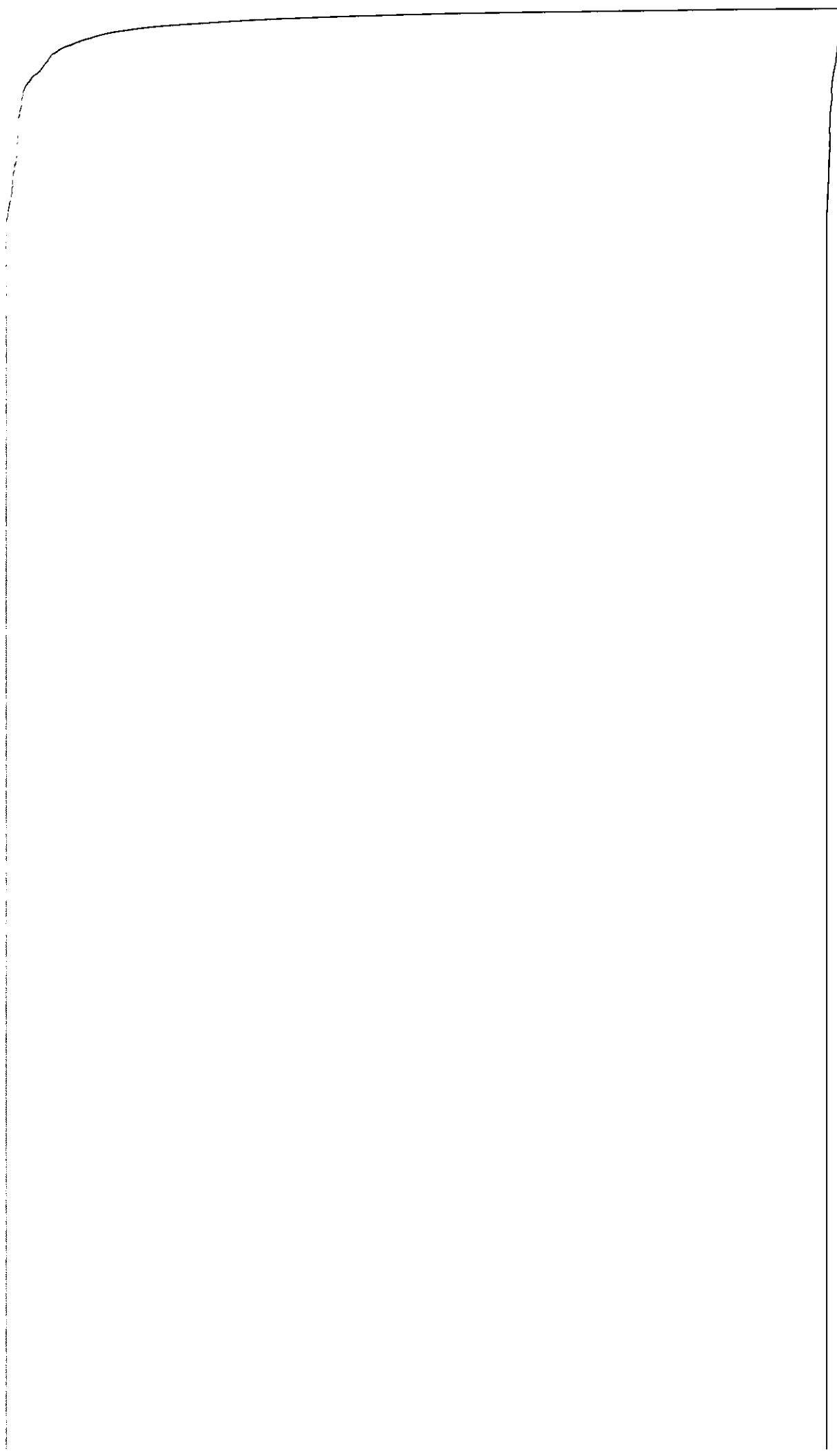
Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: P. C. Warehouse, Inc., c/o Don J. Boyd, Pres., 101 West 48th Street  
South, Wichita, KS 67217  
John T. Arnold, Sutton Place, Suite I, Wichita, KS 67202  
~~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

December 13, 1985

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

Re: S/D 84-88 - Final Plat of P.C. Industrial Park Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 12, 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 December 6, 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 plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

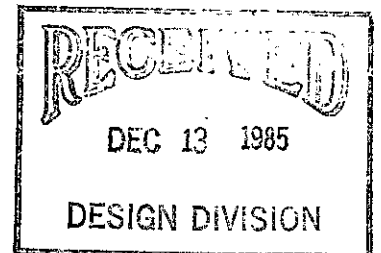
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: P.C. Warehouse, Inc., c/o Don J. Boyd, Pres., 101 West 48th Street  
South, Wichita, KS 67217  
John T. Arnold, Sutton Place, Suite I, Wichita, KS 67202  
✓ Mike Lindebak, City Engineer



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THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE February 21, 1986

TO Forrest Nagley, Senior Planner

FROM Carl Gipson, Civil Engineer III

SUBJECT P.C. Industrial Addition

The required petition for P.C. Industrial Addition has been received.



Carl Gipson  
Civil Engineer III

CG:mgr

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE March 11, 1986

TO Forrest Nagley, Senior Planner

FROM Carl Gipson, Civil Engineer III

SUBJECT March 18 City Commission  
Meeting - Planning Agenda

The following petitions have been received in association with platting requirements:

Eastminster Addition

Drainage (Storm Water Drain No. 70)	100%
Sanitary Sewer (Lateral 1, Main 24, WIS)	100%
Water	100%
Paving (19th Street North)	100%

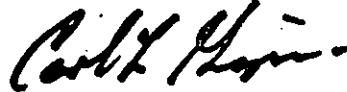
P.C. Industrial Addition ✓

Sanitary Sewer (Lateral 25, Main 2, Southwest Interceptor)	100%
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Davidson and Fray Addition

Sanitary Sewer (Lateral 4, District Y, Sanitary Sewer No. 20)	100%
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In addition, Mid-Kansas Engineering Consultants has provided a satisfactory drainage plan for Eastminster Addition.



Carl Gipson  
Civil Engineer III

CG:mgr