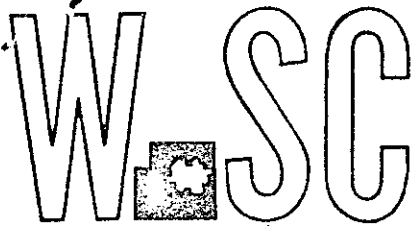
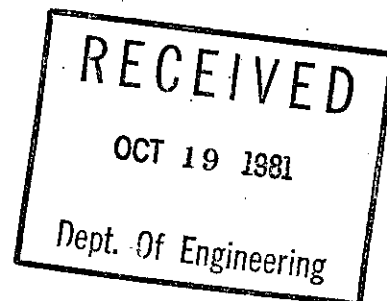


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



October 16, 1981

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

Re: S/D 81-110 - Preliminary plat of S B S Industrial Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 15, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat subject to the following:

- A. Prior to submitting a final plat, a final drainage plan shall be submitted to County Engineering. An off-site drainage easement or floodway may need to be obtained by separate instrument.
- B. Since neither public water or sanitary sewer are available to serve this site, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. When "E" zoning was approved on this site, a condition of approval was the submission of a restrictive covenant limiting the maximum height of structures. This covenant is to be submitted at the time of platting and is required because of the site's close proximity to Jabara Airport. With this zone case requirement in mind, the applicant shall contact the Airport Authority prior to filing a final plat in order to determine any building height restrictions to be established on this property. These height restrictions will be set forth in a restrictive covenant which will be recorded with the plat.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.

- E. The final plat shall indicate "access control except for 2 openings" across the south line of the plat to 37th Street North. Appropriate language shall be added to the plat's text.
- F. A 10-foot utility easement shall be shown along the north and west sides of the lot as requested by Southwestern Bell.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: SBS Land Inc., c/o Dave Stannard, President, P.O. Box 4064, 67204
Don Bottenburg, 923 First National Bank, 67202
Andy Harkness, Co. Dept. of Public Works, Courthouse, 67203
Mike Lindebak, City Engineering
Monroe Funk, Director of Airport Planning and Engineering