

S/D No. 84-11 Name Turnpike Industrial 2nd Addition
Date Application Rec'd. 2-3-84 Preliminary Approval _____
Scheduled S/D Meeting 2-16-84

DESCRIPTION

General Location On Colfax Avenue in an area south of 31st St. South and west of Oliver

Owner Vernon Jacobs
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | | | |
|--|---|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>20.3 ac.</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ | ft. |
| Residential _____ | | b. _____ R/W _____ | ft. |
| Commercial _____ | | c. _____ R/W _____ | ft. |
| Industrial <u>2</u> | | d. _____ R/W _____ | ft. |
| Other _____ | | e. _____ R/W _____ | ft. |
| Total Number of Lots | <u>2</u> | TOTAL _____ | ft. |
| 3. Minimum Lot Frontage | <u>112.89 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>6.3 acres</u> | | |
| 5. Existing Zoning | <u>E</u> | | |
| 6. Proposed Zoning | <u>E</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, Name <u>BMAC</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, Name <u>BMAC</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:

Note: Since Colfax Avenue is being terminated by this replat, notices have been sent to all property owners along Colfax Avenue west of Oliver.

*Drainage Easement
SS lot 1 should
be private*

A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this property.

B. The applicant shall guarantee any drainage improvements required by the platting of this property.

*Guarantee by
the credit?*

C. The applicant or his agent shall be prepared to comment on how sanitary sewer service will be provided to serve these lots. If service is proposed to be provided through the private Boeing system, then a letter from Boeing will be required stating that they are both willing to accept sewerage from this property and that sufficient capacity exists in their private lines.

*Turnpike agreement
for drainage?*

D. The applicant or his agent shall be prepared to comment on how water service will be provided to serve these lots. The nearest public water line is in Oliver.

*status of
petition*

E. It should be noted that this plat is proposing the vacation of Colfax Street south of the proposed industrial cul-de-sac. The applicant shall guarantee the paving of Colfax, including the industrial cul-de-sac, adjacent to this plat. The representative of the City Engineer's Office should be prepared to comment on the status of the Colfax Street paving petition to the north of this plat. Turnpike Industrial Addition was platted in 1965, and if the Colfax petition submitted with that plat is now invalid, the applicant should attempt to obtain a valid paving petition from the north line of this new plat to where the pavement stops to the north.

(Over)

- R/W ✓ out
& Access Cont.
3 openings OK*
- F. The representatives of the various utility companies should be prepared to comment on the need to retain as utility easements any of the right-of-way for Colfax which is being vacated by this plat.
 - G. As many of you may be aware, Boeing is contemplating the vacation of Oliver Street through their property. If this major street vacation occurs, traffic is proposed to be re-routed via Turnpike Drive adjacent to the west line of this plat. The City Engineer's representative should be prepared to state how much right-of-way presently exists for Turnpike Drive adjacent to this plat and comment on the need for additional right-of-way to accommodate a new 4-lane roadway system. The advisability of establishing access controls to Turnpike Drive from Lot 1 should also be discussed.
 - H. On the final plat tracing, Colfax shall be relabeled Colfax Circle.
 - I. On the final plat tracing, bearings shall be indicated for the perimeter boundaries of the plat as well as for Lot 1 and Lot 2's common lot line.
 - J. The applicant shall submit the standard avigational easement and restrictive covenant for this property.
 - K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - L. On the final plat tracing, a reference tie point shall be made to either a section corner or the corner of a previously platted lot.
 - M. Closure computations shall be submitted with the final plat tracing.
 - N. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT TURNPIKE INDUSTRIAL PARK
JOB NO. _____
TO Chris Breitenstein
FROM N. Brent Wooten
REFERENCE Drainage Plan

DATE 2-13-84
COPIES TO: _____

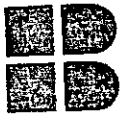
Lots will be developed for industrial zoned usage. Runoff factors for Lot 1 will be 0.95 and for Lot 2 will be 0.80. Proposed building locations for both lots are indicated. Lot 2 is presently being developed by B.E.C. and Boeing with the grading as indicated.

Areas are broken down for the two lots by drainage patterns for the developements. The seven drainage areas are indicated by the numbers.

Area 1 will drain east to an existing ditch which flows south to Boeing storm sewers as it presently does. Area 2 drains south as indicated and west in a drainage easement. Area 3 will drain to the south. Both area 2 and 3 will be discharged by a proposed storm sewer 21" to the west and be conveyed in to an open ditch to the west.

Area 4 will also drain south to the drainage easement and ditch section. The ditch section will discharge to Turnpike Drive thru a concrete flume structure and ditch lining and into two 30" x 48" CMPA's which drain further west into an existing KTA ditch and south.

Area 5 will drain north to an existing drainage easement and be discharged to the Turnpike Drive thru a proposed concrete flume structure and concrete ditch lining. The ditch will discharge into an existing 40" x 65" CMPA and further west into an existing KTA ditch and south.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT _____

JOB NO. _____

TO _____

FROM _____

REFERENCE _____

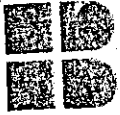
DATE _____

COPIES TO:

Area 6 will drain north into a proposed storm sewer 21" which will drain north to the drainage easement and west in the easement ditch.

Area 7 will drain north to the Colfax cul-de-sac into street RW. The Colfax street when paved will drain north and be discharged at the drainage easement by inlets.

Typical ditch sections for both the south and north drainage easements are indicated on the drainage plan.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT TURNPIKE INDUSTRIAL PARK
JOB NO. _____
TO Chris Breitenstein
FROM N. Brent Wooten
REFERENCE Revised
Drainage Plan

DATE 2-13-84
2-15-84

COPIES TO:

Lots will be developed for industrial zoned usage.. Runoff factors for Lot 1 will be 0.95 and for Lot 2 will be 0.80. Proposed building locations for both lots are indicated. Lot 2 is presently being developed by B.E.C. and Boeing with the grading as indicated.

Areas are broken down for the two lots by drainage patterns for the developements. The seven drainage areas are indicated by the numbers.

Area 1 will drain east to an existing ditch which flows south to Boeing storm sewers as it presently does. Area 2 drains south as indicated and west in a drainage easement. Area 3 will drain to the south. Both area 2 and 3 will be discharged by the proposed drainage easement indicated on the plan(ditch section A). Adequate ditch checks will also be installed to reduce the velocity.

Area 4 will also drain south to the drainage easement and ditch section. The ditch section will discharge to Turnpike Drive thru a concrete flume structure and ditch lining and into two 30" x 48" CMPA's which drain further west into an existing KTA ditch and south.

Area 5 will drain north to an existing drainage easement and be discharged to the Turnpike Drive thru a proposed concrete flume structure and concrete ditch lining. The ditch will discharge into an existing 40" x 65" CMPA and further west into an existing KTA ditch and south.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

DATE _____

COPIES TO:

PROJECT _____

JOB NO. _____

TO _____

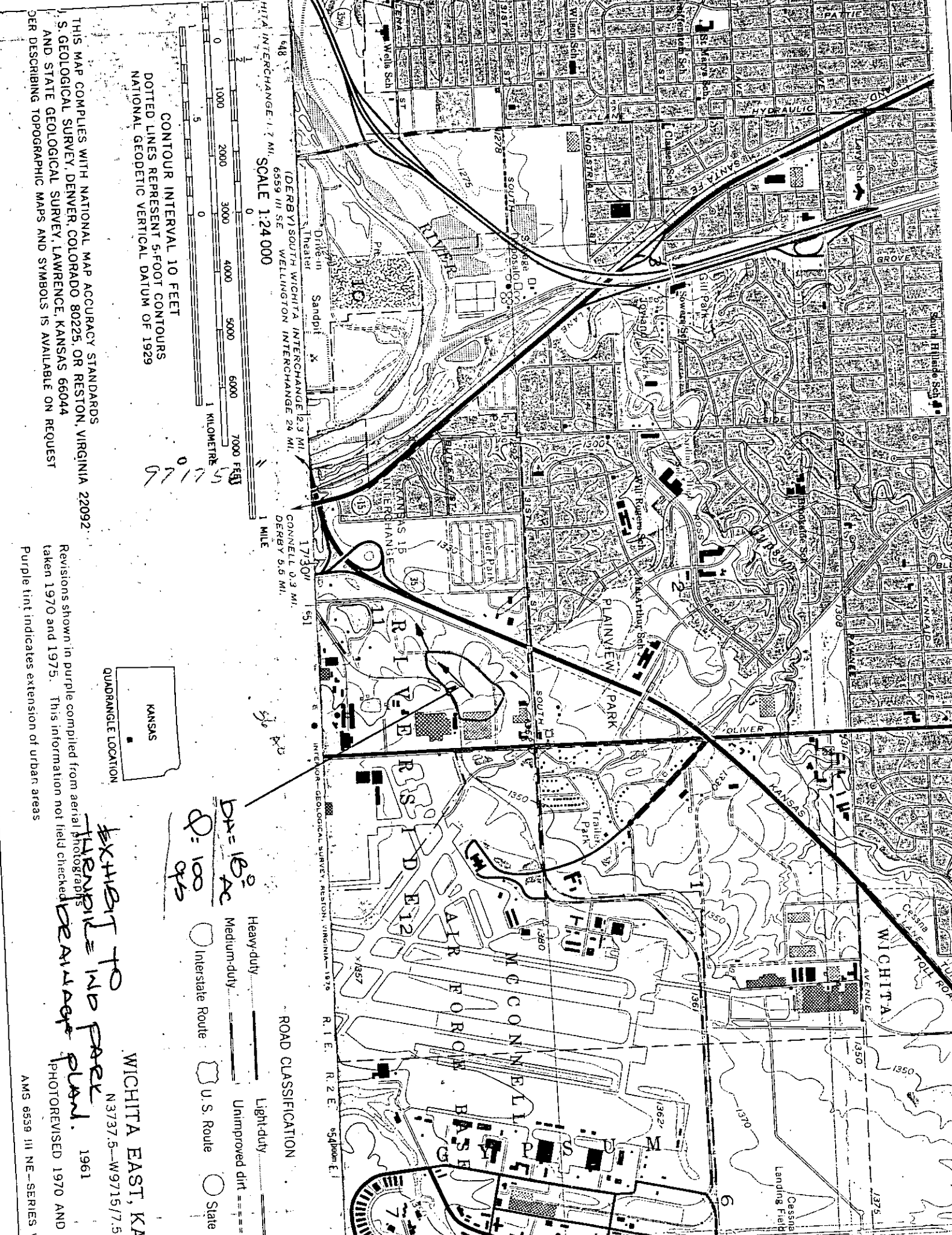
FROM _____

REFERENCE _____

Area 6 will drain north into an existing drainage easement as indicated on the plan (ditch section B).

Area 7 will drain north to the Colfax cul-de-sac into street RW. The Colfax street when paved will drain north and be discharged at the drainage easement by inlets.

Typical ditch sections for both the south and north drainage easements are indicated on the drainage plan.

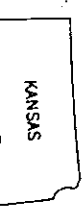


THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
 U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092
 AND STATE GEOLOGICAL SURVEY, LAWRENCE, KANSAS 66044
 OTHER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

REVISIONS SHOWN IN PURPLE COMPILED FROM AERIAL PHOTOGRAPHS
 TAKEN 1970 AND 1975. THIS INFORMATION NOT FIELD CHECKED
 PHOTOREVISED 1970 AND 1975
 WICHITA EAST, KAN
 N3737.5-W9715/7.5
 1961
 AMS 6539 III NE-SERIES V8

CONTOUR INTERVAL 10 FEET
 DOTTED LINES REPRESENT 5-FOOT CONTOURS
 NATIONAL GEODETIC VERTICAL DATUM OF 1929

SCALE 1:24 000
 0 1000 2000 3000 4000 5000 6000 7000 FEET
 0 1 2 3 4 5 1 KILOMETRE



ROAD CLASSIFICATION

Heavy-duty ——— Light-duty - - - - -
 Medium-duty - - - - - Unimproved dirt =====
 Interstate Route [Symbol] U.S. Route [Symbol] State Ro [Symbol]

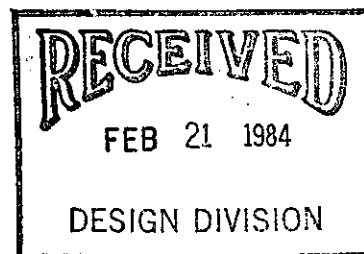
EXHIBIT TO
THURSDAY
BEAVERIDGE
PLAN
 1961

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(310) 268-4561



February 17, 1984

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

Re: S/D 84-11 - Final plat of Turnpike Industrial 2nd
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission February 16, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As required by the applicant's drainage plan, the applicant shall obtain a letter from the Turnpike Authority which states their willingness to accept drainage from this site onto Turnpike right-of-way.
- B. Since sanitary sewer and municipal water are proposed to be provided to this plat by way of Boeing's private lines, the applicant shall provide the Planning Department with a copy of the recorded agreement with Boeing which provides service to this plat.
- C. The applicant shall guarantee the paving of Colfax Street adjacent to this property including the industrial cul-de-sac.
- D. The applicant shall attempt to obtain a valid paving petition for paving Colfax from the north line of this plat to where pavement stops to the north.
- E. The final plat tracing shall indicate a 20-foot contingent street dedication for Turnpike Drive on Lot 1. The plat's text shall reference that this contingency is based on the need for the right-of-way for a street widening project. This contingent dedication shall run with the land and be binding on all future owners of Lot 1. A 35-foot building setback shall be indicated from the east line of the 20-foot contingent street dedication.


- F. The final plat tracing shall indicate "access control except for 2 openings" to Turnpike Drive from Lot 1. This access control shall be granted in the plat's text.
- G. On the final plat tracing, Colfax shall be relabeled Colfax Circle.
- H. On the final plat tracing, bearings shall be indicated for the perimeter boundaries of the plat as well as for Lot 1 and Lot 2's common lot line.
- I. The applicant shall submit the standard avigational easement and restrictive covenant for this property.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. On the final plat tracing, a reference tie point shall be made to either a section corner or the corner of a previously platted lot.
- L. On the final plat tracing, the drainage easement along the south line of Lot 1 shall be relabeled as a private drainage easement except the west 50 feet thereof which shall remain a public drainage easement.
- M. Closure computations shall be submitted with the final plat tracing.
- N. 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 February 23, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

cc: Vernon Jacobs, 5515 E. 61st St. No., 67220
BMAC, Attention: Elton Weeks, Director of Facilities, P.O. Box
7730, 67277-7730
Cathell 8522 Lockmoor Circle, 67207

THE CITY OF WICHITA
OFFICE OF City Engineer

DATE February 21, 1984

TO Robert Feldner, Supt. of Central Inspection
FROM Mike Lindebak, City Engineer

SUBJECT Drainage Plan - Turnpike
Industrial 2nd Addition

At the time of platting, no guarantees for drainage improvements were required other than at time of site development.

Please refer to the drainage plan for the plat at the time a site plan has been submitted for the plat. Our staff is available to review the building plans for compliance with the drainage plans.


Mike Lindebak
City Engineer

ML:gr

cc: Louise Olivarez, Senior Planner
Jim Jorgensen, Building Code Engineer



NICK BADWEY, Chairman
El Dorado

ROBERT V. TALKINGTON, Vice-Chairman
Topeka

JOHN B. KEMP, Secretary-Treasurer
Prairie Village

REX CROWELL
Longton

RICHARD F. ROCK
Arkansas City



R.D. FOGO
Chief Engineer-Manager

JON GLASER
Controller
Asst. Secretary-Treasurer

LAWRENCE C. GATES
General Counsel

KANSAS TURNPIKE AUTHORITY

BOX 18007 SOUTHEAST STATION — TELEPHONE (316) 682-4537

WICHITA, KANSAS 67218

February 29, 1984

Mr. Mike Lindebak, P. E.
City Engineer
455 North Main
Wichita, Kansas 67202

Re: Turnpike Industrial, 2nd Addition

Dear Mike:

We have reviewed the final architectural plans for the above-referenced project and approve the drainage plan illustrated thereon.

If we can be of further assistance, please advise.

Sincerely,

KANSAS TURNPIKE AUTHORITY

JOHN E. CILLESSEN, P. E.
Division Engineer

JEC:jdm

cc: Mr. Brent Wooten, Baughman Company

