

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-43 Name Northridge Industrial Park
Date Application Rec'd. 5-26-83 Preliminary Approval 6-9-83
Scheduled S/D Meeting 7-7-83

DESCRIPTION

General Location South side of 37th St. North approximately 1/2 mile west of Hillside

Owner Leasing and Rental Service, Inc., Atten: Leslie J. Rudd

Surveyor/Engineer Baughman Company, P.A.

Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>17</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70'</u> R/W <u>570</u> ft. |
| Residential _____ | b. <u>50'</u> R/W <u>850</u> ft. |
| Commercial _____ | c. <u>85'</u> R/W <u>395</u> ft. |
| Industrial <u>6</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>6</u> | TOTAL <u>1815</u> ft. |
| 3. Minimum Lot Frontage <u>117 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>1.8 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>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 _____ 3-Mile Area <u>x</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. Since required improvements must be extended from the City of Wichita, and since this plat abuts current City limits, the applicant shall request annexation into the City of Wichita. It is recommended that all the property included in the preliminary plat be annexed so that the Poplar Street cul-de-sac and the proposed detention pond, which are both requirements of this plat, will also be within the City.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots in this industrial plat. This sewer service will require a temporary lift station.
- C. The representative of the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property and state what drainage improvements need to be guaranteed with the platting of this property. Provision will need to be made for ownership and maintenance of any drainage pond.
- D. The applicant shall guarantee the paving of the industrial streets including the construction of the temporary turnaround for Poplar Street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant is proposing to relocate the Continental Oil Pipeline easement on this property to the north and east lines of this plat. A letter of approval shall be submitted from the pipeline company consenting to the easement location change. Appropriate recording data for the new easement shall be indicated on the plat.
- G. The final plat tracing shall indicate the south line of the proposed Continental Pipeline easement as also a 50' building setback from 37th Street North unless a greater setback is required by the pipeline company.

- H. Since the temporary cul-de-sac for Poplar Street is outside the legal description of the property being platted, it shall be established by separate instrument. This instrument shall state that the cul-de-sac ceases to exist if and when Poplar Street is extended further south. The instrument shall be submitted to the Planning Department for approval and for recording with the plat.
- I. Reference shall be made in the plattor's text to the railroad easement in Block A.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No. 83-43 Name Northridge Industrial Park
Date Application Rec'd. 5-26-83 Preliminary Approval _____
Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location South side of 37th St. North approximately 1/2 mile west of Hillside
Owner Leasing & Rental Service, Inc. Atten: Leslie J. Rudd
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

| | |
|---|--|
| 1. Gross Acreage of Plat <u>30</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70'</u> R/W <u>1643</u> ft. |
| Residential _____ | b. <u>50'</u> R/W <u>850</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>9</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>9</u> | TOTAL <u>2493</u> ft. |
| 3. Minimum Lot Frontage <u>265 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>83,525 sq. ft.</u> | |
| 5. Existing Zoning <u>E</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Is public water available <u>Yes</u> <u>No</u> , Name _____ | |
| 10. Is sanitary sewer available <u>Yes</u> <u>No</u> , Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>3-Mile Area</u> <u>X</u> <u>Outside of 3-Mile Area</u> | |

STAFF COMMENTS:

- A. Since required improvements must be extended from the City of Wichita, and since this plat abuts current City limits, the applicant shall request annexation into the City of Wichita.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots in this industrial plat.
- C. The applicant shall guarantee the extension of municipal water to serve the proposed lots.
- D. The applicant shall guarantee the paving of the industrial streets including the construction of the temporary turn-around for Poplar Street.
- E. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept for this property.
- F. The applicant shall guarantee all drainage improvements required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. As may be noted from the preliminary plat, the applicant is proposing to relocate the Continental Oil Pipeline easement on this property to the north and east lines of this plat. A letter of approval shall be submitted from the pipeline company consenting to the easement location change. Appropriate recording data shall be indicated on the plat.
- I. The final plat shall indicate the south line of the proposed Continental Pipeline easement as also a 50' building setback from 37th Street North unless a greater setback is required by the pipeline company.
- J. The applicant or his agent shall be prepared to discuss why 85 feet of right-of-way is being dedicated for Poplar adjacent to Lot 1, Block A.

- K. Bearings and distances shall be indicated for all lot lines which are not at right angles with or parallel or radial to street rights-of-way.
- L. The final plat shall indicate "complete access control" across the north lines of Blocks A and B to 37th Street North. Appropriate reference shall also be made in the plat's text.
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

EASEMENT

THIS EASEMENT made this 27 day of SEPT.,
1989, by and between L & L VAN LINES, INC.
of the first part and the City of Wichita, of the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing sewer and all other public utilities, over, along and under the following described real estate situated in Sedgwick County, Kansas, to wit:

The south twenty feet (20') of Lots 3 and 4, Block B, Northridge Industrial Park, Wichita, Sedgwick County, Kansas.

FILED IN KANSAS } SS
RECORDED IN COUNTY }
FILED IN RECORD AT
3:00 P M

OCT 28 1989 1031426

PAT KETTLER
REGISTER OF DEEDS

Pat Kettler
Deputy

MICROFILMED
OF RECORD

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such sewer and all other public utilities.

IN WITNESS WHEREOF: The said first party has signed these presents the day and year first written.

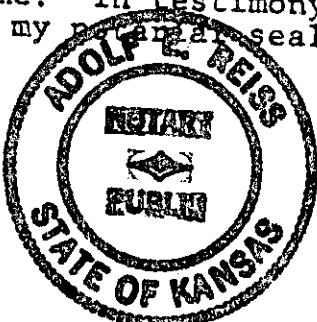
L & L VAN LINES, INC.

Wayne R. Jones
WAYNE R. JONES, PRESIDENT

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Be it remembered that on this 27th day of Sept., 1989, before me, a notary public in and for said County and State, came L & L Van Lines Inc. Wayne R. Jones, President to me personally known to be the same person(s) who executed the foregoing instrument of writing and duly acknowledged the execution of same. In testimony whereof I have hereunto set my hand and affixed my notary seal the day and year above written.

SEAL



Adolph E. Reiss
Notary Public

My Commission expires: 1-21-90

100
CA

Reiss & Co. new Eng.
2160 W. 9th St. 66207