

12. Teal Cove 2nd Addition. Item B. No water problem.

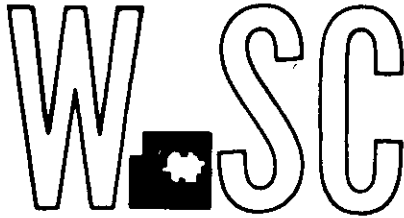
13. Toben 4th Addition. Item B. Existing water main in Toben St. and 37th St. North. Water main to be extended in Cypress and 38th Street North. Suggest tying the main at 38th & Webb to either 37th St. N. or 39th St. N. No water problem.

14. Mary R. Koch. Street R/W dedication. No water problem.

15. Southwestern Bell Telephone Co. Street R/W dedication. No water problem.

16. No other matters.

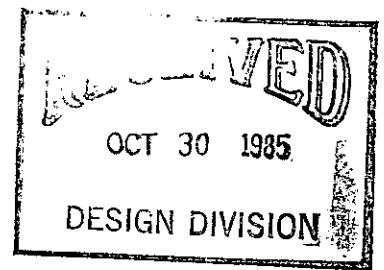
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

October 28, 1985



Bill G. Yung Design
8225 East 35th Street North
Wichita, KS 67226

Re: S/D 85-90 - Preliminary Plat of Toben 4th Addition.

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 1985, 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 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 pavement of Cypress and 38th Street North to the industrial street standard.
- D. The applicant shall guarantee the construction of a temporary decel lane along Toben and 39th Street North. In addition, the applicant shall petition for the construction of a permanent decel lane at this location. This petition is required so the permanent decel lane may be constructed at such time as Toben/39th Street North is constructed to a four-lane, arterial street standard.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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Bill G. Yung Design

Re: S/D 85-90 - Preliminary Plat of Toben 4th Addition.

October 28, 1985

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- G. The final plat shall indicate the dedication of an additional 10 feet of street right-of-way for Toben/39th Street North. This additional right-of-way is needed for the future permanent decel lane.
- H. The final plat shall indicate "access control except for two (2) openings per lot" to Toben/39th Street North across the west line of Lots 9, 10 and 11, Block 1 and the north line of Lots 12, 13, 14, 15 and 16, Block 1.
- I. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- J. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property.
- M. The final plat shall label the centerline of the utility easements.
- N. When Toben 3rd Addition was platted to the north, the terms of the Northwest Central Pipeline Easement were reviewed. Based upon that review, it was determined that the gas pipeline is located 45 feet west of the centerline of Webb Road. The terms of the pipeline agreement require a 66-foot wide pipeline easement centered on the pipeline. This places the west line of the pipeline easement 78 feet west of the centerline of Webb Road (east 28 feet of this property). The provisions of the pipeline agreement further require a 50-foot building setback from the center of the pipeline. This places the building setback 17 feet west of the west line of the pipeline easement, or 95 feet west of the centerline of Webb Road (east 45 feet of this property). Prior to filing a final plat, the applicant's agent shall carefully review the terms of the pipeline easement so as to properly reflect the pipeline easement and associated building setback on the final plat.
- O. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

Bill G. Yung Design

Re: S/D 85-90 - Preliminary Plat of Toben 4th Addition.

October 28, 1985

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- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The applicant shall make satisfactory arrangements with K.G.& E. for removal of their power pole from the 38th Street North/Webb Road intersection. A letter shall be obtained for the Planning Department's files which states that proper arrangements have been made.
- S. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.

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

Enclosure

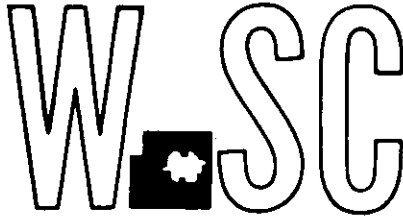
cc: Horst K. Hiller, 630 North Washington, Wichita, KS 67214
Mid-Kansas Engineering Consultants, P.A., 3500 North Rock Road,
#800, Wichita, KS 67226
Don Miller, Continental Pipeline Company, P. O. Drawer 1267, Ponca
City, OK 74603
Gene Moser, K.G.& E., P. O. Box 208, Wichita, KS 67207
✓ Mike Lindebak, City Engineer

Pre-Sub 1-30-86

1. Builders Inc. Vacation of platted alley R/O. No water problem.
2. Keith L. Anderson. Vacation of utility easement. No water problem.
3. Keith L. Anderson. Vacation of a portion of platted utility and drainage easement. No water problem.
4. Keith L. Anderson. Vacation of complete access control. No water problem.
5. Harvest Chapel Addition. Preliminary Plat. Item B, City Water to be extended. Water may be extended in Seneca or 55th. Main in Seneca to be 16", main in 55th to be 12".
6. Robert Rhodes Addition. Final Plat. Existing water main in 13th St. is partially adjacent to plat.
7. Lamplighter Mobile Home Park Addition. Preliminary Plat. End of existing 12" water main is 58' E. of hydrant at southwesterly corner of plat. 12" main should be extended across to east line of plat. Water Dept. to pay oversizing of main.
8. Cherokee Industrial Park. Revised final plat. Item D, main to be extended in 43rd St. So. Circle.
9. Rock Park Second Addition. Final Plat. Existing main in Rock Road. No water problem.
10. Dave Waters Addition. Preliminary Plat. Nearest water in Hydraulic is North of 55th St. So. . Item A, Wells.

11. Beacon Hill Addition. Preliminary Plat. Item B, water to be extended. No water problem.
12. Industrial Air Center (Formerly Taber 4th). Final Plat. Item B, mains to be extended. No water problem.
13. Teal Cove 2nd Addition. Final Plat. Item B. mains to be extended.
14. Larkfield Place Addition. Final Plat. Water mains to be extended in 29th St. N. and Gouverneur as necessary to serve the property.
15. Frank Carney. Dedicate Temporary Drainage Esmt. No water problem.
16. Builders Inc. Utility Esmt. Dedication. No water problem.
17. Slaven Hodijski. Grant Utility Esmt. 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



January 31, 1986

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, #800
Wichita, KS 67226

Re: S/D 85-90 - Final Plat of Industrial Air Center
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- C
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P
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- 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 pavement of Cypress and 38th Street North to the industrial street standard.
 - D. The applicant shall guarantee the storm sewers and storm drain required by the platting of this property.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. Prior to submitting this plat for scheduling before the City Commission, the applicant shall meet with City Engineering to resolve the issue of dedicating an additional five feet of right-of-way for 37th Street North (35 feet of half-street right-of-way). If the final plat tracing is not to show the additional five-foot wide street dedication, a memorandum so stating shall be obtained from City Engineering.
 - G. The final plat tracing shall indicate the platting of 40 feet of "complete access control" to 39th Street North across the east 40 feet of the north line of Lot 16, Block 1.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-90 - Final Plat of Industrial Air Center Addition

January 31, 1986

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- H. On the final plat tracing, the platlor's text shall be amended to state that the location of the permitted openings to Webb Road, 39th Street North and Toben Street "shall be determined by the City Engineer."
- I. On the final plat tracing, the labeling of the northwest Central Pipeline easement on Reserve B shall be dimensioned.
- J. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property.
- N. The applicant shall submit a copy of the instrument which establishes the Gas Service Company easement on this property.
- O. Any relocation, lowering or encasement of the pipelines, made necessary by this development, will not be at the expense of the City.
- P. The applicant shall make satisfactory arrangements with K.G.& E. for removal of their power pole from the 38th Street North/Webb Road intersection. A letter shall be obtained for the Planning Department's files which states that proper arrangements have been made.
- Q. The applicant shall grant, by separate instrument, the private drainage easement on Lots 2 and 3, Block 2 that is required by the drainage plan for this property. The text of the instrument shall clearly state what lots (2, 3, 4, 5, 6 and 7, Block 2) benefit from the terms of the private drainage easement. A draft of the required separate instrument shall be submitted for staff review and approval. After approval, the instrument will need to be recorded so the private easement and associated recording information can be indicated on the final plat tracing. A copy of the recorded easement shall be submitted for the plat file.

Mid-Kansas Engineering Consultants, P.A.

Re: S/D 85-90 - Final Plat of Industrial Air Center Addition

January 31, 1986

Page 3

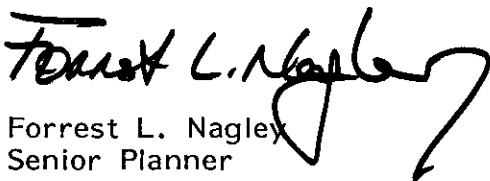
- R. The applicant shall submit, for recording with the plat, the cross-lot drainage agreement required by the drainage plan for this property. This cross-lot drainage agreement shall provide for Lots 4, 5, 6, 7 and 8, Block 1 to drain across Lots 9, 10, 11, 12 and 13, Block 1. The text of the agreement shall specify that the drainage agreement runs with the land and is binding on future owners and assigns.
- S. The final plat shall indicate a 10-foot wide utility easement centered on the lot line common to Lots 4 and 5, Block 1.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- U. 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, February 6, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

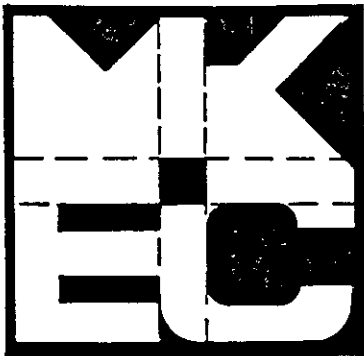


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Horst K. Hiller, 630 North Washington, Wichita, KS 67214
Bill G. Yung Design, 8225 E. 35th Street North, Wichita, KS 67226
Mike Lindebak, City Engineer



MID-KANSAS ENGINEERING
CONSULTANTS, P.A.
3500 N. Rock Road, #800
Wichita, KS 67226

PROJECT: Industrial Air Center

PROJECT #: _____ DATE: 3/1086

TO: Mr. Bill McKinley
Traffic Engineer
455 N. Main, 7th Floor
Wichita, KS 67202

As per our conversation regarding the referenced plat, the owner is desiring to tow light aircraft across Webb Road to do interior work on them. We are aware of at least two locations in this "city" where this is already permitted. Would you please advise us as to what needs to be done to permit our client to do the same, i.e. off-hours crossings or traffic signals or both. Your attention to this matter is appreciated.

MID-KANSAS ENGINEERING CONSULTANTS, P.A.

Kenneth H. Bengtson

Kenneth H. Bengtson, P.E.

KHB:js

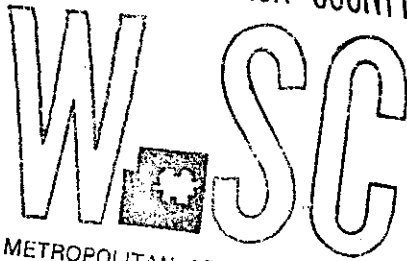
cc: Mike Lindebak
Bill Yung
Horst Hiller



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[Handwritten initials]

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 23, 1987



Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

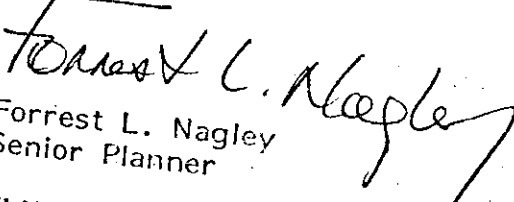
Re: Revised Final Plat S/D 85-90 - INDUSTRIAL AIR
CENTER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 23, 1987, the above-captioned plat was considered. The action of the Subdivision Committee was to approve the revised final plat subject to the previous conditions of approval for this case which were stated in our letter dated January 31, 1986.

This revised final plat will be forwarded to the Planning Commission for its consideration on Thursday, April 30, 1987. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Horst Hiller, 630 N. Washington, Wichita, KS 67214
Mike Lindebak, City Engineer