

S/D No.: 86-39 Name: MID-CONTINENT AIRPORT ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 5/8/86


DESCRIPTION

General Location: Southwest corner of Pueblo and Hoover.
Owner: The Wichita Airport Authority, Attn: Monroe Funk, Wichita Mid-Continent Airport, Wichita, KS 67209
Surveyor/Engineer: Professional Engineering Consultants, P.A., Attn: Gary Wiley

- 1. Gross Acreage of Plat: 167.13 Acres ±
- 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 3
 - Total: 3
- 3. Minimum Lot Area: 145,900 Sq. Ft.
- 4. Existing Zoning: "AA", "BB", & "E"
- 5. Proposed Zoning: "E" (Z-2769)

STAFF COMMENTS:

NOTE: The applicant has submitted an associated zone case (Z-2769), requesting "AA" One-Family Dwelling, "BB" Office District and "E" Light Industrial to "E" Light Industrial. The zone case is scheduled for review by the Metropolitan Area Planning Commission on May 15, 1986.

- (A) The applicant shall guarantee the extension of sanitary sewer to serve the lots not already served.
- (B) The applicant shall guarantee the extension of City water to serve the lots being platted.
- Do we need drainage* (C) The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. 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.
- F. Since the reserve is being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve 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.
- G. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
-  I. In order to provide efficient and safe ingress and egress to Lot 2, Block 2 from the proposed eight access points to Hoover Street, the applicant shall guarantee the construction of a continuous accel/decel lane adjacent to the east line of this plat.
- J. The final plat shall indicate the recording information for the dedication of Pueblo Street.

- K. The final plat shall label the centerline of Pueblo Street.
- L. Approval of this preliminary plat is subject to approval of the applicant's associated zone case.
- 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).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required by the platting of this property and are the culverts of sufficient size to handle the drainage?
- P. The representative from City Engineering and the utility companies' representatives should be prepared to comment on the acceptability of the restrictions on the east/west utility and storm sewer easement along the south line of the property.

S/D No.: 86-39 Name: MID-CONTINENT AIRPORT ADDITION

Preliminary Approved: 5/8/86
Scheduled S/D Meeting: 6/5/86

DESCRIPTION

General Location: Southwest corner of Pueblo and Hoover.
Owner: The Wichita Airport Authority, Attn: Monroe Funk, Wichita Mid-Continent
Airport, Wichita, KS 67209
Surveyor/Engineer: Professional Engineering Consultants, P.A., Attn: Gary Wiley

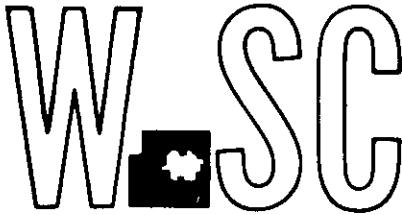
1. Gross Acreage of Plat: 167.13 Acres ±
2. Number of Lots:
 Residential:
 Office:
 Commercial:
 Industrial: 3
 Total: 3
3. Minimum Lot Area: 145,900 Sq. Ft.
4. Existing Zoning: "AA", "BB", & "E"
5. Proposed Zoning: "E" (Z-2769)

STAFF COMMENTS:

NOTE: The applicant has submitted an associated zone case (Z-2769), requesting "AA" One-Family Dwelling, "BB" Office District and "E" Light Industrial to "E" Light Industrial. The zone case is scheduled for review by the Board of City Commissioners on June 10, 1986.

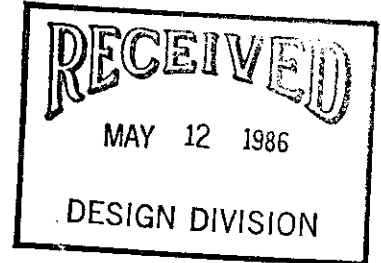
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots not already served.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. In order to provide efficient and safe ingress and egress to Lot 2, Block 2 from the proposed eight access points to Hoover Street, the applicant shall guarantee the construction of a continuous accel/decel lane adjacent to the east line of this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Provision shall be made for ownership and maintenance of the proposed reserve. In this regard, the applicant shall submit a restrictive covenant which states that the Wichita Airport Authority will own the reserve and see that it is properly maintained.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The note included on the face of the plat which restricts use of the utility easement within vacated Harry Street shall be amended to reference which utility companies are currently using the easement (i.e., K.G.& E., K.P.L. Gas Service Company and Southwestern Bell Telephone.)
- H. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2769).
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 12, 1986

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 86-39 - Preliminary Plat of Mid-Continent
Airport Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 8, 1986, 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 not already served.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Provision shall be made for ownership and maintenance of the proposed reserve. In this regard, the applicant shall submit a restrictive covenant which states that the Wichita Airport Authority will own the reserve and see that it is properly maintained.
- E. The final plat shall state in the plattor's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.

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Mr. Gary Wiley
Professional Engineering Consultants, P.A.
Re: S/D 86-39 - Preliminary Plat of Mid-Continent
Airport Addition
May 12, 1986
Page 2

- G. In order to provide efficient and safe ingress and egress to Lot 2, Block 2 from the proposed eight access points to Hoover Street, the applicant shall guarantee the construction of a continuous accel/decel lane adjacent to the east line of this plat.
- H. The final plat shall indicate the recording information for the dedication of Pueblo Street.
- I. The applicant is advised that K.G.& E. also has facilities in the utility easement existing within the vacated Harry Street right-of-way.
- J. The final plat shall label the centerline of Pueblo Street.
- K. Approval of this preliminary plat is subject to approval of the applicant's associated zone case.
- L. 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.
- M. 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

Enclosure

cc: The Wichita Airport Authority, Attn: Monroe Funk, Wichita Mid-Continent
Airport, Wichita, KS 67209
Mike Lindebak, City Engineer

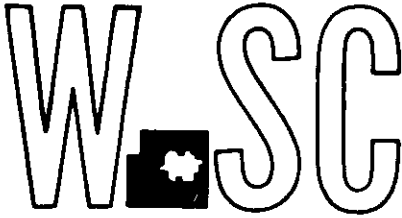
Proc. Sub June 5, 1986

①

1. Boeing Military Airplane Co. Vacation of St. R/W
Existing 12" Water main along the north side of
47th St. from K-15 to Oliver (approx 14' S of NR 47th)
Suggest retain as easement and any relocation of Water
main to be at the expense of BMAC.
2. Susan J. and James A. Adams. Vacation of blanket utility
easement. No water mains in utility easement, no water
problem.
3. Jim Koester. Vacate access control. No water problem.
4. Pinewood Mobile Home Park Addition. Item A, abandon
water projects now open. Existing water main in Hydraulic
may be extended to interior mobile home layout, no water problem.
5. Brammer Addition. Preliminary plat. Existing 12" water main
in Hillside, no water problem.
6. Messiah Baptist Church Third Addition. Preliminary plat.
Existing 6" water main in Clark and existing 16" water main
in Hillside. No water problem.
7. Este Cate Second Addition. Preliminary plat. Existing 12"
water main in Hydraulic and Denker, existing 6" water main
in Denker and Victoria. No water problem.
8. Donald Cary Addition. Final Plat. Item B, mains to be
extended, both in Tyler and 19th St., or from 19th St. N.
and Robin, which ever source is closest.
9. Deer Run Addition. Final Plat. Existing 24" water main
in Webb road, mains to be extended (item B), no water
problem.
10. Cottonwood Village 7th Addition. Existing 12" water
main in 29th St. N. now serves area. No water problem.

11. Mid-Continent Airport Addition. Final Plat. Item B, mains to be extended. No water problem.
12. Lakelane Estates Addition. Preliminary Plat. No city water available. No water problem.
13. Eck 3rd Addition. Final plat. Item B, mains to be extended.
14. Charles Court Addition. Preliminary plat. 8" Water main is adjacent to the southern edge of plot (along Charles), no water problem.
15. Executives Inc. Addition. Final plat. Existing 8" main in Orme and Eastern. No water problem.
16. Air Products Addition. Final plat. Item A, no city water available. No water problem.
17. Rainbo Baking Co. Addition. Final Plat. Existing water main in Glen Oaks and Southeast Drive. 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



June 6, 1986

Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: Final Plat S/D 86-39 - MID-CONTINENT AIRPORT ADDITION

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1986, 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 not already served.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. In order to provide efficient and safe ingress and egress to Lot 2, Block 2 from the proposed eight access points to Hoover Street, the applicant shall guarantee the construction of a continuous accel/decel lane adjacent to the east line of this plat.
- D. The applicant shall make satisfactory arrangements with Southwestern Bell for removal of this company's overhead facilities. A letter, stating that arrangements have been made, shall be obtained from the telephone company for the plat file.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Provision shall be made for ownership and maintenance of the proposed reserve. In this regard, the applicant shall submit a restrictive covenant which states that the Wichita Airport Authority will own the reserve and see that it is properly maintained.

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- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- H. The note included on the face of the plat which restricts use of the utility easement within vacated Harry Street shall be amended to reference which utility companies are currently using the easement (i.e., K.G.& E., K.P.L. Gas Service Company and Southwestern Bell Telephone.)
- I. Approval of this final plat is subject to approval of the applicant's associated zone case (Z-2769).
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. 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, June 12, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Monroe Funk, Wichita Airport Authority, Wichita Mid-Continent Airport
Wichita, KS 67209
/ Mike Lindebak, City Engineer

1. Critchfield Real Estate. Vacation of Street R/W.
Existing 8" Water main ends 14' E and 4' N of the SE PC
of Battin and 25th St. No water problem.
2. Clarence W. Rymer. Vacation of Storm Sewer and Drainage
Easmt. No water problem.
3. City of Wichita. Vacation of St. R/W. No water problem
4. Inland Investment Inc. Vacation of Utility & drainage Easmt.
No water problem.
5. Noordhoek Addition. Final Plat. Existing water in 143rd
and 9th St. Item D., outside city application & restrictive
covenant required.
6. Hultman Addition. Preliminary Plat. No city water available.
No water problem.
7. Wooster Addition. Final Plat. Item A, no water available,
no water problem.
8. Pinewood Mobile Home Park Addition. Preliminary Plat. Existing
main in hydraulic. No water problem.
9. Vanderhoff Gardens Second Addition. Preliminary Plat. Item B.
Mains to be extended. If King St is vacated, how will Lot
3 receive water, from Vanderhoff St.? State Highway
Dept. is interested in water extension, suggest P.O. to include
all interested in water extension.
10. The Dugan Centre Addition. Preliminary Addition. Item D
mains to be extended. Existing water main in Ridge Rd.
and on Dugan at a location 192' N of Kellogg. To adequately serve
the tract, main would need to be extended in Dugan and Taft
and tied in at Ridge Rd. and Taft.

11. Woodspring Third Addition. Final Plat. Item B, main to be extended. No water problem.
12. New Western 2nd Addition. Preliminary Plat. Waterline is currently under construction.
13. Deer Run Addition. Second revised Preliminary Plat. Item B, mains to be extended. Existing 24" main in Webb.
14. Cherokee Industrial Park Addition. Revised Prelim. Plat. Item D, mains to be extended. Main in Santa Fe needs to extend around Cul-de-Sac to serve lot 6, main in 93rd rd to be extended along south side of 93rd around Cul-de-Sac to serve lot 5. No water problem.
15. Golden Hills 2nd Addition. Final Plat. Item D, mains to be extended. No water problem.
16. Mid-Continent Airport Addition. Item D, main to be extended. The existing line along the west side of Lot 1, Blk 2 is not shown on their prelim. plat, this line is a 12" that extends only part way along Lot 1, Blk 2. A 12" line needs to be extended north along Lot 1 Blk 2, thence east along the south R of Lot 1, Blk 1.
17. Golf Park West Addition. Item B, mains to be extended. Petition being held for Church Property on N side of 21st in approximately the same area as this plat. Nearest main in 21st St. N., west of Tyler.
18. Woodlawn Development Company. Dedicate Street R/W. No water problem.
19. Elmo and Mabel Mauck. Grant a portion of utility easement. No water problem.

20. Quincie and Zella Gibson. Dedicate Additional Street R/W.
No water problem.
21. Quincie and Zella Gibson. Grant Additional Utility Esm't.
No water problem.
22. Metonal Lab, Inc. . Dedicate Utility Esm't. No water
problem.
23. Maurcen F. Hilbish. Grant additional utility easement. No
water problem.
24. Christopher Jeter. Dedicate Street R/W. No water problem.
25. City Land Inventory Case. No water problem
26. Other Matters.