

Proc-Sub Aug. 1, 85

①

1. Builders Inc. Vacation of Alley. No water problems.
2. Robert W. Moore. Vacation of Fire Lane. No water problems.
3. Everett Long. Vacation of Drainage R/W. No water problem.
4. Richard A. Hiebseh. Vacation of Utility Esmt. No water problem.
5. West Meadows Addition. Existing 16" AC in 135th St. West, going south from Rolling Hills, existing 12" A.C. in 13th St. N. going E. from Cedar Park. To extend water would be possible with a "supply line" benefit district, 12" to be extended in 13th. Item A. No water available.
6. D.A. Niss Addition. Item A. Nearest water at Keywest and Meridian. No water available.
7. Central-Maize Second Addition. Existing 16" AC Water mains in Central and Maize. No water lines shown on preliminary plat. No water problems.
8. Midtown Third Addition. Existing water main in 60' Utility Esmt. No water problem.
9. Leonard A. Garnett Addition. Existing 12" Water main in 31st St. So. 6" or 8" to be extended north from 31st to serve Lot 2. Sizing depends on fire hydrant requirements.
10. A. J. Surries 9th Addition. Existing 8" water in Woodrow Ct. No water problem.
11. Hybritecth Wheat Addition. Nearest water at Keywest and Meridian. Item A.
12. Home State Bank Addition. Item A. No water available.
13. C.C.R. Addition. Item C. 12" Main to be extended along Rock Rd. from Security Storage Properties to N. line of C.C.R. Addition.

Pre-Sub Aug. 1, 1985

(2)

14. Kuehn Addition. Item D. Wells to be allowed. Existing water going out from Mosley in 55th.
15. Ford M. Duke. Street Dedication. Existing water line now in Curtis St. going N. from Robinson. Existing water easement along a portion lots 18 and 19, not being utilized.
16. Tallgrass Company. Granting Utility Esmt. No water problem.
17. Other Matters.

S/D No.: 85-57      Name: HYBRITECH WHEAT ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 8/1/85

DESCRIPTION

General Location: On the east side of Meridian in an area north of 57th St. North.  
Owner: Monsanto Flavor/Essence, Inc., c/o Dwight Glenn, 1831 Woodrow, Wichita,  
KS 67203  
Surveyor/Engineer: Baughman Company, P.A.

- 1. Gross Acreage of Plat: 2.45 Acres
  - 2. Number of Lots:
    - Residential:
    - Office: 1
    - Commercial:
    - Industrial:
    - Total: 1
  - 3. Minimum Lot Area: 92,396.48 Sq. Ft.
  - 4. Existing Zoning: "R-1"
  - 5. Proposed Zoning: "BB"
- 

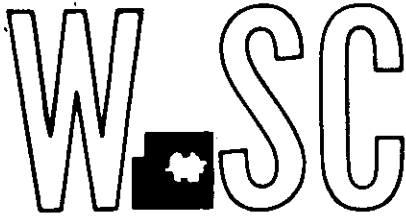
STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0551) requesting "R-1" to "BB" will be considered by the Metropolitan Area Planning Commission at their August 22, 1985 meeting.

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall complete the MAPC signature block to reference MICHAEL E. LINDEBAK as the MAPC Secretary.
- E. Perimeter closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

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

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

August 2, 1985



Mr. William Korber  
Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-57 - Final Plat of Hybritech Wheat Addition

Dear Mr. Korber:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 1, 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. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall complete the MAPC signature block to reference MICHAEL E. LINDEBAK as the MAPC Secretary.
- E. Perimeter closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

C  
O  
P  
Y

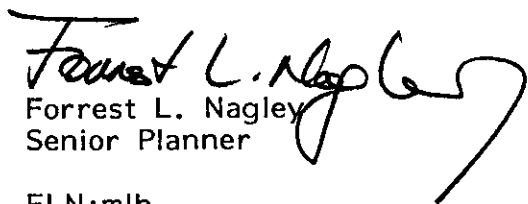
Mr. William Korber  
Baughman Company, P.A.  
Re: S/D 85-57 - Final Plat of Hybritech Wheat Addition  
August 2, 1985  
Page 2

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, August 8, 1985 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: Monsanto Flavor/Essence, Inc., c/o Dan Dokken, 1300 East Lewis,  
Wichita, KS 67211  
Dwight Glenn, 1831 Woodrow, Wichita, KS 67203  
Jim Weber, County Engineer's Office  
✓ Mike Lindebak, City Engineer  
Jack Brown, Health Department