

Pre-Sub 11-21-85

1. Charles T. Laham. Vacation of building setback. No water problem.
2. South City Southern Baptist Church. Vacation of utility easements. No water problem.
3. Fairfield Estates Addition. Item B, mains to be extended. No water problem. ~~Comment: Oneida Circle is now a Cul-de-Sac. The water main will not be extended through the fire lane east to Rock Rd. to serve this area. The primary feed will come from Polo. Extension of water main in the fire lane east of Oneida Ct. would be done only if it was determined necessary for a second feed into the area.~~
4. Tallgrass Commercial Third Addn. Final Plat. Any relocation of water main or fire hydr. to be at developer's expense. No water problem.
5. Mulberry East 2nd Addition. Prelim. Plat. Item B, water to be extended from Rock Road. Main in Rock Rd to be extended north from 37th St. N. No water problem.
6. Hi-Tech Industrial Park Second Addition. Item B, water to be extended. Fire hydrant to be relocated to ~~south~~ end of Cul-de-Sac at developer's expense, relocation necessary because of reduced access to hydrant. Main to be abandoned north of Cul-de-Sac if no service is currently on line. No water problem.
7. Woodlawn Development Co, Inc. . Vacation of Street R/U and Temp. Cul-de-Sac. Comotara St. Water main in this area to be abandoned, fire hydr. to be relocated, both at developer's expense.

8. Standifer First Addition. Final Plat. No water problems.
9. Hybritech Addition. Final Plat. No water problem.
10. Leonard A. Garnett Addition. Revised Final Plat. No water problems.
11. Andria Addition. Final Plat. No water problems.
12. Eck 3rd Addition. Item B, water main to be extended in 21st St. N. from Covington. 12" Pipe in 21st St. No water problems.
13. Sutherland Lumber North Addition. Final Plat. No water problem.
14. Bader 3rd Addition. Final Plat. Item A, mains to be extended. No water problem.
15. P.C. Industrial Park. Final Plat. 8" Water main should be extended in Water St. to Col-de-Sac to provide water to majority of the plot and fire protection.
16. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

November 22, 1985



Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re: S/D 85-102 - Final Plat of Hybritech Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- B. The final plat tracing shall amend the platlor's text to reference that, "The easement is hereby granted as indicated for the construction and maintenance of all public utilities."
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 Monday, November 25, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

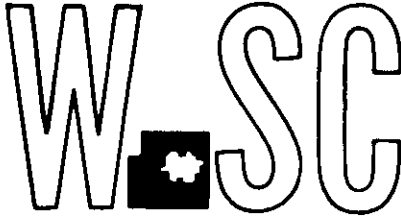
  
Forrest L. Nagley  
Senior Planner

FLN:mIh  
Enclosure

cc: Oak Knoll, Inc., c/o Randall I. Voth, 902 N. West St., Wichita, KS 67202  
Mike Lindebak, City Engineer

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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

November 27, 1985

Lowell D. High  
1542 South St. Francis  
Wichita, KS 67211

Re: S/D 85-102 - Final Plat of Hybritech Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on November 25, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 22, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Oak Knoll, Inc., c/o Randall I. Voth, 902 N. West Street, Wichita,  
KS 67202  
Mike Lindebak, City Engineer

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S/D No.: 85-102 Name: HYBRITECH ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 11/21/85

DESCRIPTION

General Location: South of 18th Street North between Woodrow and Woodrow Court.  
Owner: Oak Knoll, Inc., c/o Randall I. Voth, 902 North West Street, Wichita,  
KS 67202  
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 0.58 Acre
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 25,200 Sq. Ft.
  4. Existing Zoning: "A" & "AA"
  5. Proposed Zoning: "B" (Z-2719)
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STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2719) requesting "AA" and "A" to "BB" has been approved subject to replatting.

- A. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- 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 amend the platlor's text to reference that, "The easement is hereby granted as indicated for the construction and maintenance of all public utilities."
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, do any drainage improvements need to be guaranteed with this plat?

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