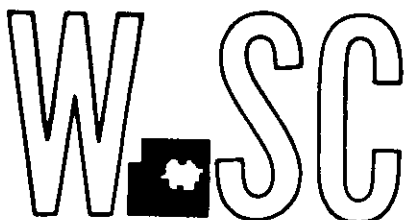


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 17, 1985

Mr. Joseph Krahn  
Chief of Bureau of Right-of-Way  
K.D.O.T.  
State Office Building  
Topeka, Kansas 66612

C  
O  
P  
Y

Re: S/D 85-36 - Proposed Final Plat of Phillippi Addition, located on the north side of K-42 between Tyler and Ridge Road, Sect. 9, 28S, RTW.

Dear Mr. Krahn:

Attached please find a copy of the above-referenced plat. This plat is located adjacent to K-42 Highway, south of the Wichita Municipal Airport. The property is being platted for industrial purposes.

Please review this plat relative to any additional right-of-way needs for K-42 Highway. Also, the applicant is proposing to plat a total of four (4) access points from the property to the State Highway (two (2) points of access for each lot). Is this acceptable to K.D.O.T.?

This final plat will be considered by the Subdivision Committee of the Planning Commission on Thursday, April 25, 1985. If you have any comments or suggestions about the platting of this property, I would appreciate your contacting me prior to this meeting. My telephone number is: (316)268-4459.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Attachment

cc: ✓ Mike Lindebak, City Engineer  
Jim Weber, Sedgwick County Department of Public Works  
Terra Tech, 245 Dewey, Wichita, KS 67202



*FLN*

*mlh*

# Kansas Department of Transportation

April 23, 1985

Mr. Forest L. Nagley  
Senior Planner  
Wichita-Sedgwick County  
Metropolitan Area Planning Dept.  
455 N. Main St.  
Wichita, KS 67202-1688

Dear Mr. Nagley:

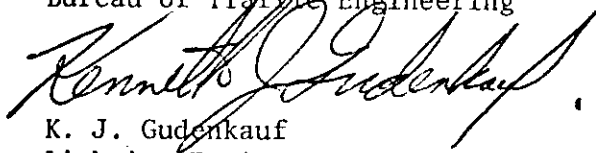
Your letter to Mr. Krahn has been forwarded for our review and response regarding the proposed final plat of Phillipi Addition.

There is a permanent easement fifty (50) feet wide along the frontage of the property that has not been shown on the plat. The easement still exists according to our records. We have shown this easement on the attached print.

It is our understanding that the zoning is requested to be changed from R-1 to E, which allows light industrial development. The information supplied to us does not include a plan for the proposed development of the plat. We recommend that the property be platted with one access point centered on the property line between Lots 1 and 2 to serve both lots.

Very truly yours,

F. J. Reid, P. E., Chief  
Bureau of Traffic Engineering

  
K. J. Gudenkauf  
Lighting Engineer

FJR:KJG:mb

Attachment

cc: Mr. W. M. Lackey, Director of Operations  
Mr. Milt Fry, District Engineer  
Mr. Joe Krahn, Chief, Bureau of Right of Way  
Mr. Mike Lindebak, City Engineer

RECEIVED  
APR 24 1985  
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

- 1 Access Control Lot 1 Block B, Airport Industrial Addition.  
No Problem
- 2 Vacation of Platted Setback Lot 1 Block B, Mona Key  
Moloch Addition. No Problem
- 3 St. Francis Regional Med. Center Access Control Vacation.  
No problem
- 4 Red Oaks Homes Utility Esm't vacation. No problem
- 5 Golden Hills Addition. Item B. Existing 16" AC Main in  
Central. Interior mains to be petitioned. Also  
discuss possibility of a supply line being run in  
119th St. going north from Central to North line  
of the Addition. An argument was made by D. Linn  
about the supply line in Woodbridge which could be  
used to support the extension of such a supply line.
- 6 Midtown Third Addn. Access to water main in the  
vacated area of Water street to be maintained.
- 7 Phillippi Addition. Item A, No water available
- 8 Schimming Addition. 6" Water Line on W. side of  
Yale. No problem
- 9 Sherwood Acres Mobile Home Park. Item C. 12" Water  
Main to be extended as necessary across frontage  
on 47th St., 8" to be extended N. along interior  
St. to and including Cut-de-Sac.
- 10 Sanctuary Addition. Item B, No water available, No Problems.
- 11 S. Voge 2nd Addition. Item F. End of existing 8" Water main  
located 60' N and 8' W of NE Property Corner  
of 11th St. N. & Smith. End of existing 6" main  
located 243' U.W. PL of Anna 8' SNPL 12th.  
Either main could be extended if RLW exists on 12th.  
May be extended by petition or Private Contract. To  
Ext'nd N along Smith on E. Side to 12th St. then to W side if nec.

- 12 C.C.R. Addition. Item C. End of existing 12" Main  
at N line of Security Storage Properties.  
12" to be extended N along Rich Road  
to N. line of CCR Addition.
- 13 Scholfield - Hotchett Addition. Water as shown. No  
Problem.
14. Carpenters 201 Addn. Item C. 8" Water to be extended  
from Seneca to West line of Lot 1 (E Line of  
Mortinson.
- 15 First Presb. Church. No problem
- 16 Amortibank. No problem
- 17 Voelker No Problem
- 18 No Problem

Note: Items 15-18 No problem unless prior esmt.

- 19 No Problem

April 23, 1985

Mr. Forest L. Nagley  
Senior Planner  
Wichita-Sedgwick County  
Metropolitan Area Planning Dept.  
455 N. Main St.  
Wichita, KS 67202-1688

Dear Mr. Nagley:

Your letter to Mr. Krahn has been forwarded for our review and response regarding the proposed final plat of Phillipi Addition.

There is a permanent easement fifty (50) feet wide along the frontage of the property that has not been shown on the plat. The easement still exists according to our records. We have shown this easement on the attached print.

It is our understanding that the zoning is requested to be changed from R-1 to E, which allows light industrial development. The information supplied to us does not include a plan for the proposed development of the plat. We recommend that the property be platted with one access point centered on the property line between Lots 1 and 2 to serve both lots.

Very truly yours,

F. J. Reid, P. E., Chief  
Bureau of Traffic Engineering

*Kenneth J. Gulenkauf*  
K. J. Gulenkauf  
Lighting Engineer

FJR:KJG:mb

Attachment

cc: Mr. W. H. Lackey, Director of Operations  
Mr. Milt Fry, District Engineer  
Mr. Joe Krahn, Chief, Bureau of Right of Way  
Mr. Mike Lindebak, City Engineer



S/D No.: 85-36      Name: PHILLIPPI ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 4/25/85

DESCRIPTION

General Location: North side of K-42 between Tyler and Ridge Road.  
Owner: Daniel J. Phillippi, 1517 N. Santa Fe, Wichita, KS 67214  
Surveyor/Engineer: Terra Tech

1. Gross Acreage of Plat: 8.2 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 2
    - Total: 2
  3. Minimum Lot Area: 62,500 Sq. Ft. ±
  4. Existing Zoning: "R" and "R-1"
  5. Proposed Zoning: "E" (SCZ-0543)
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0543), requesting "R" and "R-1" to "E", has been approved subject to platting.

- A. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The final plat tracing shall indicate the amount of half-street right-of-way existing for State Highway K-42 adjacent to this plat.
- C. The final plat tracing shall provide for dates to be included as part of the M.A.P.C. signature block.
- D. The applicant is advised that the Kansas Department of Transportation is being contacted relative to the need for additional right-of-way for K-42 and regarding the acceptability of two (2) access points per lot to the State road.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the M.A.P.C. Subdivision Regulations.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from County Engineering should be prepared to comment on the status of the applicant's lot grading plan.
- I. The representatives from the City and County Engineer's offices should be prepared to state how much right-of-way is required for 31st Street South adjacent to the north line of this plat.

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

ORDINANCE NO. 35-141

*Not reading  
effect  
all released  
of planning*

AN ORDINANCE VACATING THAT PORTION OF 31ST STREET SOUTH, LEGALLY DESCRIBED AS: ALL OF 31ST STREET SOUTH FROM THE EAST RIGHT-OF-WAY LINE OF TYLER ROAD; THENCE EAST ALONG THE SECTION LINE COMMON TO SECTIONS 4 AND 9, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH PRINCIPAL MERIDIAN TO THE SOUTH QUARTER CORNER OF SAID SECTION 4 IN WICHITA, SEDGWICK COUNTY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That the street described as follows, to-wit:

That portion of 31st Street South, legally described as: All of 31st Street South from the east right-of-way line of Tyler Road; thence east along the section line common to Sections 4 and 9, Township 28 South, Range 1 West of the 6th Principal Meridian to the South Quarter Corner of said Section 4 in Wichita, Sedgwick County, Kansas,

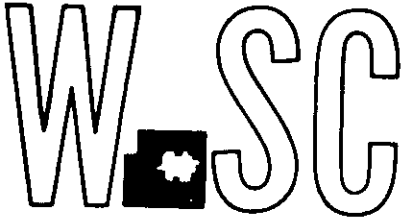
(MAPC No. V-0833);

be and the same is hereby vacated in accordance with K.S.A. 13-443, subject, however, to the concurrence in such vacation by the Board of County Commissioners as by law provided.

SECTION 2. There is hereby recommended to the Board of County Commissioners of Sedgwick County, Kansas, that said described land be vacated by said Board in case a proper petition is filed under the provisions of K.S.A. 12-504, 12-505 and K.S.A. 12-506.

SECTION 3. That this Ordinance shall be in force and take effect from and after its passage and publication once in the official City paper.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 288-4561



April 26, 1985

Terra Tech  
245 West Dewey  
Wichita, KS 67202

Re: S/D 85-36 - Preliminary Plat of Phillippi Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 25, 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 municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that approval of on-site sewerage facilities and water wells for this industrially-zoned property may require the platting of all of this site into just one lot. This issue shall be resolved with the Health Department prior to Subdivision Committee review of a final plat.
- B. The final plat tracing shall indicate the amount of half-street right-of-way existing for State Highway K-42 adjacent to this plat.
- C. The final plat tracing shall provide for dates to be included as part of the M.A.P.C. signature block.
- D. Prior to Subdivision Committee review of a final plat, the applicant shall resolve the issue of access points to K-42 and the existence or non-existence of 50 feet of additional right-of-way for K-42 with the Kansas Department of Transportation (K.D.O.T.). K.D.O.T. has requested that we limit the access from this property to K-42 to one or two openings.

C  
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Y

Terra Tech

Re: S/D 85-36 - Preliminary Plat of Philippi Addition

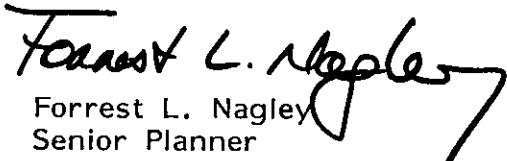
April 26, 1985

Page 2

- E. The applicant shall petition the City for extension of municipal water and sanitary sewer. These petitions will be held for more complete development of the area.
- F. Prior to, or at the time of submitting the final plat tracing, the applicant shall submit a drainage plan to County Public Works for review and approval.
- G. The final plat shall omit the platting of street right-of-way for 31st Street South. Instead, this 30 feet of property shall be indicated as a drainage and utility easement on the final plat.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the M.A.P.C Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 6 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,

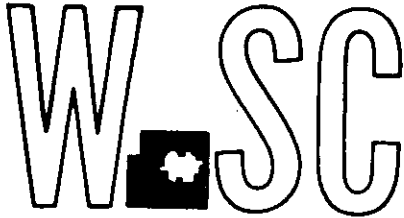
  
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Daniel J. Phillippi, 1517 N. Santa Fe, Wichita, KS 67214  
Jack Brown, Health Department  
David Spears, Director, County Department of Public Services  
✓ Mike Lindebak, City Engineer  
Kenneth J. Gudenkauf, Lighting Engineer, K.D.O.T., State office Building  
Topeka, Kansas 66612

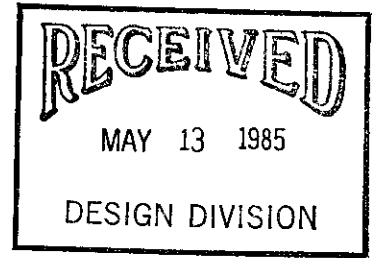
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202  
(316) 268-4661

May 10, 1985



Terra Tech  
245 West Dewey  
Wichita, KS 67202

Re: S/D 85-36 - Final Plat of Phillippi Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 9, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. As was agreed at the Subdivision Committee meeting, the final plat tracing shall delete the platting of the small lot (Lot 1). This area may either be combined with the larger lot or deleted from the plat.
- C. The final plat tracing shall indicate the amount of half-street right-of-way existing for State Highway K-42 adjacent to this plat.
- D. The final plat tracing shall provide for dates to be included as part of the M.A.P.C. signature block.
- E. The applicant shall petition the City for extension of municipal water and sanitary sewer. These petitions will be held for more complete development of the area.
- F. If improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording.
- G. The final plat shall indicate the existing 50-foot wide "borrow easement" adjacent to the north line of K-42 highway. Appropriate recording or case number information shall be labeled.

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Terra Tech

Re: S/D 85-36 - Final Plat of Phillippi Addition.

May 10, 1985

Page 2

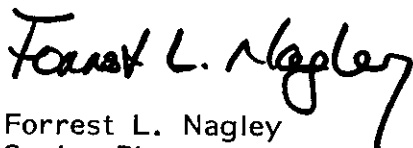
- H. The final plat shall indicate "access control except for two (2) openings" to K-42 across the south line of the plat.
- I. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, May 16, 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: Daniel J. Phillippi, 1517 N. Santa Fe, Wichita, KS 67214  
Jack Brown, Health Department  
David Spears, Director, County Department of Public Services  
✓ Mike Lindebak, City Engineer  
Kenneth J. Gudenkauf, Lighting Engineer, K.D.O.T., State Office  
Building, Topeka, Kansas 66612

Pre-Sub-Division  
(Water)

5-9-85

1. Ted R. Milligan utility easement vacation. Lot 1, Block 1, Cherry Creek Hills. 12" Water Line on W. side of Rock Rd. No problem
2. Orville B. Brown utility easement vacation. Lots 1 & 2 on Doggs Addition. No W.L. in easement. No Problem.
3. Phillippi Addition. No water available, Item A.
4. Copeland Industrial Park. Exist. 12" W.L. on N. side of Hydraulic.
- ~~5. Daniels Second Addition. Item B, water to be extended. Nearest water at 43rd and Sunflower or at Alfalfa and Riverplace. Approx cost \$25<sup>00</sup> per foot and 1200' ft = \$30,000<sup>00</sup> to serve lot 1 and an additional 550ft (\$13,750<sup>00</sup>) to serve lot 2 ⇒ \$45,000<sup>00</sup> ± from East. 2700' @ 25<sup>00</sup> = \$67,500<sup>00</sup> ± from North.~~
6. Penstemon 3rd Addition. Item B. Existing 8" water line in Greenbriar on N. side.
7. Deer Run Addition. Item B. Existing 24" line in Webb.
8. Windemere Addition. Item B. Existing 8" water line in Oxford east of Rock. 8" to be extended as necessary.
9. Other Matters.
5. Daniel Second. Item B. Exist. 8" AC on 43rd St. to Alfalfa ±

S/D No.: 85-36 Name: PHILLIPPI ADDITION

Preliminary Approved: 4/25/85  
Scheduled S/D Meeting: 5/9/85

DESCRIPTION

General Location: North side of K-42 between Tyler and Ridge Road.  
Owner: Daniel J. Phillippi, 1517 N. Santa Fe, Wichita, KS 67214  
Surveyor/Engineer: Terra Tech

1. Gross Acreage of Plat: 8.2 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 2
    - Total: 2
  3. Minimum Lot Area: 62,500 Sq. Ft. ±
  4. Existing Zoning: "R" and "R-1"
  5. Proposed Zoning: "E" (SCZ-0543)
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0543), requesting "R" and "R-1" to "E", has been approved subject to platting.

- A. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that approval of on-site sewerage facilities and water wells for this industrially-zoned property may require the platting of all of this site into just one lot. This issue shall be resolved with the Health Department prior to Subdivision Committee review of a final plat.
- B. The final plat tracing shall indicate the amount of half-street right-of-way existing for State Highway K-42 adjacent to this plat.
- C. The final plat tracing shall provide for dates to be included as part of the M.A.P.C. signature block.
- D. Prior to Subdivision Committee review of a final plat, the applicant shall resolve the issue of access points to K-42 and the existence or non-existence of 50 feet of additional right-of-way for K-42 with the Kansas Department of Transportation (K.D.O.T.). K.D.O.T. has requested that we limit the access from this property to K-42 to one or two openings.
- E. The applicant shall petition the City for extension of municipal water and sanitary sewer. These petitions will be held for more complete development of the area.
- F. If improvements are guaranteed by petition, a certificate of petitions shall be submitted for recording.
- G. The final plat tracing shall omit the platting of street right-of-way for 31st Street South. Instead, this 30 feet of property shall be indicated as a drainage and utility easement on the final plat tracing.
- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- I. Closure computations shall be submitted with the final plat tracing.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's lot grading plan.

THE WICHITA AIRPORT AUTHORITY  
MID-CONTINENT AIRPORT WICHITA, KANSAS

DATE: May 7, 1985

TO: Robert A. Lakin, Director of Planning

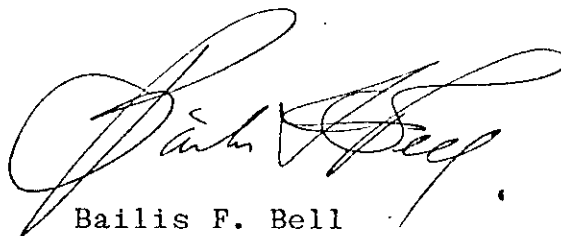
FROM: Bailis F. Bell, Director of Airports

SUBJECT: Vacation of a Portion of 31st Street South

We have been advised that the plat for the Phillippi Addition is to show the vacation of 31st Street, which forms the north boundary of the property.

We are requesting that this section of 31st Street not be vacated at this time. The street is used frequently by FAA technicians servicing the RTR (Remote Transmitter Receiver) site, and installing the new ASR (Area Surveillance Radar). The street also serves as access to farming operations, airport maintenance and for crash/fire equipment.

If you have any questions, please advise.



Bailis F. Bell  
Director of Airports

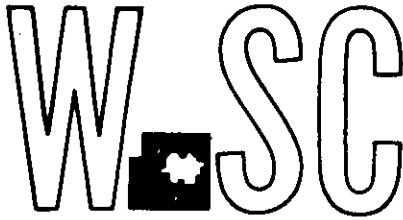
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MAY 09 1985

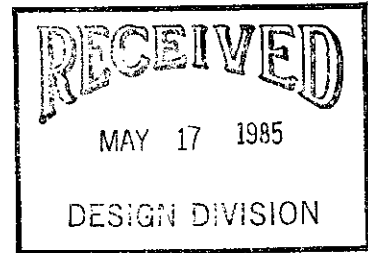
METROPOLITAN PLANNING  
ROUTE  \_\_\_\_\_  
 \_\_\_\_\_

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



May 16, 1985

Terra Tech  
245 West Dewey  
Wichita, KS 67202

Re: S/D 85-36 - Final Plat of Phillippi Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 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 May 10, 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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

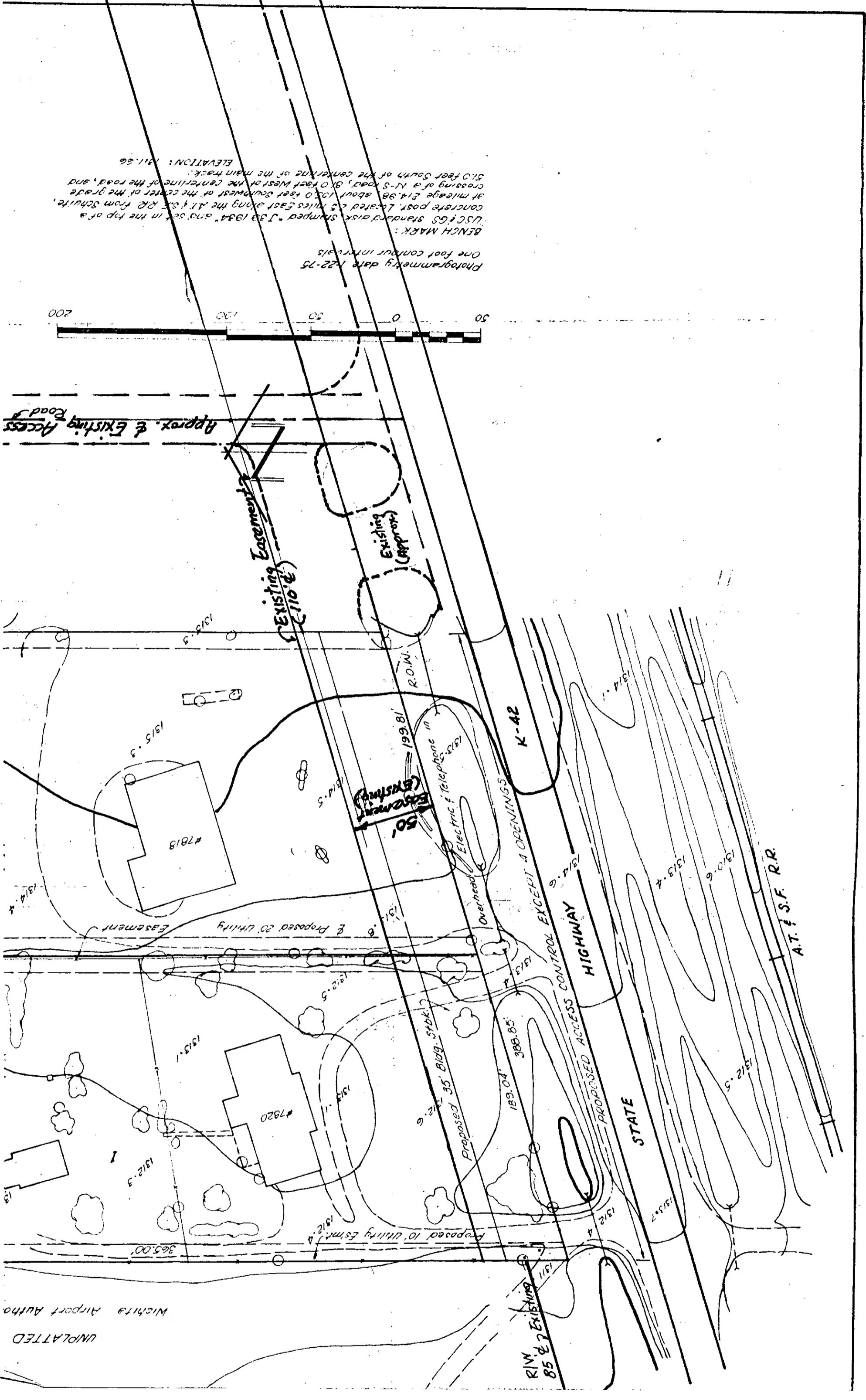
Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Daniel J. Phillippi, 1517 N. Santa Fe, Wichita, KS 67214  
Jack Brown, Health Department  
David Spears, Director, County Department of Public Services  
Mike Lindebak, City Engineer  
Kenneth J. Gudenkauf, Lighting Engineer, K.D.O.T., State Office  
Building, Topeka, Kansas 66612

C  
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Y

UNPLATTED  
Nichta Airport Autho



Photogrammetry date 1-22-75  
One foot contour intervals

BLNCH MARK:  
USC&GS standard disk stamped "J 39 1934" and set in the top of a concrete post. Located 4.5 miles East along the A.T. & S.F. R.R. from Schulte, at mileage 214.98 about 125.0 feet Southwest of the center of the grade crossing of a N-S road, 81.0 feet West of the centerline of the road, and 51.0 feet South of the centerline of the main track.  
ELEVATION: 111.56