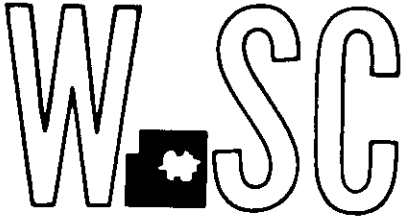
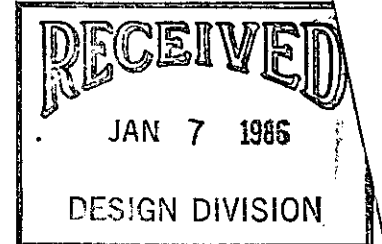


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 3, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-107 - Preliminary Plat of Vulcan-West Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 2, 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. 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 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 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.
- C. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- D. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County 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
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: ~~Dave Davis~~, Vulcan Materials Co., P. O. Box 12283, Wichita, KS 67277
✓ Mike Lindebak, City Engineer

C
O
P
Y

S/D No.: 86-1 Name: VULCAN-NORTH ADDITION

Preliminary Approved: 1/16/86
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: Southeast corner of Ridge Road and 55th Street South.
Owner: Vulcan Materials Company, Attn: Dave Davis, P.O. Box 12283, Wichita,
KS 67277
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 163.2 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 6,811,765 Sq. Ft.
 4. Existing Zoning: "R" & "R-1"
 5. Proposed Zoning: "F" (SCZ-0554)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0554), requesting "R" and "R-1" to "F" (heavy industrial), has been approved subject to platting.

- A. The Health Department has approved this plat based upon plans submitted to them by Vulcan Chemicals on January 24, 1986.
- B. As was stated at the time of preliminary plat approval, 60 feet of half-street right-of-way is required for 55th Street South. This amount of right-of-way is required since 55th Street South is a F.A.S. road. The final plat tracing shall indicate this right-of-way.
- C. As was required at the time of preliminary plat approval, "complete access control" shall be platted to Ridge Road and 55th Street South for a distance of 175 feet south and east of the major street intersection. This "complete access control" shall be indicated on the final plat tracing.
- D. At the request of County Engineering, this plat shall not be scheduled for City Commission review until the associated plats of Vulcan-West, Vulcan-Frontier and Racon are also scheduled for City Commission review at the same meeting. This tying together of the four plats is needed in order to provide for mutual drainage of the four additions.
- E. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 1, Vulcan-North Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- F. The final plat tracing shall state in the plattor's text the purposes of the proposed reserve as well as who is to own and maintain the reserve.
- G. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
- H. The final plat tracing shall label the centerline of the 60-foot wide drainage easement.
- I. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Company and Kansas Gas & Electric Company easements on this property.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.

- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- M. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No.: 86-1 Name: VULCAN-NORTH ADDITION

Preliminary Approved: 1/16/86
Scheduled S/D Meeting: 4/10/86

DESCRIPTION

General Location: Southeast corner of Ridge Road and 55th Street South.
Owner: Vulcan Materials Company, Attn: Dave Davis, P.O. Box 12283, Wichita,
KS 67277
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 163.2 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 6,811,765 Sq. Ft.
 4. Existing Zoning: "R" & "R-1"
 5. Proposed Zoning: "F" (SCZ-0554)
-

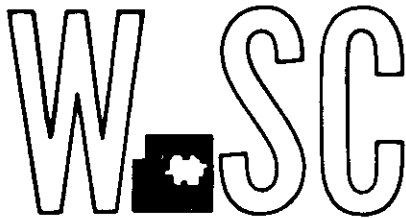
STAFF COMMENTS:

- NOTE: The applicant's associated zone case (SCZ-0554), requesting "R" and "R-1" to "F" (heavy industrial), has been approved subject to platting.
- A. The Health Department has approved this plat based upon plans submitted to them by Vulcan Chemicals on January 24, 1986.
 - B. At the request of County Engineering, this plat shall not be scheduled for City Commission review until the associated plats of Vulcan-Frontier and Racon are also scheduled for City Commission review at the same meeting. This tying together of the three plats is needed in order to provide for mutual drainage of the three additions.
 - C. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 1, Vulcan-North Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
 - D. The final plat tracing shall state in the plat's text who is to own and maintain the reserve.
 - E. The final plat tracing shall label the centerline of the 60-foot wide drainage easement.
 - F. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Company and Kansas Gas & Electric Company easements on this property.
 - G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
 - H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Sub-Division Jan. 16, '85

1. Donald H. Groves. Platted Access Control Vacation. No water problem.
2. IFR Inc., Vacation of Complete Access Control. No water problem.
3. MAPD. Vacation Alley R/W. No water problem.
4. Bluestem Village Second Addition. Final Plat. Item B., mains to be extended. No water problem. Pipe sizing to be reviewed before plans completed.
5. Eastminister Addition. Item B., mains to be extended, no water problem.
6. Air Products Addition. Prelim. Plat. Item A, wells, no water problem.
7. Vulcan - North Addition. Prelim. Plat. Item A, wells, no water problem.
8. Dept. of Transportation 1st Addition. Final Plat. Area now served, no water problem.
9. Gospel Addition. Final Plat. No water problem, area now served.
10. Davis Moore 4th Addition. Final Plat. No water problem, area now served.
11. Maurice & Allie Caster. Street R/W Dedication. 45th St N. No water problem.
12. O. L. C. Properties. Granting Utility Esmt. No water problem.
13. Other matters.

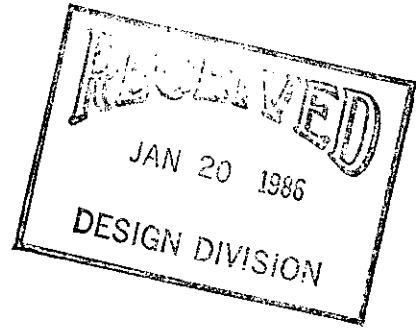
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 17, 1986



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-1 - Preliminary Plat of Vulcan-North Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 16, 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. 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 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. Since 55th Street South, at this location, is classified as a Federal Aid Secondary (FAS) Road, the final plat shall indicate 60 feet of half-street right-of-way for this section line road.
- C. The final plat shall indicate the platting of a 35-foot building setback from Ridge Road and shall label the south line of the City Service Gas Company easement as the building setback from 55th Street South.
- D. The final plat shall indicate the platting of "complete access control" for a distance of 175 feet east and 175 feet south from the intersection of Ridge and 55th Street South, across the west and north lines of this lot.
- E. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

C
O
P
Y

Baughman Company, P.A.

Re: S/D 86-1 - Preliminary Plat of Vulcan-North Addition.

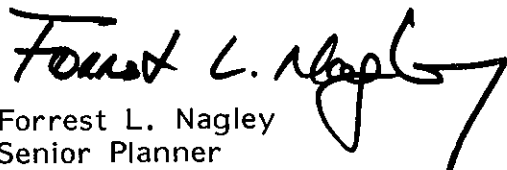
January 17, 1986

Page 2

- F. At the request of County Engineering, this plat shall not be scheduled for City Commission review until the associated plats of Vulcan West, Vulcan-Frontier and Racon are also scheduled for City Commission review at the same meeting. This tying together of the four plats is needed in order to provide for mutual drainage of the four additions.
- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- H. 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.
- I. 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: Dave Davis, Vulcan Materials Company, P.O. Box 12283, Wichita, KS
67277
Mike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department

1. Slawson Investment. Vacation of Windemere Addition.
All charges for water project to be paid off as part of vacation of plat. No water problem. (Water Proj 88054)
2. J. T. J. Investments, Inc. Vacation of utility easment.
No water problem.
3. Ireland Investment Co. Vacation of a portion of Echo Hills 2nd Addition.
Costs of abandoning water project to be paid as required by vacation.
4. Northborough 2nd Addition. Preliminary Plat. No water problem. Platted as Northborough, the three Stratford Courts were set up for water extension under Benefit District No. 937-76 having passed the City Commission on 2-15-77. Costs to date are to be paid as condition of replatting.
5. Huntington Place. Preliminary Plat. Item D, mains to be extended, in Maize Road, and interior.
6. Homer Morgan Second Addition. Property is part of the Ohlson Addition water project now under contract to Duling Const. Co. No water problem.
7. Tower Lake Estates Addition. Final plat. No city water available, wells. No water problem.
8. Vulcan - West Addition. Final Plat. No water available, wells.
9. Vulcan - North Addition. Final Plat. No water available, wells.
10. University Congregational Church Addition. Final Plat.
No city water in 29th St. If annexed prior to plat no "Outside the City Application" or Restrictive Covenant required to obtain City Water.

11. Rockwood South Sixth Addition. Final Plat. Property now served, no water problem.
12. Chelsea Industrial Park 2nd Addition. Preliminary Plat. X'sty water in 47th St. So. to Oliver. Main to be extend south in Oliver along plat.
13. Charter Medical of Wichita. Grant Utility easement. No water problem.
14. Wichita Public Building Commission. Dedicate street R/W. No water problem.
15. Executives, Inc., Grant Utility Esmt. The description for this item is in error, it should read as :

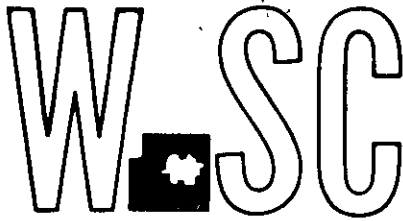
Specifically for waterlines, and street paving, described as the South thirty-five (35) feet of the two following described tracts.

The South 198 feet of the North 850.34 feet of the West Half of the East 20 rods of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County Kansas

Beginning at a point 652.34 feet South of the Northeast Corner of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence South 198 feet; thence west 165 feet; thence North 198 feet; thence East to Point of Beginning.

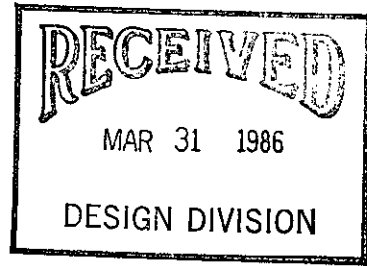
16. Other matters.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



March 28, 1986

C
O
P
Y

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-1 - Final Plat of Vulcan-North Addition.

Gentlemen:

At your request, the Subdivision Committee, at their March 27, 1986 meeting, voted to defer the above-referenced final plat for two-weeks consideration. This item has been automatically rescheduled for their next meeting on April 10, 1986, which will be held in the City Commission Meeting Room, First Floor, City Hall, 455 North Main.

Sincerely,

Forrest L. Nagley
Senior Planner

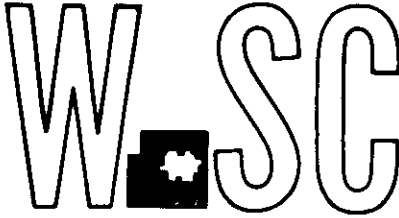
FLN:mlh

cc: Vulcan Materials Company, Attn: Dave Davis, P.O. Box 12283, Wichita
KS 67277
Jim Weber, County Engineering
✓ Mike Lindebak, City Engineer

Pre-Subdivision 4-10-86

1. Good Old Days, Inc. Alley vacation. 21st & Piatt. No water problem.
2. Barnes' Cottonwood Creek Addition. Prelim. Plat. Existing 12" water main in 29th Street. No water problem.
3. Huntington Place Commercial Addition. Prelim. Plat. Item C, main to be extended. Nearest main is located approximately 825' N. of the NE of Harvest (12" AC)
4. Wicham Addition. Final Plat. Nearest water main at Meridian & MacArthur. Petition for church property being held for future extension in MacArthur. Water in West street located north of 235 R/W. Water not yet available. Suggest obtaining a petition for water to be held until water is available.
5. Wooster Addition. Prelim. Plat. No City Water available. No water problem.
6. Vulcan-North Addition. Final Plat. No city water available.
7. Fred Caso. Grant Utility Esmt. Esmt. is for water main, description verified, no water problems.
8. Robert L. & W. Elaine Halberg. Grant additional utility easement. No water problem.
9. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



April 11, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-1 - Final Plat of Vulcan-North Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 10, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The Health Department has approved this plat based upon plans submitted to them by Vulcan Chemicals on January 24, 1986.
- B. At the request of County Engineering, this plat shall not be scheduled for City Commission review until the associated plats of Vulcan-Frontier and Racon are also scheduled for City Commission review at the same meeting. This tying together of the three plats is needed in order to provide for mutual drainage of the three additions.
- C. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 1, Vulcan-North Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- D. The applicant shall submit a covenant for recording with the plat which provides for the construction of the detention pond required by the drainage plan for this plat. This covenant shall state that the detention pond will be constructed at the time of site development. The wording of the covenant shall be approved by County Public Works prior to submitting this plat for review by the City Commission.
- E. The final plat tracing shall indicate the platting of a second reserve for the purpose of handling drainage from this proposed lot. The perimeter of the second reserve shall be approved by County Engineering prior to submitting this plat for scheduling before the City Commission.

C
O
P
Y

Baughman Company, P.A.
Re: S/D 86-1 - Final Plat of Vulcan-North Addition
April 11, 1986
Page 2

- F. The final plat tracing shall state in the plat's text who is to own and maintain the reserve.
- G. The final plat tracing shall label the centerline of the 60-foot wide drainage easement.
- H. The applicant shall submit a copy of the instrument which establishes the Cities Service Gas Company and Kansas Gas & Electric Company easements on this property.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- 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.

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, April 17, 1986. If you have any questions concerning this matter, please call.

Sincerely,

FLN

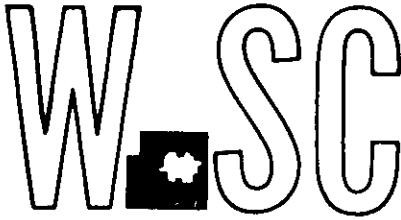
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Vulcan Materials Company, Attn: Dave Davis, P.O. Box 12283, Wichita
KS 67277
Lauri Maddy, Route 1, Box 76, Clearwater, KS 67026
Mr. Thomas G. Bergkamp, Route 1, Box 66, Clearwater, KS 67026
Mrs. Charles Horner, 1901 Lorimer Road, Raleigh, N.C. 27606
Jim Weber, County Engineering
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

April 17, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-1 - Final Plat of Vulcan-North Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 17, 1986, 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 April 11, 1986.

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 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: Vulcan Materials Company, Attn: Dave Davis, P.O. Box 12283, Wichita,
KS 67277

Lauri Maddy, Route 1, Box 76, Clearwater, KS 67026

Thomas G. Bergkamp, Route 1, Box 66, Clearwater, KS 67026

Mrs. Charles Horner, 1901 Lorimer Road, Raleigh, N.C. 27606

Jim Weber, County Engineering

✓ Mike, Lindebak, City Engineer

C
O
P
Y