Pre-Sub Sept. 26

1. John M. West. Utility Easement Vacation. No water problem.

2. Alexander J. Loham. Acess Control/Vacation. No water problems.

3. Slawson Residential Development Co.. Building Setback Vacation. No water problem

City. 4. Frank L. Costor. Vacation of Building Setback. No water problems.

5. Bluestem Colony. Final Plat. Item B. 8" Water to be extended in Oxford. No water problem.

6. Jeff & Jay 2nd Addition. Preliminary Plat. Item C. 12" AC in 29th is under contract to be extended along this property then known as Lot 1 Jeff & Jay Addition. Any additional hydrants for this plat shall be paid for by this plat.

7. Davidson & Frey Addition. Final Plat. No water problems.

City. 8. Vulcan - Frontier Addition. Item C, wells. No City Water available.

City 9. Racon Addition. Preliminary Plat. Item B, wells. No City Water.

10. West Side Fre Will Baptist Church Addition. Preliminary Plat. Item E. Nearest water at Meridian & MacArthur

11. Seven-Up Addition. Final Plat. Area served. No water problem.

12. Street Name Changes. No problem

13. Street Name in Sim Park. No Problem

14. Other matters. Frank Caro, Lot 1 East Wind Addition. Vacation of Utility Esm't. No water problems.

Preliminary Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-76 Name: VULCAN-FRONTIER ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/26/85

DESCRIPTION

General Location: At the northeast corner of Ridge Road and 63rd Street South.
Owner: Vulcan Materials Company, Attn: Michael Graham, P. O. Box 12283, 6200 S. Ridge Road, Wichita, KS 67277
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 138.8 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial:
   - Industrial: 2
   - Total: 2
3. Minimum Lot Area: 1,797,300 Sq. Ft.
4. Existing Zoning: "F"
5. Proposed Zoning: "F"

STAFF COMMENTS:

A. The final plat shall indicate the platting of the following modified access controls:

   1. "Complete access control" to 63rd Street South, across the south line of Lot 1, from a point 150 feet west of the center of the railroad track nearest the east line of Lot 1.

   2. "Complete access control" to 63rd Street South, across the south line of Lot 2, from a point 150 feet east of the center of the railroad track nearest the west line of Lot 2.

B. On the final plat, the perimeter of the plat shall omit including the Missouri Pacific Railroad right-of-way within the boundary of the plat.

C. 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. The applicant's agent shall be prepared to advise the Committee of how this industrial complex is served by sewerage and water.

D. The final plat shall indicate the recording information for the 40-foot wide private ingress and egress easement existing on this property.

E. 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.

F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

G. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept.

H. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-76 Name: VULCAN-FRONTIER ADDITION

Preliminary Approved: 9/26/85
Scheduled S/D Meeting: 10/10/85

DESCRIPTION

General Location: At the northeast corner of Ridge Road and 63rd Street South.
Owner: Vulcan Materials Company, Attn: Michael Graham, P. O. Box 12283, 6200 S. Ridge Road, Wichita, KS 67277
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 138.8 Acres
2. Number of Lots:
   - Residential:
   - Office:
   - Commercial:
   - Industrial: 2
   - Total: 2
3. Minimum Lot Area: 1,797,300 Sq. Ft.
4. Existing Zoning: "F"
5. Proposed Zoning: "F"

STAFF COMMENTS:

A. The final plat tracing shall indicate the platting of "complete access control" to 63rd Street South, across the south line of Lot 2, from a point 150 feet east of the center of the railroad track nearest the west line of Lot 2.

B. 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.

C. The final plat shall indicate the recording information for the 60-foot wide private ingress and egress easement existing on this property.

D. The applicant shall submit a covenant which states that this property will retain storm water on-site. The wording of this covenant shall be reviewed and approved by the County Engineer's office and then recorded with the Register of Deeds. Recorded copies of the instrument shall be submitted for both the Planning Department and County Engineer's files.

E. The final plat tracing shall reference, in the plattor's text, the dedication of the streets to and for the use of the public.

F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

WICHITA—SEDGWICK COUNTY
W.SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

RECEIVED
OCT 2 1985
DESIGN DIVISION

October 1, 1985

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

COPY

Re: S/D 85-76 - Preliminary Plat of Vulcan-Frontier Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 26, 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. The final plat shall indicate the platting of the following modified access controls:

   1. "Complete access control" to 63rd Street South, across the south line of Lot 1, from a point 150 feet west of the center of the railroad track nearest the east line of Lot 1.

   2. "Complete access control" to 63rd Street South, across the south line of Lot 2, from a point 150 feet east of the center of the railroad track nearest the west line of Lot 2.

B. On the final plat, the perimeter of the plat shall omit including the Missouri Pacific Railroad right-of-way within the boundary of the plat.

C. 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. ~~The applicant's agent shall be prepared to advise the Committee of how this industrial complex is served by sewerage and water.~~

D. The final plat shall indicate the recording information for the 40-foot wide private ingress and egress easement existing on this property.

E. The applicant shall submit a covenant which states that this property will retain storm waters on site. The wording of this covenant shall be reviewed and approved by the County Engineer's office and then recorded with the Register of Deeds. Recorded copies of the instrument shall be submitted for both the Planning Department and County Engineer's files.

F. Prior to, or at the time of submitting a final plat, the applicant shall submit a drainage plan to the County Engineer's office for review and approval. The applicant is advised that the drainage plan needs to address drainage from Lot 2 onto Lot 1 and indicate retention of drainage water within the perimeter of the plat.

G. 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.

H. 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

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Mike Lindebak, City Engineer
Jim Weber, County Engineer's Office
Jack Brown, Health Department
Vulcan Materials Company, Attn: Michael Graham, P.O. Box 12283, 6200 South Ridge Road, Wichita, KS 67277

Pre Sub Oct. 10 85

1. Edword Clopny. Setback Vacation. No water problem.

2. Karl Solomon. Sewer Esm't. Vacation. No water problem.

3. John Monteith. Utility Esm't. Vacation. No water problem.

4. Carriage Park Care Center. 12" Water along north side, 24" Water along west side. No water problem.

5. Wickham Addition. City water not yet available. No water problems.

6. Gordon Norris Second Addition. No water problems.

7. A. M. F. Addition. Item 8. Cessna has a proposed water project to extend water from 31st St. So. to N.L. of Cessna Wallace Property. If necessary, A.M.F. owner could become part of the project. Status of Cessna project: it is a "30", but by A.D. or Private Contractor is unknown.

8. Cottonwood Village Sixth Addition. Item B. Water to be extended. No water problem.

9. Andria Addition. Item B, Water to be extended. Note: Water is existing across property along Maple, in Maple R/W.

10. Racon Addition. Item B. No water available. No water problems.

11. Vulcan-Frontier Addition. Item B. No city water available.

12. Leiker Addition. Existing water. No water problems

13. Wong Addition. No water problems. Existing water available.

14. West Side Free Will Baptist Church Addition. Item B. Water not yet available. No water problems.

Pre-Sub. Oct. 10, 85

15. Roy Alladdawi. Grant Utility Esm't. No water problems.

16. Marvin Nieden. Grant Utility Esm't. No water problem.

17 Angelo Fasciano. Grant Utility Esmt. No water problem.

18 The Pines Associates. Grant Utility Esm't. No water problem.

WICHITA—SEDGWICK COUNTY
W.SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

RECEIVED
OCT 14 1985
DESIGN DIVISION

October 11, 1985

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

COPY

Re: S/D 85-76 - Final Plat of Vulcan-Frontier Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 10, 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 platting of "complete access control" to 63rd Street South, across the south line of Lot 2, from a point 150 feet east of the center of the railroad track nearest the west line of Lot 2.

B. 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.

C. The final plat shall indicate the recording information for the 60-foot wide private ingress and egress easement existing on this property.

D. The applicant shall submit a covenant which states that this property will retain storm water on-site. The wording of this covenant shall be reviewed and approved by the County Engineer's office and then recorded with the Register of Deeds. Recorded copies of the instrument shall be submitted for both the Planning Department and County Engineer's files. The covenant shall specify that this instrument runs with the land and is therefore binding on future owners and assigns of Vulcan-Frontier Addition. Also, the covenant shall clearly state that the owner of this property is willing to accept storm water run-off from Racon Addition.

E. The final plat tracing shall reference, in the plattor's text, the dedication of the streets to and for the use of the public.

F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

G. 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, October 17, 1985. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Vulcan Materials Company, Attn: Michael Graham, P. O. Box 12283, 6200 South Ridge Road, Wichita, KS 67277
Mike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

RECEIVED
OCT 18 1985
DESIGN DIVISION

October 17, 1985

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

Re: S/D 85-76 - Final Plat of Vulcan-Frontier Addition

COPY

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 17, 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 October 11, 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

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Vulcan Materials Company, Attn: Michael Graham, P.O. Box 12283, 6200 South Ridge Road, Wichita, KS 67277
Mike Lindebak, City Engineer
Jim Weber, County Engineering
Jack Brown, Health Department