

Pre-Sub Jan. 2, '86

1. Diamond Head. Vacation of Access Control at Central & Eisenhower. No water problem.
2. Wilbur Walker. Alley R/W Vacation. Private water line crosses alley. No water problem.
3. Ronald H. Groves. Vacation of access control. No water problem.
4. Ralph Vautravers. Utility Esmt. Vacation. No water problem.
5. Valley Center Pump Station. Final Plat. No city water available. No water problem.
6. Briarwood Estates 5th Addition. Final Plat. Item C, mains to be extended. No water problem.
7. Stockyards Industrial Park Addition. Preliminary plat. Item B, mains to be extended. Existing 8" and 20" mains in 21st St. N. Existing 8" main in 25th St. N. No water problem.
8. Hattrup Addition. Final Plat (Revised). No water problem.
9. Baugher Addition. Final Plat. Item A, mains to be extended. All lots proposed are now adjacent to city water mains in 26th St. N. and in Coolidge.
10. Vulcan-Vest Addition. Preliminary Plat. Item A, wells. No water problem.
11. Fifth Addition to Cedar Ridge. Final Plat. Existing main in Skinner ~~is~~. Services installed before replat. Services to be relocated, abandoned, or added shall be at the expense of the developer. Developers Engineer shall prepare a drawing, showing services that need to be left, relocated, added, etc., for the Water Dept. A cash deposit shall be given to the Water Dept. for the service work.

12. Porcell's 10th Addition. Street name changes. Water Dept. to be notified as maps are being updated. No water problems.
13. Land Inventory Case:
  - Site 3 - 8" main in 13th is shown incorrectly. There is now a 6" main, shown and an 8" main. See attached. Part of 6" has been abandoned.
  - Site 4 - No water service at this time.
14. The Pines. Grant Utility Easement. No water problem.
15. Lillian L. Oliver. Grant Utility Esmt. No water problem.
16. USD 259. Dedicate Street R/W. No water problem.  
Note: Lot 19 Robson Heights has given additional St. R/W to total an existing 50 ft.
17. Other Matters.

S/D No.: 85-107 Name: VULCAN - WEST ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/2/86

DESCRIPTION

General Location: Northwest corner of Ridge and 63rd Street South.  
Owner: Vulcan Materials Co., Attn: Dave Davis, P.O. Box 12283, Wichita, KS 67277  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 80.4 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 3,269,763 Sq. Ft.
  4. Existing Zoning: "R-1"
  5. Proposed Zoning: "F" (SCZ-0554)
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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. 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. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept and the appropriateness of the proposed number of access points.

S/D No.: 85-107 Name: VULCAN-WEST ADDITION

Preliminary Approved: 1/2/86  
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: Northwest corner of Ridge and 63rd Street South.  
Owner: Vulcan Materials Co., Attn: Dave Davis, P.O. Box 12283, Wichita, KS  
67277  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 80.4 Acres
2. Number of Lots:  
Residential:  
Office:  
Commercial:  
Industrial: 1  
Total: 1
3. Minimum Lot Area: 3,269,763 Sq. Ft.
4. Existing Zoning: "R-1"
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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. 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 final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
- C. At the request of County Engineering, this plat shall not be scheduled for City Commission review until the associated plats of Vulcan-North, 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.
- D. The applicant shall submit a copy of the instrument which establishes the Kansas Gas Supply Corporation easement on this property.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

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: 88059)
2. J. T. J. Investments, Inc. Vacation of utility easement.  
No water problem.
3. Inland 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. 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 :

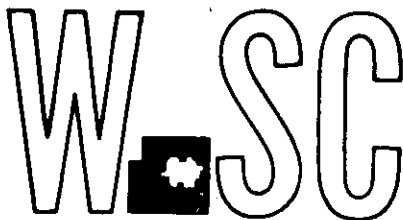
Specifically for waterlines, and street paving, described as the South thirty-five (35) feet of the two following described tracts.

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

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

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

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 27, 1986, 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 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 final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
- C. The applicant shall submit a copy of the instrument which establishes the Kansas Gas Supply Corporation easement on this property.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- E. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- F. The final plat tracing shall indicate the platting of a floodway reserve to handle drainage from this plat. The standard floodway language shall be added to the platting text. The perimeter of the floodway shall be approved by County Engineering prior to submitting this plat for scheduling before the City Commission.

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Baughman Company, P.A.  
Re: S/D 85-107 - Final Plat of Vulcan-West Addition.  
March 28, 1986  
Page 2

- G. 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.
- 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.

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 3, 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  
Mrs. Charles Horner, 1901 Lorimer Road, Raleigh, N.C. 27606  
Ms. Lauri Maddy, Route 1, Box 76, Clearwater, KS 67026  
Mr. Thomas G. Bergkamp, Route 1, Box 66, Clearwater, KS 67026  
✓ Mike Lindebak, City Engineer  
Jim Weber, County Engineering

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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



April 3, 1986

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

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

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 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 March 28, 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,

Forrest L. Nagley  
Senior Planner

FLN:mlh

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

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

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Mike Lindebak, City Engineer

Jim Weber, County Engineering

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