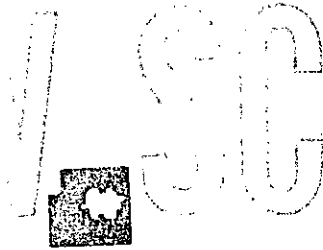


SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

February 12, 1987

Terra Tech Land Surveying, Inc.  
245 W. Dewey  
Wichita, KS 67202

Re: Preliminary Plat S/D 87-10 - WAR INDUSTRIES SUBDIVISION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 12, 1987, 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 applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the paving of Osie and Gouverneur out to Harry Street. This guarantee shall provide for associated drainage.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since existing half-street right-of-way for Osie Street is being vacated by this replat, and further, since blanket floodway uses platted on the property are also being vacated by virtue of the plat, the engineer's text, on the final plat, shall make appropriate reference to K.S.A. 12-512(b).
- E. As the half-street right-of-way being vacated by this plat will revert back to the ownership being platted, the vacation may occur by way of the plat rather than by way of a separate vacation case. However, all owners adjacent to the subject street right-of-way must consent in writing to the proposal to vacate. With this requirement in mind, the applicant shall attempt to obtain the signature of the owner of Lot 1, Grillo Third Addition, on a vacation application requesting the vacation of the right-of-way being vacated by this plat.

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Preliminary Plat S/D 87-10 - WAR INDUSTRIES SUBDIVISION  
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- If the owner to the north will not sign the vacation application, it is recommended that the Planning Commission authorize the Director of Planning to sign the application. The subject half-street right-of-way is not needed and the north half of the right-of-way was vacated by the plat of Grillot Third Addition in 1976.
- F. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.
  - G. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
  - H. On the final plat, the dedication of the drainage right-of-way shall be referenced in the plattor's text.
  - I. On the final plat, a 35-foot wide building setback shall be platted from Osie Circle. The lots on the north side of Osie have a platted 35-foot setback from this street.
  - J. On the final plat, Osie Circle shall be the street name labeled on the street adjacent to the north line of this plat.
  - K. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
  - L. The final plat tracing shall indicate a 20-foot wide utility easement to cover the existing north/south sanitary sewer lateral existing on this property.
  - M. The final plat tracing shall indicate the drainage easement needed to provide a route from Osie Street to Gyp Creek.
  - N. The applicant shall submit a drainage agreement providing that Grillot 3rd Addition may drain across this property to Gyp Creek. The applicant is advised that an internal storm sewer system will be required at the time of site development, as sheet drainage to Gyp Creek will not be permitted.
  - O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
  - P. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

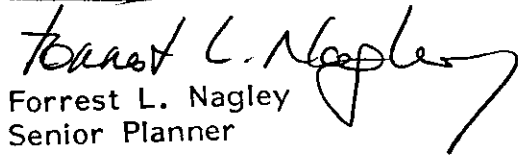
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- Q. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 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:dik

Enclosure

cc: Steve Potucek, Contracts Administration  
Mike Lindebak, City Engineer

1. Hillside Gardens 2nd Addition. Final Plat. Existing 12" main on S. side 21st St., no main in Erie adjacent to plat. Property now served.
2. War Industries Subdivision. Preliminary plat. Existing 8" main in Erie. Property now served. No water problem.
3. Ormo Second Addition. Final Plat. Existing main in Central now serves plat. No water problem.
4. Skyline Heights Second Addition. Final Plat. Item B mains to be extended. No water problem.
5. Amorado Estates Third Addition. Final Plat. Item A, mains to be extended. No water problem.
6. Grays Second Addition. Final Plat. Item B, mains to be extended. Item G, outside City Application and Restriction Covenant. No water problem.
7. Autumn Chase Addition. Final Plat. Item B, mains to be extended. No water problem.
8. Mediterranean Plaza Commercial. Final Plat. Item C, mains to be extended. Arrangements to be made with Water Dept. if 8" line across lot 1 is to be utilized for building services. Line to be abandoned otherwise.
9. Parkdale Addition. Preliminary Plat. Area now served, No Water problem.
10. Air Products 2nd Addition. Preliminary Plat. No water problem.
11. J. M. Murphy Addition. Final Plat. Existing 8" main on South side of 27th St. So. not shown on stated plat. Area now served. No water problem.

12. The Park 2nd Addition. Final Plat. Item B, mains to be extended. No water problem.
13. Golf Courses of America. Dedicated utility easement. No water problem.
14. Golf Courses of America. Dedicated utility easement. No water problem.
15. Carpenters Local Union No. 201. Grant sewer and utility easement. No water problem.
16. Tansburg Park Cemetery. Dedicated street R/W. No water problem.
17. Paul E. Broyan. Grant utility easement. No water problem.
18. Donald J. Walenta. Grant utility easement. No water problem.
19. Wood River Addition. Mains to be sized to allow for fire protection with future extension to 30th 97th St. So. to be to serve 12" main.
20. Other Matters.

S/D No.: 87-10 Name: WAR INDUSTRIES SUBDIVISION

Preliminary Approved:  
Scheduled S/D Meeting: 2/12/87

DESCRIPTION

General Location: South of Osie, in an area west of Gouverneur, if extended from the north.  
Owner: City of Wichita, 455 N. Main, Wichita, KS 67202  
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 West Dewey, Wichita, KS 67202

1. Gross Acreage of Plat: 25.6
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 667 Sq. Ft.
  4. Existing Zoning: "C"
  5. Proposed Zoning: "C"
- 

**STAFF COMMENTS:**

**NOTE:** This property was reviewed as a "City Land Inventory Site" at the February 4, 1982 meeting of the Subdivision and Utility Advisory Committee. At that time, it was determined that the site should be replatted in order to vacate the blanket floodway use presently encumbering the property and to define a drainage right-of-way needed to cover a drainage channel existing on the southerly portion of the site.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the construction of a permanent turnaround for Osie Street. The representative from City Engineering should be prepared to comment on the status of the existing paving petition for adjacent Osie Street and on the need for the applicant to sign or circulate a revised petition. A petition for the paving of Osie was first approved by the City Commission in 1967 when the street dedications in the original Grillot Addition were accepted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since existing half-street right-of-way for Osie Street is being vacated by this replat, and further, since blanket floodway uses platted on the property are also being vacated by virtue of the plat, the engineer's text, on the final plat, shall make appropriate reference to K.S.A. 12-512(b).
- E. As the half-street right-of-way being vacated by this plat will revert back to the ownership being platted, the vacation may occur by way of the plat rather than by way of a separate vacation case. However, all owners adjacent to the subject street right-of-way must consent in writing to the proposal to vacate. With this requirement in mind, the applicant shall attempt to obtain the signature of the owner of Lot 1, Grillot Third Addition, on a vacation application requesting the vacation of the right-of-way being vacated by this plat.

If the owner to the north will not sign the vacation application, it is recommended that the Planning Commission authorize the Director of Planning to sign the application. The subject half-street right-of-way is not needed and the north half of the right-of-way was vacated by the plat of Grillot Third Addition in 1976.

- F. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plattor's text.

Circle. The lots on the north side of Osie have a platted 35-foot setback from this street.

- J. On the final plat, Osie Circle shall be the street name labeled on the street adjacent to the north line of this plat.
- K. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- M. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, is the perimeter of the proposed drainage dedication acceptable and what minimum building pad elevation needs to be platted?