

S/D No.: 85-19 Name: VALLEY CENTER PUMP STATION

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

DESCRIPTION

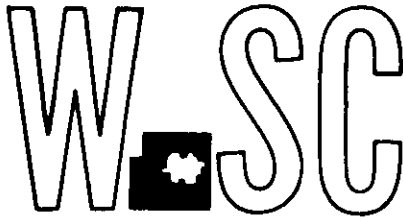
General Location: North of 61st Street North in an area east of Meridian.
Owner: Continental Pipe Line Company, P.O. Box 1267, Ponca City, OK 74603
Surveyor/Engineer: Conoco Central Engineering, P.O. Box 1267, Ponca City, OK 74603

1. Gross Acreage of Plat: 7.135 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 310,800.60 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
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STAFF COMMENTS:

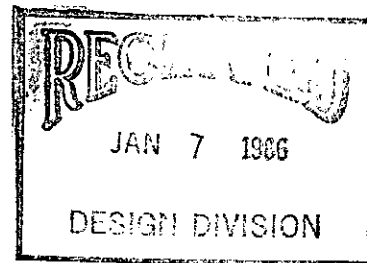
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. On the final plat tracing, the notary's acknowledgement for the platlor's signature shall be corrected to read, "....., by Guy G. Cartwright, District Manager, on behalf of Continental Pipeline Company."
- C. Proof shall be submitted that the person signing for Continental Pipeline Company is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company).
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. 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



METROPOLITAN AREA PLANNING
COMMISSION

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



January 3, 1986

Mr. Robert L. Blubaugh
113 May
Ponca City, OK 74601

Re: S/D 85-19 - Final Plat of Valley Center Pump Station

Dear Mr. Blubaugh:

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 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. On the final plat tracing, the notary's acknowledgement for the platlor's signature shall be corrected to read, "....., by Guy G. Cartwright, District Manager, on behalf of Continental Pipeline Company."
- C. Proof shall be submitted that the person signing for Continental Pipeline Company is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company).
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. 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.

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Mr. Robert L. Blubaugh
S/D 85-19 - Final Plat of Valley Center Pump Station
January 3, 1986
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 9, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley Senior Planner

FLN:mlh

Enclosure

cc: Continental Pipeline Company, P.O. Box 1267, Ponca City, OK 74603
Jack Brown, Health Department
Mike Lindebak, City Engineer

Doc - 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 —. 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. Porcells 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.

WICHITA—SEDGWICK COUNTY



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January 9, 1986



Robert L. Blubaugh
113 May
Ponca City, OK 74601

Re: S/D 85-19 - Final Plat of Valley Center Pump Station

Dear Mr. Blubaugh:

At the regular meeting of the Metropolitan Area Planning Commission on January 9, 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 January 3, 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 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: Continental Pipe Line Company, P.O. Box 1267, Ponca City, OK 74603
Mike Lindebak, City Engineer
Jim Weber, County Engineering
Ron Worley, County Zoning Administrator

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