

S/D No.: 86-31 Name: SIMON INDUSTRIAL PARK ADDITION

Preliminary Approved: _____
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: On the north side of 53rd Street North, approximately one-quarter mile west of Broadway.

Owner: Melvin Simon, 5437 Armstrong, Wichita, KS 67204

Surveyor/Engineer: Reiss & Goodness Engineers

1. Gross Acreage of Plat: 28 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 16
 - Total: 16
3. Minimum Lot Area: 1 Acre
4. Existing Zoning: "F"
5. Proposed Zoning: "F"

STAFF COMMENTS:

NOTE: This property has previously been reviewed as a sketch plat. At that time, Park City was contacted relative to serving this industrially-zoned property with sanitary sewer and municipal water. Park City has advised that the property is within their sanitary sewer service area and that studies are under way for extending municipal water to this general area. During sketch plat review, it was learned that this property is within an area of ground water contamination.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior street to the industrial street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant's agent should be prepared to discuss his client's timing for finaling-out portions of this overall preliminary plat. If Lot 1 (5-acre tract at the southwest corner of the plat) is to be finalized first and sanitary sewer cannot be immediately extended to serve this site, then approval will need to be obtained from the County Health Department, as well as the State Health Department, for a temporary nondischarging sewage lagoon. A guarantee, to Park City, for future extension of sanitary sewer to serve this 5-acre lot is still required, even if approval for a temporary nondischarging sewage lagoon can be obtained. The timing for extension of sewer to serve Lot 1, as well as the method of guarantee, shall be worked out with the City of Park City.
- G. The final plat shall indicate the platting of "complete access control" to 53rd Street North, across the south line of Lot 1, Block 1.
- 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).
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-31 Name: SIMON INDUSTRIAL PARK ADDITION

Preliminary Approved: 5/22/86
Scheduled S/D Meeting: 6/19/86

DESCRIPTION

General Location: On the north side of 53rd Street North, approximately one-quarter mile west of Broadway.

Owner: Melvin Simon, 5437 Armstrong, Wichita, KS 67204

Surveyor/Engineer: Reiss & Goodness Engineers

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

STAFF COMMENTS:

NOTE: Park City has advised that this property is within their sanitary sewer service area and that studies are under way for extending municipal water to this general area. This property is within an area of ground water contamination.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of municipal water to serve the lot being platted.
- C. The applicant shall guarantee the paving of the proposed interior street to the industrial street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If sanitary sewer cannot be immediately extended to serve this site, then approval will need to be obtained from the County Health Department, as well as the State Health Department, for a temporary nondischarging sewage lagoon. A guarantee, to Park City, for future extension of sanitary sewer to serve this 5-acre lot is still required, even if approval for a temporary nondischarging sewage lagoon can be obtained. The timing for extension of sewer to serve Lot 1, as well as the method of guarantee, shall be worked out with the City of Park City. The applicant's agent shall be prepared to discuss with the Subdivision Committee what has been worked out with Park City regarding extension of sanitary sewer to serve this industrially zoned lot.
- G. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as M.A.P.C. Vice-Chairman.
- 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. Specifically, are any drainage guarantees required with this plat?

1. Industrial Park Development Company. Street R/W Vacation. Existing U.L. on N side of 37th. No water problem.

2. Robert Cox. Utility Easement Vacation. No water problem.

3. Westway Addition. Final Plat. Existing main in Seneca and Panna. Existing structure now served. PROBLEMS! 8" line shown is probably correct, however not all water lines are shown. Request 20' Utility esmt. for 8" main going west x SU from northerly end of 8" main shown. See notes on sketch plat. Consultant to determine location of 8" mains from Water Dept.

Cnty. 4. Simon Industrial Park Addition. Preliminary Plat. Park City. No city water available. No water problem.

5. Huntington Place Addition. Final Plat. Item D, water to be extended. No water problems.

6. Vanderhoff Gardens Second Addition. Item B, water to be extended, no water problem. How will lot 3 be served by water?

Cnty. 7. Gray's First Addition. Final Plat. Item B, main to be extended.

8. Burlington Northern Industrial Center Second Addition. Existing main in Ohio, no water problem.

Cnty. 9. Wolke Addition. Preliminary plat. Item C, no city water available. No water problem.

10. The Dugan Centre. Final plat. Item B, mains to be extended. No water problem.

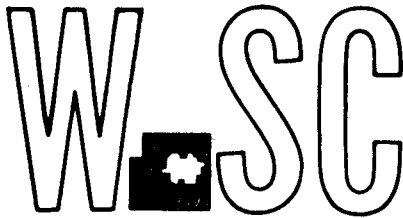
11. C. Wayne Kerr. Utility Esmt. Granting. No water problem.

Pre-Sub
5-22-86

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12. The Board of Park Commissioners. St. R/W Dedication
No water problem.
13. Ted & Ken Prichard. Grant Utility Esmt. Probably
no problem.
14. Ted & Ken Prichard. St. R/W Dedication. No water problem
15. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 23, 1986

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: S/D 86-31 - Preliminary plat of Simon Industrial Park.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 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. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior street to the industrial street standard.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Since Lot 1 (5-acre tract at the southwest corner of the plat) is proposed to be finalized first and if sanitary sewer cannot be immediately extended to serve this site, then approval will need to be obtained from the County Health Department, as well as the State Health Department, for a temporary nondischarging sewage lagoon. A guarantee, to Park City, for future extension of sanitary sewer to serve this 5-acre lot is still required, even if approval for a temporary non-discharging sewage lagoon can be obtained. The timing for extension of sewer to serve Lot 1, as well as the method of guarantee, shall be worked out with the City of Park City.

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Reiss & Goodness Engineers
Re: S/D 86-31 - Simon Industrial Park
May 23, 1986
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- G. The final plat shall indicate the platting of "complete access control" to 53rd Street North, across the south line of Lot 1, Block 1.
- 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).
- J. 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,



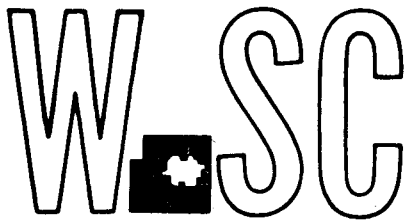
Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Melvin Simon, 5437 Armstrong, Wichita, KS 67204
Lee Parker, City Administrator for Park City, 6125 North Hydraulic,
Wichita, KS 67219
John M. Oswald, P.E., City Engineer for Park City, 218 North Waco,
Wichita, KS 67202
Jack Brown, Health Department
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



June 20, 1986

Reiss & Goodness Engineers
2160 West 21st Street
Wichita, KS 67203

Re: Final Plat S/D 86-31 - SIMON INDUSTRIAL PARK ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of municipal water from the north to serve the lot being platted. If a valid petition can be obtained, the guarantee may provide for the water to come from the south.
- C. The applicant shall guarantee the paving of the proposed interior street to the industrial street standard. This guarantee shall provide for storm water sewers.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If sanitary sewer cannot be immediately extended to serve this site, then approval will need to be obtained from the County Health Department, as well as the State Health Department, for a temporary nondischarging sewage lagoon. A guarantee, to Park City, for future extension of sanitary sewer to serve this 5-acre lot is still required, even if approval for a temporary nondischarging sewage lagoon can be obtained. The timing for extension of sewer to serve Lot 1, as well as the method of guarantee, shall be worked out with the City of Park City.

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- G. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as M.A.P.C. Vice-Chairman.
- 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.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, July 10, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Melvin Simon, 5437 Armstrong, Wichita, KS 67204
Lee Parker, City Administrator for Park City, 6125 North Hydraulic
Wichita, KS 67219
Jim Weber, County Engineer's Office
Jack Brown, Health Department
~~Mike~~ Lindebak, City Engineer

1. Miklos and Gabriella Lorik. Vacation of Sewer and Utility easement. No water problem.
2. Lagaly Addition. Final Plat. Item E, wells. No Water problem.
3. Simon Industrial Park. Final Plat. Item B. Water to be extended from Park City. No Wichita Water available. No water problem.
4. Hadijski Second Addition. Final Plat. Existing 20" AC Water along Harry St. not shown on sketch plat. No Water problem.
5. Brammer Addition. Final Plat. Plat now served. No water problem.
6. Andrew Walter Second Addition. Final Plat. Plat now served. No water problem.
7. Teal Cove 3rd Addition. Preliminary plat. Item B, mains to be extended. No water problem.
8. Woodland Estates. Preliminary plat. Item B, mains to be extended. Existing mains in Central. No water problem.
9. Northborough 3rd Addition. Preliminary Plat. Item B, mains to be extended. No water problem.
10. Golf Park West Addition. Final Plat. Item B, mains to be extended.
11. Westwind Addition. Preliminary Plat. Item A, mains to be extended. Nearest water at 17th and Woodchuck. No water problem.
12. Wolke Addition. Final Plat. Item C, wells, no city water available. No water problem.

Pre-Sub June 19, 1986

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13. Coleman Acres. Final Plat. Item A, mains to be extended. Existing 12" main in Sheridan; existing 8" main in Gow from 15th St, ending C'NNL of #1421 N.Gow. No water problem.
14. Ralph Hamilton. Grant additional Utility Easement. No water problem.
15. Ernest Doyon and Glen Rupe. Street R/W Dedication. No water problem.
16. Community Psychiatric Centers. Grant Utility Easement. Easement is for water line. No water problems.
17. Other matters.

STAFF REPORT
(Final Plat; Final Approved 6/19/86)

CASE NUMBER: S/D 86-31 - SIMON INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Melvin Simon

SURVEYOR/ENGINEER: Reiss & Goodness Engineers

LOCATION: On the north side of 53rd Street North, approximately one-quarter mile west of Broadway.

SITE SIZE: 5 Acres

NUMBER OF LOTS:

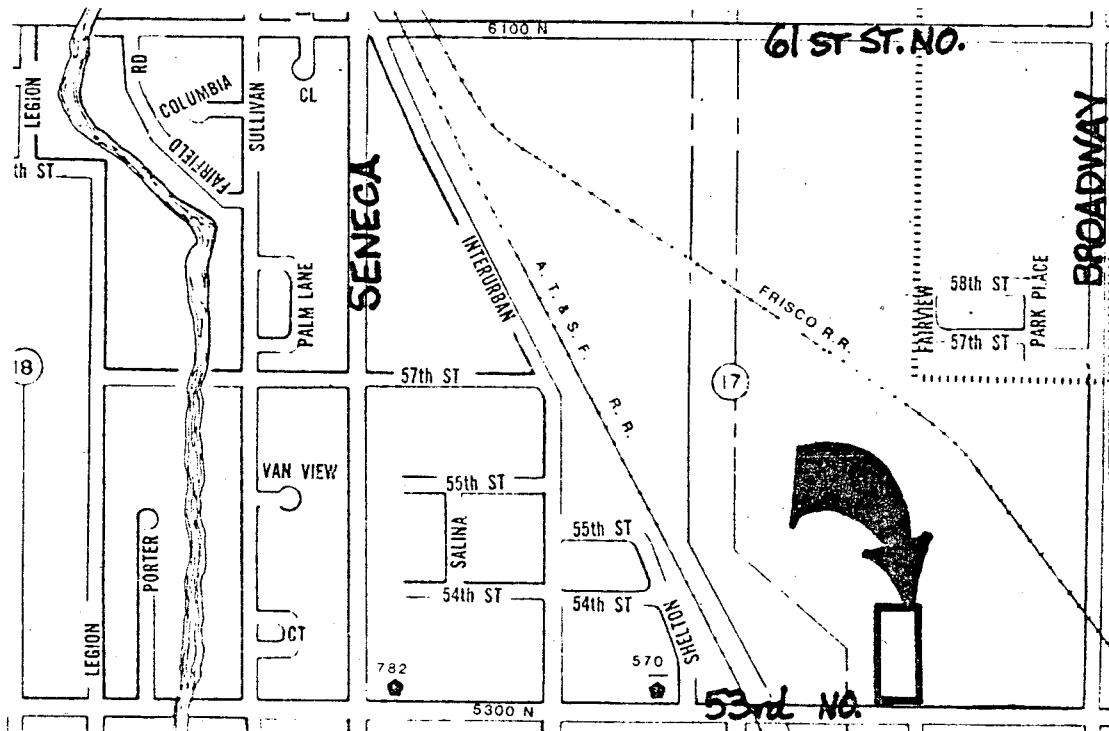
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 1 Acre

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



SIMON INDUSTRIAL PARK ADDITION
Page 2

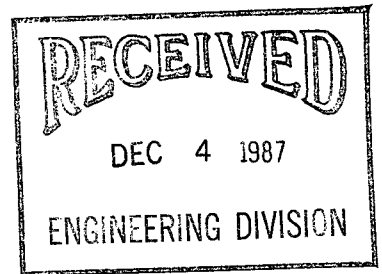
STAFF COMMENTS:

NOTE: Park City has advised that this property is within their sanitary sewer service area and that studies are underway for extending municipal water to this general area. This property is within an area of ground water contamination.

This plat has been rescheduled for hearing before the Subdivision and Utility Advisory Committees for purposes of discussing the requirements to extend sanitary sewer and municipal water to the industrially zoned property.

The previously established conditions of approval for this industrial subdivision are as follows:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of municipal water to serve the lot being platted. If a valid petition can be obtained, the guarantee may provide for the water to come from the south.
- C. The applicant shall guarantee the paving of the proposed interior street to the industrial street standard. This guarantee shall provide for storm water sewers.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. If sanitary sewer cannot be immediately extended to serve this site, then approval will need to be obtained from the County Health Department, as well as the State Health Department, for a temporary nondischarging sewage lagoon. A guarantee, to Park City, for future extension of sanitary sewer to serve this 5-acre lot is still required, even if approval for a temporary nondischarging sewage lagoon can be obtained. The timing for extension of sewer to serve Lot 1, as well as the method of guarantee, shall be worked out with the City of Park City.
- G. The final plat tracing shall correct the M.A.P.C. signature block to reference ELTON PARSONS, as M.A.P.C. Chairman.
- 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 City Council.



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METROPOLITAN AREA PLANNING COMMISSION
PLANNING DEPARTMENT
1000 W. 21ST STREET
WICHITA, KANSAS 67203
PHONE 843-1234

December 4, 1987

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: Final Plat S/D 86-31 - SIMON INDUSTRIAL PARK ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 3, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
 - B. The applicant shall guarantee the extension of municipal water to serve the lot being platted. If a valid petition can be obtained, the guarantee may provide for the water to come from the south.
 - C. The applicant shall guarantee the paving of the proposed interior street to the industrial street standard. This guarantee shall provide for storm water sewers.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. If sanitary sewer cannot be immediately extended to serve this site, then approval will need to be obtained from the County Health Department, as well as the State Health Department, for a temporary nondischarging sewage lagoon or other facility permitted by the Health Department. A guarantee, to Park City, for future extension of sanitary sewer to serve this 5-acre lot is still required, even if approval for a temporary on-site system can be obtained. The timing for extension of sewer to serve Lot 1, as well as the method of guarantee, shall be worked out with the City of Park City.
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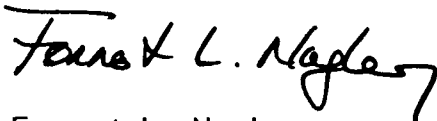
- G. The final plat tracing shall correct the M.A.P.C. signature block to reference ELTON PARSONS, as M.A.P.C. Chairman.
- H. If Park City chooses not to extend municipal water immediately to this property, then approval will need to be obtained from the County Health Department for a temporary on-site water well. A guarantee, to Park City, for the extension of municipal water to serve this 5-acre lot is still required, even if approval for a temporary water well can be obtained. The timing for extension of water, including off-site utility easements, as well as the method of guarantee, shall be worked out with the City of Park City.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the City Council.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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, December 10, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Melvin Simon, R.R. 4, Box 4293, Reed Springs, MO 65737
✓Mike Lindebak, City Engineer
