


WATER SUPPLY MAIN

 = BENEFIT DISTRICT

1" = 1000'



# SKYWAY INDUSTRIAL PARK

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

This is a plan for "INDUSTRIAL TRACT" for use as a residential tract as provided for in the Ordinance relating thereto adopted by the City Council of the City of Wichita, Kansas, on the \_\_\_\_\_ day of \_\_\_\_\_, 1964.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA  
 Sedgewick County, Kansas  
 Sedgewick County, Kansas

This is to certify that the information set forth herein is true and correct to the best of my knowledge and belief.

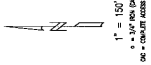
STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
 I, \_\_\_\_\_, Register of Deeds for said County, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on \_\_\_\_\_, 1964.

BY \_\_\_\_\_  
 Register of Deeds

Exhibit on Transfer Record No. \_\_\_\_\_ of \_\_\_\_\_  
 State of Kansas

SANITARY SEWER

Phase I



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, \_\_\_\_\_, Engineer, do hereby certify that the information set forth herein is true and correct to the best of my knowledge and belief. This is to certify that the information set forth herein is true and correct to the best of my knowledge and belief.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
 I, \_\_\_\_\_, Register of Deeds for said County, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on \_\_\_\_\_, 1964.

This is to certify that the information set forth herein is true and correct to the best of my knowledge and belief.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
 I, \_\_\_\_\_, Register of Deeds for said County, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on \_\_\_\_\_, 1964.

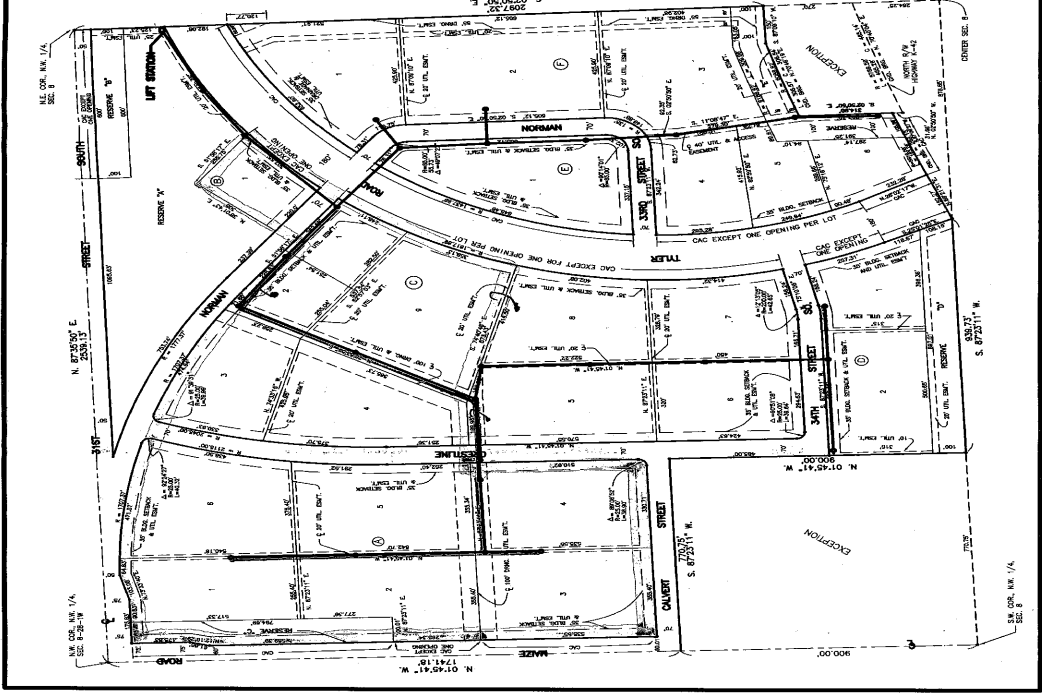
BY \_\_\_\_\_  
 Register of Deeds

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
 I, \_\_\_\_\_, Register of Deeds for said County, do hereby certify that the foregoing is a true and correct copy of the original as filed in my office on \_\_\_\_\_, 1964.

This is to certify that the information set forth herein is true and correct to the best of my knowledge and belief.

BY \_\_\_\_\_  
 Register of Deeds

My Commission Expires \_\_\_\_\_



© 1964 WORKS BROTHERS, INC.

# SKYWAY INDUSTRIAL PARK

AN ADDITION TO MICHITA, SEDGWICK COUNTY, KANSAS

The plat of "Sedgewick Industrial Park" has been filed for record in the office of the Register of Deeds of Sedgewick County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

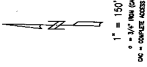
WITNESSED my hand and the seal of my office at Topeka, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
 Register of Deeds Office, at \_\_\_\_\_, 1988.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
 Register of Deeds Office, at \_\_\_\_\_, 1988.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
 Register of Deeds Office, at \_\_\_\_\_, 1988.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:  
 Register of Deeds Office, at \_\_\_\_\_, 1988.



STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, JOHN E. BOON, of the County of Sedgewick, State of Kansas, do hereby certify that the plat of "Sedgewick Industrial Park" is a true and correct copy of the original plat as the same appears on file in the office of the Register of Deeds of Sedgewick County, Kansas, and that the same has been duly recorded in the office of the Register of Deeds of Sedgewick County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

JOHN E. BOON, FIDELITY AND SURETY COMPANY OF KANSAS, INC., Secretary

This plat has been prepared and is intended to be recorded in the office of the Register of Deeds of Sedgewick County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

JOHN E. BOON, FIDELITY AND SURETY COMPANY OF KANSAS, INC., Secretary

JOHN E. BOON, FIDELITY AND SURETY COMPANY OF KANSAS, INC., Secretary

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

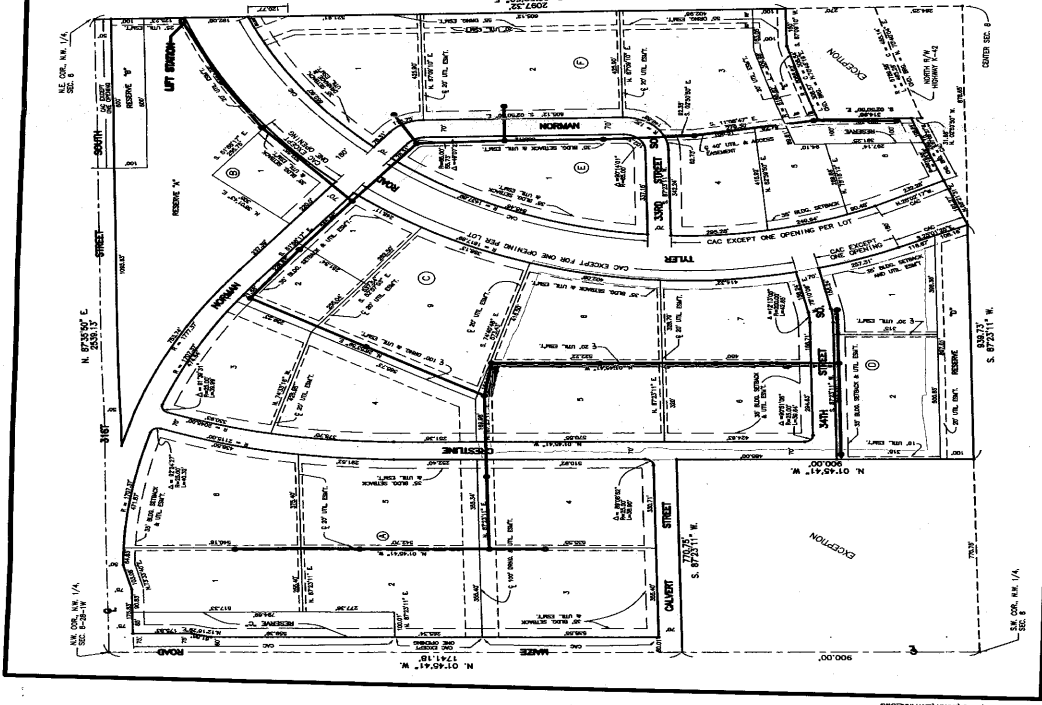
I, \_\_\_\_\_, of the County of Sedgewick, State of Kansas, do hereby certify that the plat of "Sedgewick Industrial Park" is a true and correct copy of the original plat as the same appears on file in the office of the Register of Deeds of Sedgewick County, Kansas, and that the same has been duly recorded in the office of the Register of Deeds of Sedgewick County, Kansas, on this \_\_\_\_\_ day of \_\_\_\_\_, 1988.

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

SANITARY SEWER

Phase II



1:500 (VERTICAL SCALE)









# CITY OF WICHITA

## 1996-2005 CAPITAL IMPROVEMENT PROGRAM

PROJECT CATEGORY: Arterials

DISTRICT: 5 NO.: MS-5

TITLE: Tyler - K-42 to 31st Street South

THROUGH  
1995

TYPE AMOUNT SOURCE

**DESCRIPTION:**

Relocation of Tyler from 31st Street South to K-42 Highway.

**JUSTIFICATION:**

The relocation is required to allow development adjacent to the airport.

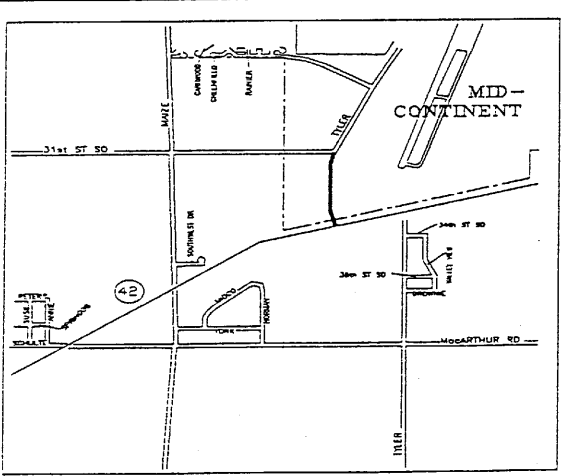
**RELATIONSHIP TO MASTER PLAN AND OTHER PROJECTS:**

None.

**OPERATING BUDGET IMPLICATIONS:**

Street maintenance costs for arterial streets average approximately \$9,000 per lane mile.

YEAR	TYPE	AMOUNT	SOURCE
1996	CON	185	GO
1997			
1998			
1999			
2000			
2001			
2002			
2003			
2004			
2005			
BEYOND 2005			
<b>PROJECT TOTAL</b>		<b>185</b>	



# CAPITAL IMPROVEMENT PROJECT AUTHORIZATION CITY OF WICHITA

- USE:  
to initiate project   
to revise project   
(follow the instructions at right)
1. Prepare in quadruplicate
  2. Send original & 3 copies to Budget Office
  3. City Manager to sign all 4 copies
  4. File original with initiating resolution in City Clerk's office
  5. Return 2nd copy to initiating department
  6. Send 3rd copy to Controller
  7. Send 4th copy to Budget Office

Form 000-047 Revised 2/12/71

1. Initiating Department <b>PUBLIC WORKS</b>	2. Initiating Division <b>ENGINEERING</b>	3. Date 8/13/96	4. Project Description & Location west city limits	Realign Tyler from 31st St. South to
5. CIP Project No. MS-5	6. Accounting No.	7. CIP Project Date (Year) 1996	8. Approved by WCC	
10. Est. Starting Date: October 1996	11. Est. Completion Date: July 1997		9. Project Revised	
12. <b>Project Cost Estimate</b>				
<b>ITEM</b>	<b>GO</b>	<b>SA</b>	<b>OTHER</b>	<b>TOTAL</b>
Right-of-way				
Paving, grading, & const	\$360,000			
Bridge & culverts				
Drainage				
Sanitary Sewer				
Sidewalk				
Other WATER	\$360,000			\$360,000
Totals	\$185,000			\$185,000
Total CIP Amt. Budgeted				
Total Prelim. Estimate				
13. Recommendation Approve the project and adopt the resolution.				
14. Division Head				
15. Department Head				
16. Budget Officer				
17. City Manager				
18. Date				
19. Date				
20. Date				
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99. Date				
100. Date				

472-82754  
The overage of \$175,000 will be paid by underexpenditures in the Ridge Road project (21st-29th; MS-9305).

Approved By  
17. City Manager   
Date 8/19/96

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE DECLARING RELOCATED TYLER ROAD FROM K-42 HIGHWAY TO 31ST STREET SOUTH (472-82754) TO BE A MAIN TRAFFICWAY WITHIN THE CITY OF WICHITA, KANSAS; DECLARING THE NECESSITY OF AND AUTHORIZING CERTAIN IMPROVEMENTS TO SAID MAIN TRAFFICWAY; AND SETTING FORTH THE NATURE OF SAID IMPROVEMENTS, THE ESTIMATED COSTS THEREOF, AND THE MANNER OF PAYMENT OF SAME.

WHEREAS, K.S.A. 12-685 provides that the governing body of any city shall have the power to designate and establish by ordinance any existing or proposed street, boulevard, avenue, or part thereof to be a main trafficway, the main function of which is the movement of through traffic between areas of concentrated activity within the city, and

WHEREAS, K.S.A. 12-687 provides that the governing body of any city shall have the power to improve or reimprove or cause to be improved or reimproved, any main trafficway or trafficway connection designated and established under the provisions of K.S.A. 12-685 et seq., and

WHEREAS, K.S.A. 12-689 provides that all costs of improvements or reimprovements authorized under the provisions of K.S.A. 12-687, including acquisition of right-of-way, engineering costs, and all other costs properly attributable to such projects, shall be paid by the city at large from the general improvement fund, general revenue fund, internal improvement fund, or any other fund or funds available for such purpose or by the issuance of general improvement bonds; and

THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF WICHITA, KANSAS:

SECTION 1. That relocated Tyler Road from K-42 Highway to 31st Street South (472-82754) in the City of Wichita, Kansas, is hereby designated and established as a main trafficway, the primary function of which is the movement of through traffic between areas of concentrated activity within the City, said designation made under the authority of K.S.A. 12-685.

SECTION 2. It is hereby deemed and declared to be necessary by the governing body of the City of Wichita, Kansas, to make improvements to said main trafficway in the following particulars:

The design, acquisition of right-of-way, installation of traffic signals, construction of a roadway, and related activities as necessary for a major traffic facility.

SECTION 3. The costs of the construction of the above-described improvements is estimated to be Three Hundred Sixty Thousand Dollars (\$360,000). Said cost, when ascertained, shall be borne by the City of Wichita at large by the issuance of general obligation bonds under the authority of K.S.A. 12-689.

SECTION 4. The above-described main trafficway improvements shall be made in accordance with the plans and specifications prepared under the direction of the City Engineer of the City of Wichita and approved by the governing body of the City of Wichita, Kansas. Said plans and specifications are to be placed on file in the office of the City Engineer.

SECTION 5. Be it further ordained that the improvements described herein are hereby authorized under the provisions of K.S.A. 12-685 et. seq.

SECTION 6. That the City Clerk shall make proper publication of this ordinance, which shall be published once in the official City paper and which shall be effective from and after said publication.

ADOPTED at Wichita, Kansas, \_\_\_\_\_, 19\_\_\_\_.

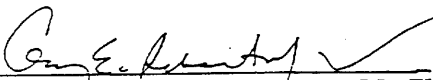
\_\_\_\_\_  
BOB KNIGHT, MAYOR

ATTEST:

\_\_\_\_\_  
PAT BURNETT, CITY CLERK

(SEAL)

APPROVED AS TO FORM:

  
\_\_\_\_\_  
GARY REBENSTORF, DIRECTOR OF LAW

**MOEHRING & ASSOCIATES****CONSULTING ENGINEERS**

22 May 1998

Vicki Huang  
City Engineer's Office - 7th Floor  
455 N. Main  
Wichita, KS 67202

Re: Skyway Industrial Park  
Lot Areas

Dear Vicki:

Because of wide variation in lot areas included in Skyway Industrial Park, we have prepared petitions for the various improvements on a square foot basis.

For your information and those involved with spreading assessments, we have prepared the following tabulation for the involved lot areas and also those fractional parts of lots as set forth in the petition legal descriptions.

If you have questions or need further information, please do not hesitate to call.

Sincerely,

MOEHRING & ASSOCIATES  
CONSULTING ENGINEERS

  
Don C. Moehring II

FIG. #	BLOCK	LOT	AREA (Square Ft.)
11	"A"	1	134,815
12	"A"	2	165,120
13	"A"	3	190,313
14	"A"	4	190,154
15	"A"	5	194,760
16	"A"	6	217,989
17	"B"	1	71,056
18	"C"	1	67,143
19	"C"	2	70,520
20	"C"	3	148,178
21	"C"	4	177,636
22	"C"	5	178,931
23	"C"	6	143,845
24	"C"	7	148,913
25	"C"	8	165,378
26	"C"	9	249,157
27	"D"	1	108,432
28	"D"	2	157,687
29	"E"	1	216,999
30	"F"	1	184,611
31	"F"	2	257,721
32	"F"	3	205,786
33	"F"	4	114,872
34	"F"	5	80,871
35	"F"	6	69,235

TOTAL LOT AREA = 3,910,122 SQ. FT.

TOTAL LOT AREA = 3,910,122 SQ. FT.

AREA OF LOT FRACTIONS, AS INCLUDED IN VARIOUS PETITION DESCRIPTIONS

1. East 1/2 of Lot 3, Block A	=	95,156.6
2. The South 252.40' of Lot 5, Block "A"	=	89,679.0
3. Lot 5, Block A, except the South 252.4'	=	105,081.0
4. The South 251.36' of Lot 4, Block C	=	59,428.0
5. Lot 4, Block C, except the South 251.36'	=	118,208.0
6. The North 1/2 of Lot 6, Block C	=	71,922.5
7. The South 1/2 of Lot 6, Block C	=	71,922.5
8. The South 180' of Lot 8, Block C	=	60,590.0
9. Lot 8, Block C, except the South 180'	=	104,788.0

# COUNCIL PROCEEDINGS

JOURNAL 162

AUGUST 27, 1996

Page 14

## ORDINANCE

An Ordinance declaring relocated Tyler Road from K-42 Highway to 31st Street South (472-82754) to be a main trafficway within the City of Wichita, Kansas; declaring the necessity of and authorizing certain improvements to said main trafficway; and setting forth the nature of said improvements, the estimated costs thereof, and the manner of payment of same, introduced and under the rules laid over.

### FINANCIAL REPORT

#### MONTHLY FINANCIAL REPORT (JULY, 1996).

Motion -- carried

Knight moved that the Report be received and filed. Motion carried 6 to 0. (Rogers absent)

### PROPERTY ACQUISITION

#### ACQUISITION OF PORTION OF RIVERSIDE DRAINAGE DISTRICT (TRACT 4) FOR THE SENECA/I-235 PROJECT. (District IV)

Agenda Report No. 96-715.

In October 1995, the City of Wichita and the Kansas Department of Transportation (KDOT) entered into an agreement whereby the City would acquire all required right-of-way and perform all acquisition steps necessary to allow the construction of a full interchange at Seneca and I-235. Under this agreement, KDOT agrees to reimburse the City for all costs including direct acquisition. Any real property acquired will be acquired in the name of the City. The project requires the acquisition of easements or real property from five owners.

One of the acquisitions requires the purchase of two parcels of land from and the granting of two temporary easements by the Riverside Drainage District. The acquisitions total 2,178 and 7,405 square feet. The temporary easements 13,873 and 12,963 square feet in size. These are located east and west of Seneca at the existing bridge structure.

The real property and easements were appraised at \$1,732 and the review appraiser concurred with this value. This amount was offered to the owner and accepted. As mentioned above, KDOT will provide the funding source for this acquisition.

No City funds are required for this transaction. Upon approval by the City Council, a request for payment will be forwarded to KDOT. Once funding is received from KDOT, the transaction will be completed.

Motion --  
-- carried

Knight moved that the acquisitions and contract be approved; and the Mayor be authorized to sign the necessary documents. Motion carried 6 to 0. (Rogers absent)

### CLAIMS REPORT

#### REPORT ON CLAIMS FILED.

Doonan Truck & Equipment	\$ 317.70
Southwestern Bell Telephone	600.02
Matthew R. Botkin	174.26
David/Mary Lisenby	316.30
Loy Burnett	1,987.31
James S. Haggard	444.00
Billy Brewer	194.00
Dan Morrow	120.00
Davis-Moore Infiniti	563.60
Donna Dunn	250.00
Jesse S. Sojka	189.45

Motion -- carried

Knight moved that the Report be received and filed. Motion carried 6 to 0. (Rogers absent)

### GROUND WATER STUDY

#### AMENDMENT TO THE GROUND WATER STUDY AGREEMENT FOR BROOKS LANDFILL. (District VI)

Agenda Report No. 96-716.

Camp Dresser and McKee (CDM) is providing professional environmental engineering services for the Brooks Landfill Ground Water Study. On April 9, 1996, the City Council approved the Second Amendment to the original Contract in the amount of \$85,000 for additional investigation as required by the Kansas Department of Health and Environment (KDHE). The investigation covered the Release Assessment

# COUNCIL PROCEEDINGS

JOURNAL 162

AUGUST 27, 1996

Page 13

1301, and recommended that an "intelligent" fire detection system be installed to eliminate unnecessary discharges. Staff obtained information that the Water Mist system is in the process of Underwriter Laboratories (UL) approval.

The Staff Screening and Selection Committee reviewed the proposal. Since the Water Mist system is not yet UL approved and the future of FM-200 is uncertain, the Committee recommends:

1. Develop specifications and receive bids to install an "intelligent" detection system.
2. Increase the budget to cover the anticipated cost of the detection system and the cost of a replacement extinguishing system.
3. Staff postpone actual specification and bidding of the replacement extinguishing agent until it can clarify the best and safest option.

The estimated project cost is \$233,000. The FM-200 or the Water Mist system will cost approximately \$200,000 and the "intelligent" detection system approximately \$28,000. Design costs will be \$5,000.

The City Council approved \$207,000 for this project from the Capital Improvement Program (CIP PB-9506). The over expenditure will be offset by the under expenditure in the air conditioning replacement unit bid for the Art Museum (CIP PB-128). It is recommended that the \$26,000 be transferred into the Fire Suppression Improvement project to total \$233,000.

Motion -- Knight moved that the revised project be approved; the Resolution be adopted; and staff be authorized to make the necessary budget adjustments. Motion carried  
-- carried 6 to 0. (Rogers absent)

## RESOLUTION NO. R-96-333

A Resolution amending Resolution No. R-96-080 by increasing the bonding authority in Section 4 thereof from \$207,000 to \$233,000, presented. Knight moved that the Resolution be adopted. Motion carried 6 to 0. (Rogers absent) Yeas: Cather, Cole, Ferris, Gale, Kamen, Rogers, Knight.

## TYLER ROAD REALIGNMENT TYLER ROAD REALIGNMENT FROM K-42 HIGHWAY TO 31ST STREET SOUTH. (District V)

Agenda Report No. 96-714.

At a City Council Workshop Session in the Spring of 1995, the City Council discussed a proposal to relocate Tyler Road between 31st Street South and K-42 Highway to facilitate development of a proposed industrial park adjacent to Mid-Continent Airport. At that time, the proposed funding for the portion of the project within the City limits was to be paid 50% by the City and 50% by Special Assessments.

On June 27, 1995, the City Council discussed the project and authorized Sedgwick County to design and construct it with the entire cost to be funded 100% by at-large funds subject to annexation and certain platting requirements. The property owner has now requested annexation. Sedgwick County is ready to proceed with the project.

The purpose of relocating Tyler Road is to create an industrial park immediately adjacent to Mid-Continent Airport.

The estimated project cost is \$360,000. The funding source is General Obligation Bonds. The Capital Improvement Project (CIP No. MS-5, page 57) was budgeted in the CIP for \$185,000. A budget increase will be required. The over expenditure will be offset by under expenditures in the Ridge Road improvement, 21st to 29th Streets.

Motion -- Knight moved that the project be approved; the Ordinance be placed on first reading; and staff be authorized to make the necessary budget adjustments.  
-- carried Motion carried 6 to 0. (Rogers absent)

skyway

## Plat Perimeter - Closure

				COORDINATE	COORDINATE
*WARNING*	UNEQUAL RADII FOR CURVE	15	1	16	
*	RADII ARE	5819.5811	5819.5800		
28				52011.9733	11644.4795
	N 42 41 52.295 W	1176.1891			
31				52876.4016	10846.8678
	N 01 45 41.000 W	1741.1800			
26				54616.7589	10793.3488
	N 87 35 50.000 E	2539.1339			
3				54723.2098	13330.2503
	S 02 50 50.000 E	2097.3162			
6				52628.4827	13434.4302
	S 87 09 10.000 W	150.0000			
7				52621.0317	13284.6154
	S 17 46 33.764 E	6088.6187(RADIAL)			
1		CURVE CENTER	46823.1013		15143.4537
	N 20 40 47.328 W	6088.6187(RADIAL)			
19				52519.4212	12993.2870
	S 02 50 50.000 E	283.2951			
15				52236.4758	13007.3591
	S 21 32 02.335 E	5819.5811(RADIAL)			
1		CURVE CENTER	46823.1013		15143.4537
	N 24 11 02.025 W	5819.5800(RADIAL)			
16				52131.9276	12759.3659
	S 66 21 30.769 W	192.2691			
32				52054.8254	12583.2334
	S 87 23 11.000 W	939.7300			
155				52011.9734	11644.4809
	S 87 23 11.000 W	.0014			
28				52011.9733	11644.4795

CIRCULAR CURVE            7        1        19 L  
 CENTRAL ANGLE =            2 54 13.564  
 CHORD DIRECTION =        S 70 46 19.468 W  
 RADIUS =                    6088.6187  
 LENGTH =                    308.5731  
 TANGENT =                    154.3196  
 CHORD =                      308.5400  
 EXTERNAL =                  1.9553  
 MIDDLE ORDINATE =         1.9547

CIRCULAR CURVE            15        1        16 L  
 CENTRAL ANGLE =            2 38 59.690  
 CHORD DIRECTION =        S 67 08 27.000 W  
 RADIUS =                    5819.5811  
 LENGTH =                    269.1540  
 TANGENT =                    134.6010  
 CHORD =                      269.1300

(cont'd)

EXTERNAL = 1.5564  
MIDDLE ORDINATE = 1.5560

CLOSURE 2 155

LENGTH OF TRAVERSE = 32935.5132  
CLOSURE DISTANCE = .0014  
CLOSURE DIRECTION = N 87 23 11.000 E  
CLOSURE RATIO = 1/ 24169026.8

City of Wichita  
City Council Meeting  
August 27, 1996

Agenda Report No. \_\_\_\_\_

TO: Mayor and City Council Members

SUBJECT: Tyler Road Realignment from K-42 Highway to 31st Street South  
(District V)

INITIATED BY: Department of Public Works



AGENDA: Consent

-----  
**Recommendation:** Approve the project.

**Background:** At a City Council Workshop Session in the Spring of 1995, the City Council discussed a proposal to relocate Tyler Road between 31st Street South and K-42 Highway to facilitate development of a proposed industrial park adjacent to Mid-Continent Airport. At that time, the proposed funding for the portion of the project within the City limits was to be paid 50% by the City and 50% by Special Assessments.

On June 27, 1995, the City Council discussed the project and authorized Sedgwick County to design and construct it with the entire cost to be funded 100% by at-large funds subject to annexation and certain platting requirements. The property owner has now requested annexation. Sedgwick County is ready to proceed with the project.

**Analysis:** The purpose of relocating Tyler Road is to create an industrial park immediately adjacent to Mid-Continent Airport.

**Financial Considerations:** The estimated project cost is \$360,000. The funding source is General Obligation Bonds. The Capital Improvement Project (CIP No. MS-5, page 57) was budgeted in the CIP for \$185,000. A budget increase will be required. The overexpenditure will be offset by underexpenditures in the Ridge Road improvement, 21st to 29th Streets.

**Legal Considerations:** The authorizing Ordinance has been approved as to form by the Law Department.

**Recommendation/Action:** It is recommended that the City Council 1) Approve the project, 2) Place the Ordinance on first reading, 3) Authorize staff to make the necessary budget adjustments, and 4) Authorize the Mayor to execute.

April 3, 1996

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 10/24/96)

**CASE NUMBER:** S/D 96-68 - SKYWAY INDUSTRIAL PARK

**OWNER/APPLICANT:** John E. Dugan Family Partnership, L.P.  
C/O John E. Dugan, Agent, 2416 Morning Dew, Wichita, KS 67205

**SURVEYOR/ENGINEER:** Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

**OTHER:** Gary Stephenson, 9614 West 31st Street South, Wichita, KS 67215  
Elsie May, 9600 Southwest Boulevard, Wichita, KS 67215

**LOCATION:** East of Maize Road between K-42 and 31st Street South

**SITE SIZE:** 133.05 Acres

**NUMBER OF LOTS**

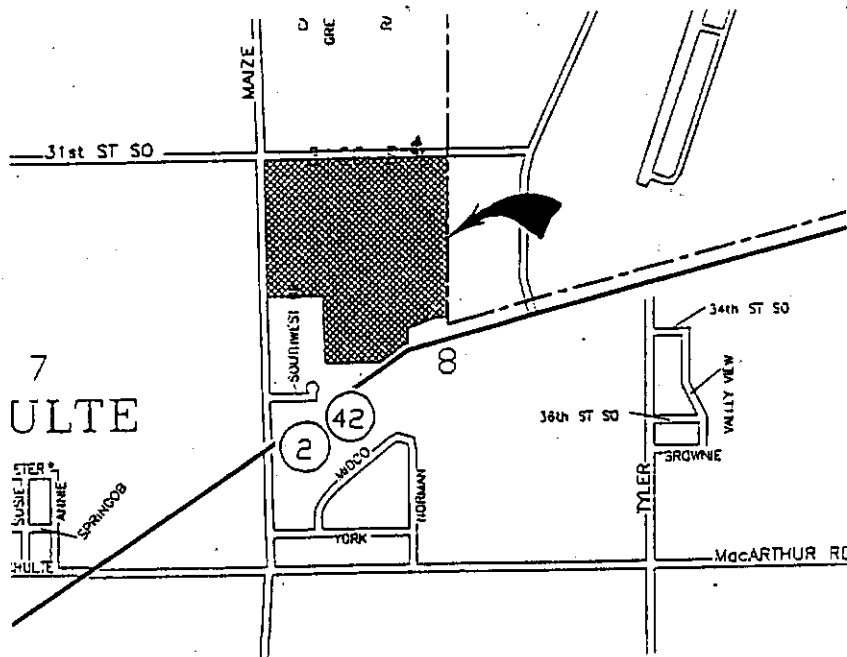
Residential:	
Office:	
Commercial:	
Industrial:	25
Total:	25

**MINIMUM LOT AREA:** 1.75 Acres

**CURRENT ZONING:** "R-1"

**PROPOSED ZONING:** "E" Light Industrial (SCZ-0675)

**VICINITY MAP:**



NOTE: This site was approved for "E" (SCZ-0675) (now "LI") Light Industrial zoning in 1994. However, as a condition of the zone change, a restrictive covenant was also agreed to by the applicant that limited portions of the site to certain uses or conversely restricted certain uses that would ordinarily be allowed under such industrial zoning. Other conditions that impacted platting were also established. Access controls and the platting of landscape reserve areas for instance are also in part addressed by the zoning case and associated restrictive covenant.

This site was annexed to the City of Wichita on 12-9-96. As can be seen on the plat, this site involved with the planned relocation of Tyler Road.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant was to have applied for annexation to Wichita. If the annexation was completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary. (The annexation has been completed and this site is now in Wichita.)
- B. As offered during the zone change case (SCZ-0675), the applicant shall submit for review and approval a signed restrictive covenant. This covenant will be forwarded for recording as part of the platting process.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. At the time of final plat review, Traffic Engineering was to indicate any intersection or other traffic improvements (to Maize Rd., to K-42, etc.) that should be provided by this development. Traffic Engineering needs to now indicate any such improvements.
- I. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- J. As noted by City and County Engineering, guarantees shall be provided to pave 31st Street South from Maize Road to Norman. Also major intersection right-of-way was to be shown from this plat for the intersection of Maize and 31st Street South. The final plat tracing shall therefore show the required major intersection right-of-way.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- L. In regard to Reserves as shown on this plat, these Reserves need to be platted as distinct entities and are not expected to be shown as possibly a part of any adjacent lot. Solid lines and not dashed lines should consequently be used to designate such Reserves whether they be for landscaping or any other purpose. Based on the restrictive covenant, even though Reserve A is also for landscaping, it appears that Reserve B should be shown with a 600-foot length. If necessary, drainage should be indicated for Reserve B also.

As required by the covenant resulting from the zone change (SCZ-0675), a 100-foot landscape buffer/Reserve needs to be shown at the southeast corner of this site, adjacent to the area shown as an exception. Residential uses (homes) are still existing at this location. The County has apparently purchased two of the involved properties, however, a third remains in use as a residence. Although this site is involved in a proposed zone change to "LC" zoning, it appears that this plat will be completed prior to any such zone change. Consequently, the restrictive covenant still requires the landscape buffer/Reserve to be shown at this time. Unless the structures on the tracts purchased by the County have been removed, this buffer/Reserve needs to be shown adjacent to both the north line and west line of the involved exception area. Otherwise, the buffer/Reserve is apparently only required north of the eastern tract (residence) located in this exception area.

Because of the land locked nature of a Reserve being platted potentially only in the southeast corner of Lot 3, Block F ownership of this Reserve should either be tied directly to Lot 3 or a means of access (easement, agreement, etc.) be provided to such a Reserve area.

- M. The final plat tracing shall also state in the plat's text the purposes of the above noted reserve as well as who is to own and maintain the reserve.
- N. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- P. When the preliminary plat was reviewed, the following access controls were approved: on the final plat, complete access control shall be shown from any lot or Reserve adjacent to Maize, 31st Street South or Tyler Road, which also has a frontage to one of this site's interior streets; Lots with frontage only to one of these streets shall be limited to one (1) opening; and for Lot 2, adjacent to Maize Road, the zoning case would appear to require the opening to be located toward the south line of that lot.

For Lot 6, adjacent to K-42, complete access control needs to be shown to K-42, with access being off of Tyler, as presently shown. Also, Lots 5, 8, and 9 along Tyler will need access from that street.

However, the final plat has only depicted a limited degree of the noted access controls. The final plat tracing shall show on the face of the plat and note in the platter's text the access controls as indicated above.

- Q. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- R. The applicant's agent is reminded that the plat binder is to be submitted with the final plat. This plat will be subject to review of the plat binder and any relevant conditions found by such a review.
- S. On the final plat tracing, the platter's text shall be amended to indicate that access controls are being dedicated to the City of Wichita rather than the appropriate governing body (site is in Wichita) and that openings are subject to approval by the City Engineer.
- T. On Lot 3, Block A, the arrow pointing to the "CL" of a 100-foot easement should be revised to more clearly point only to the east-west line (joint property line) along the north end of this Lot 3. The arrow presently appears to also be printing at the north-south line running parallel to Maize. This north-south line shall also be labelled as a 35-foot building setback in this general area in order to avoid possible confusion.
- U. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- V. 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.
- W. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

April 17, 1996

**STAFF REPORT**

(Final Plat, Deferred from 4/3/97, Preliminary Plat Approved 10/24/96)

**CASE NUMBER:** S/D 96-68 - SKYWAY INDUSTRIAL PARK

**OWNER/APPLICANT:** John E. Dugan Family Partnership, L.P.  
C/O John E. Dugan, Agent, 2416 Morning Dew, Wichita, KS 67205

**SURVEYOR/ENGINEER:** Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

**OTHER:** Gary Stephenson, 9614 West 31st Street South, Wichita, KS 67215  
Elsie May, 9600 Southwest Boulevard, Wichita, KS 67215

**LOCATION:** East of Maize Road between K-42 and 31st Street South

**SITE SIZE:** 133.05 Acres

**NUMBER OF LOTS**

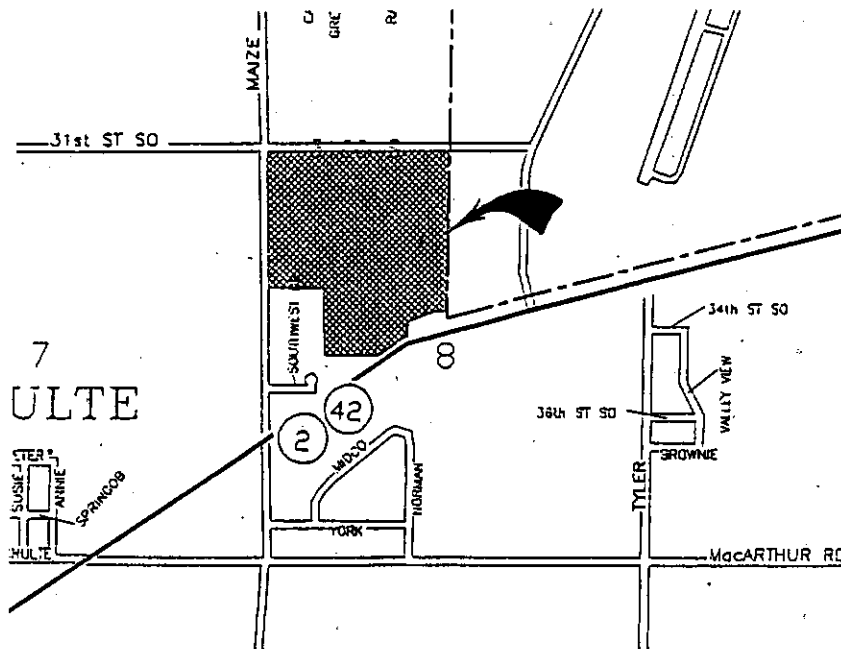
Residential:	
Office:	
Commercial:	
Industrial:	25
Total:	25

**MINIMUM LOT AREA:** 1.75 Acres

**CURRENT ZONING:** "R-1"

**PROPOSED ZONING:** "E" Light Industrial (SCZ-0675)

**VICINITY MAP:**



NOTE: This site was approved for "E" (SCZ-0675) (now "LI") Light Industrial zoning in 1994. However, as a condition of the zone change, a restrictive covenant was also agreed to by the applicant that limited portions of the site to certain uses or conversely restricted certain uses that would ordinarily be allowed under such industrial zoning. Other conditions that impacted platting were also established. Access controls and the platting of landscape reserve areas for instance are also in part addressed by the zoning case and associated restrictive covenant.

This site was annexed to the City of Wichita on 12-9-96. As can be seen on the plat, this site involved with the planned relocation of Tyler Road.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant was to have applied for annexation to Wichita. If the annexation was completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary. (The annexation has been completed and this site is now in Wichita.)
- B. As offered during the zone change case (SCZ-0675), the applicant shall submit for review and approval a signed restrictive covenant. This covenant will be forwarded for recording as part of the platting process.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee the paving of the proposed interior streets.
- H. At the time of final plat review, **Traffic Engineering** was to indicate any intersection or other traffic improvements (to Maize Rd., to K-42, etc.) that should be provided by this development. **Traffic Engineering** needs to now indicate any such improvements.
- I. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- J. As noted by City and County Engineering, guarantees shall be provided to pave 31st Street South from Maize Road to Norman. Also major intersection right-of-way was to be shown from this plat for the intersection of Maize and 31st Street South. The final plat tracing shall therefore show the required major intersection right-of-way.
- K. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- L. In regard to Reserves as shown on this plat, these Reserves need to be platted as distinct entities and are not expected to be shown as possibly a part of any adjacent lot. Solid lines and not dashed lines should consequently be used to designate such Reserves whether they be for landscaping or any other purpose. Based on the restrictive covenant, even though Reserve A is also for landscaping, it appears that Reserve B should be shown with a 600-foot length. If necessary, drainage should be indicated for Reserve B also.

As required by the covenant resulting from the zone change (SCZ-0675), a 100-foot landscape buffer/Reserve needs to be shown at the southeast corner of this site, adjacent to the area shown as an exception. Residential uses (homes) are still existing at this location. The County has apparently purchased two of the involved properties, however, a third remains in use as a residence. Although this site is involved in a proposed zone change to "LC" zoning, it appears that this plat will be completed prior to any such zone change. Consequently, the restrictive covenant still requires the landscape buffer/Reserve to be shown at this time. Unless the structures on the tracts purchased by the County have been removed, this buffer/Reserve needs to be shown adjacent to both the north line and west line of the involved exception area. Otherwise, the buffer/Reserve is apparently only required north of the eastern tract (residence) located in this exception area.

Because of the land locked nature of a Reserve being platted potentially only in the southeast corner of Lot 3, Block F ownership of this Reserve should either be tied directly to Lot 3 or a means of access (easement, agreement, etc.) be provided to such a Reserve area.

- M. The final plat tracing shall also state in the plat's text the purposes of the above noted reserve as well as who is to own and maintain the reserve.
- N. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- P. When the preliminary plat was reviewed, the following access controls were approved: on the final plat, complete access control shall be shown from any lot or Reserve adjacent to Maize, 31st Street South or Tyler Road, which also has a frontage to one of this site's interior streets; Lots with frontage only to one of these streets shall be limited to one (1) opening; and for Lot 2, adjacent to Maize Road, the zoning case would appear to require the opening to be located toward the south line of that lot.

For Lot 6, adjacent to K-42, complete access control needs to be shown to K-42, with access being off of Tyler, as presently shown. Also, Lots 5, 8, and 9 along Tyler will need access from that street.

However, the final plat has only depicted a limited degree of the noted access controls. The final plat tracing shall show on the face of the plat and note in the platter's text the access controls as indicated above.

- Q. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- R. The applicant's agent is reminded that the plat binder is to be submitted with the final plat. This plat will be subject to review of the plat binder and any relevant conditions found by such a review.
- S. On the final plat tracing, the platter's text shall be amended to indicate that access controls are being dedicated to the City of Wichita rather than the appropriate governing body (site is in Wichita) and that openings are subject to approval by the City Engineer.
- T. On Lot 3, Block A, the arrow pointing to the "CL" of a 100-foot easement should be revised to more clearly point only to the east-west line (joint property line) along the north end of this Lot 3. The arrow presently appears to also be printing at the north-south line running parallel to Maize. This north-south line shall also be labelled as a 35-foot building setback in this general area in order to avoid possible confusion.
- U. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- V. 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.
- W. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

October 24, 1996

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** S/D 96-68 - SKYWAY INDUSTRIAL PARK

**OWNER/APPLICANT:** John E. Dugan Family Partnership, L.P., c/o John E. Dugan, Agent, 2416 Morning Dew, Wichita, KS 67205

**SURVEYOR/ENGINEER:** Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

**LOCATION:** East of Maize Road between K-42 and 31st Street South

**SITE SIZE:** 133.05 Acres

**NUMBER OF LOTS**

Residential:	
Office:	
Commercial:	
Industrial:	25
Total:	25

**MINIMUM LOT AREA:** 1.75 Acres

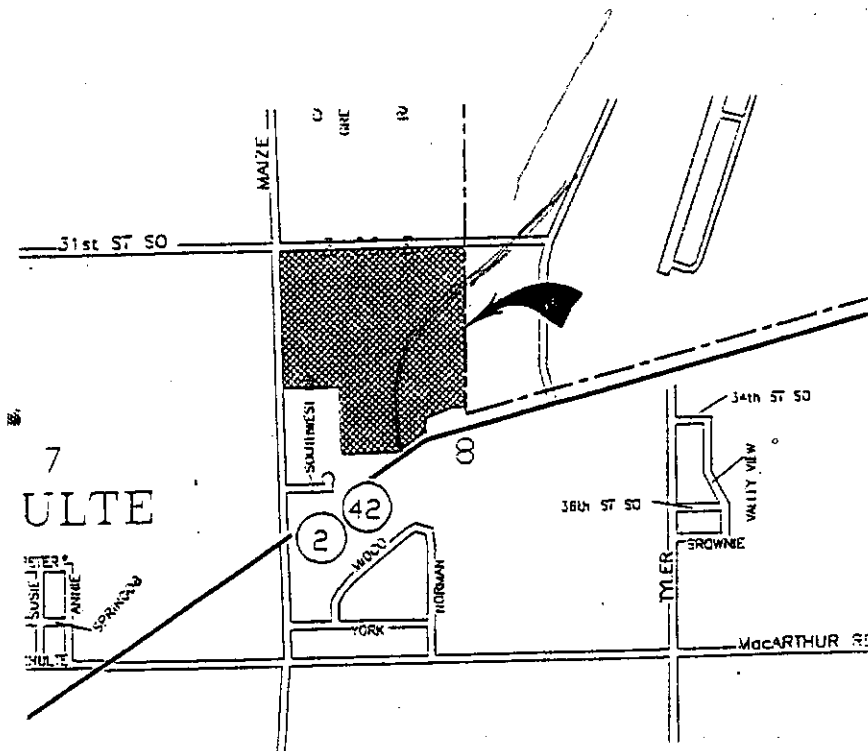
**CURRENT ZONING:** "R-1"

**PROPOSED ZONING:** "E" Light Industrial (SCZ-0675)

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**VICINITY MAP:**



NOTE: This site was approved for "E" (SCZ-0675) (now LI) light industrial zoning in 1994. However, as a condition of the zone change, a restrictive covenant was also agreed to by the applicant that limited portions of the site to certain uses or conversely restricted certain uses that would ordinarily be allowed under such industrial zoning. Other conditions that impacted platting were also established. Access controls and the platting of landscape reserve areas for instance are also in part addressed by the zoning case and associated restrictive covenant.

Although this site is presently in the County, annexation to the City of Wichita will be required. As can be seen on the plat, this site is involved with the planned relocation of Tyler Road.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall have applied for annexation to Wichita. If the annexation is completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary.
- B. The applicant shall be prepared to show how this plat complies with the restrictive covenant submitted as a condition of Zone Change SCZ 0675. This covenant will be forwarded for recording as part of the platting process. The applicant should address Items 4, 5, 6 and 9 of the covenant.
- C. City and County Engineering need to indicate if the right-of-way, alignment, etc. shown for Tyler Road is acceptable. Engineering also needs to indicate the status of this street's improvements and if this site is in any way involved in guaranteeing such improvements.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. The applicant shall guarantee the extension of City water to serve the lots being platted.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. The applicant shall guarantee the paving of the proposed interior streets.
- I. Traffic Engineering needs to indicate any intersection or other traffic improvements (to Maize Rd., to K-42, etc.) that should be provided by this development.
- J. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- K. City and/or County Engineering need to indicate requirements for paving 31st Street South. This street will be providing access for a portion of the site and this street is not considered as a City/County-wide type arterial on the Transportation Plan, although it is a mile line Road. In that respect, Engineering does also need to indicate if this plat should provide any additional intersection right-of-way for 31st Street South and Maize Road.

- L. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- M. Based on requirements of the zone change, a landscape-type Reserve would appear to also be required around the tracts/homes located at this Addition's southeast corner, along K-42. Consequently, a 100-foot wide Reserve shall be platted along the north and west lines of these tracts.
- In regard to Reserves as shown on this plat, these Reserves need to be platted as distinct entities and are not expected to be shown as possibly a part of any adjacent lot. Solid lines and not dashed lines should consequently be used to designate such Reserves whether they be for landscaping or any other purpose.
- N. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- O. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- P. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- Q. On the final plat, complete access control shall be shown from any lot or Reserve adjacent to Maize, 31st Street South or Tyler Road, which also has a frontage to one of this site's interior streets. Lots with frontage only to one of these streets shall be limited to one (1) opening. For Lot 2, adjacent to Maize Road, the zoning case would appear to require the opening to be located toward the south line of that lot.
- For Lot 6, adjacent to K-42, complete access control needs to be shown to K-42, with access being off of Tyler as presently shown. Also Lots 5, 8, and 9 along Tyler will need access from that street.
- R. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- S. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- T. 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.

- U. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- V. 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.
- W. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- X. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Y. The representatives from County/City Engineering should be prepared to comment on the status of the applicant's drainage concept.

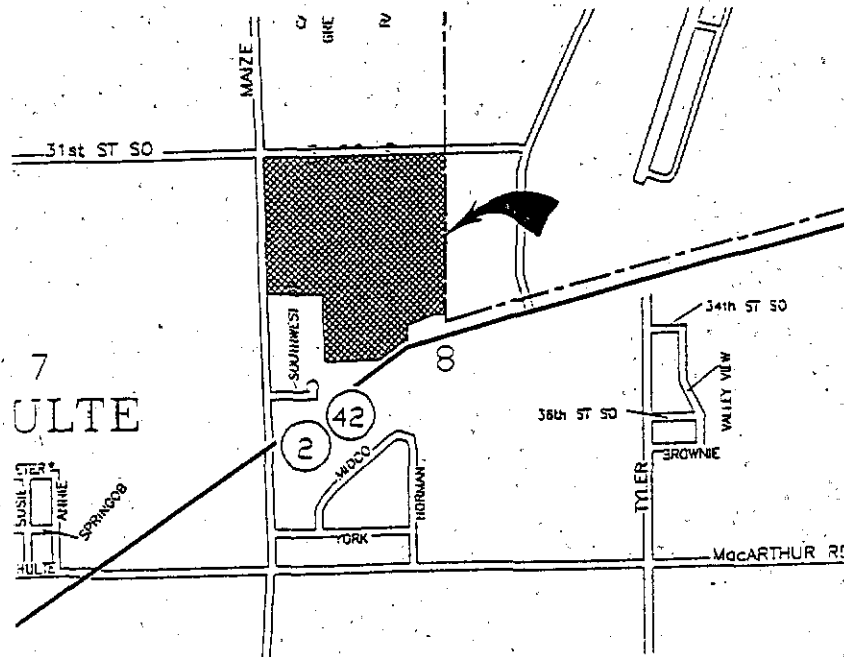
May 8, 1997

**STAFF REPORT**

(Final Plat, Deferred from 4/17/97 and 4/3/97,  
Preliminary Plat Approved 10/24/96)

- CASE NUMBER:** S/D 96-68 - SKYWAY INDUSTRIAL PARK
- OWNER/APPLICANT:** John E. Dugan Family Partnership, L.P.  
C/O John E. Dugan, Agent, 2416 Morning Dew, Wichita, KS 67205
- SURVEYOR/ENGINEER:** Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211
- OTHER:** Gary Stephenson, 9614 West 31st Street South, Wichita, KS 67215  
Elsie May, 9600 Southwest Boulevard, Wichita, KS 67215
- LOCATION:** East of Maize Road between K-42 and 31st Street South
- SITE SIZE:** 133.05 Acres
- NUMBER OF LOTS**
- Residential:
  - Office:
  - Commercial:
  - Industrial: 25
  - Total: 25
- MINIMUM LOT AREA:** 1.75 Acres
- CURRENT ZONING:** "R-1"
- PROPOSED ZONING:** "E" Light Industrial (SCZ-0675)

**VICINITY MAP:**



NOTE: This site was approved for "E" (SCZ-0675) (now "LI") Light Industrial zoning in 1994. However, as a condition of the zone change, a restrictive covenant was also agreed to by the applicant that limited portions of the site to certain uses or conversely restricted certain uses that would ordinarily be allowed under such industrial zoning. Other conditions that impacted platting were also established. Access controls and the platting of landscape reserve areas for instance are also in part addressed by the zoning case and associated restrictive covenant.

This site was annexed to the City of Wichita on 12-9-96. As can be seen on the plat, this site involved with the planned relocation of Tyler Road.

**STAFF COMMENTS:**

- A. Prior to this plat being forwarded to the City Council, the applicant was to have applied for annexation to Wichita. If the annexation was completed prior to the plat's submittal for City Council review, only City Council approval and not County approval will be necessary. (The annexation has been completed and this site is now in Wichita.)
- B. As offered during the zone change case (SCZ-0675), the applicant shall submit for review and approval a signed restrictive covenant. This covenant will be forwarded for recording as part of the platting process.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any needed off-site extensions.
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- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
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- H. At the time of final plat review, **Traffic Engineering** was to indicate any intersection or other traffic improvements (to Maize Rd., to K-42, etc.) that should be provided by this development. **Traffic Engineering** needs to now indicate any such improvements.
- I. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- J. As noted by City and County Engineering, guarantees shall be provided to pave 31st Street South from Maize Road to Norman. Also major intersection right-of-way was to be shown from this plat for the intersection of Maize and 31st Street South. The final plat tracing shall therefore show the required major intersection right-of-way.
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As required by the covenant resulting from the zone change (SCZ-0675), a 100-foot landscape buffer/Reserve was to be provided at the southeast corner of this site, adjacent to the area shown as an exception. This buffer was to have protected homes existing at this location. The County has apparently purchased two of the involved properties, however, a third remains in use as a residence. The buffer requirement may be removed, by following appropriate procedures, if the applicant secures a letter from the County indicating the county's desire to waive the landscaping. Due to the sale of the two lots, the buffer/Reserve is apparently only required north of the eastern tract (residence) located in this exception area. This buffer may be in the form of an easement if appropriate procedures for amending the covenant are followed.

Because of the land locked nature of a Reserve being platted potentially only in the southeast corner of Lot 3, Block F ownership of this Reserve should either be tied directly to Lot 3 or a means of access (easement, agreement, etc.) be provided to such a Reserve area.

- M. The final plat tracing shall also state in the platter's text the purposes of the above noted reserve as well as who is to own and maintain the reserve.
- N. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- O. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- P. When the preliminary plat was reviewed, the following access controls were approved: on the final plat, complete access control shall be shown from any lot or Reserve adjacent to Maize, 31st Street South or Tyler Road, which also has a frontage to one of this site's interior streets; Lots with frontage only to one of these streets shall be limited to one (1) opening; and for Lot 2, adjacent to Maize Road, the zoning case would appear to require the opening to be located toward the south line of that lot.

For Lot 6, adjacent to K-42, complete access control needs to be shown to K-42, with access being off of Tyler, as presently shown. Also, Lots 5, 8, and 9 along Tyler will need access from that street.

However, the final plat has only depicted a limited degree of the noted access controls. The final plat tracing shall show on the face of the plat and note in the platter's text the access controls as indicated above.

- Q. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- R. The applicant's agent is reminded that the plat binder is to be submitted with the final plat. This plat will be subject to review of the plat binder and any relevant conditions found by such a review.
- S. On the final plat tracing, the platter's text shall be amended to indicate that access controls are being dedicated to the City of Wichita rather than the appropriate governing body (site is in Wichita) and that openings are subject to approval by the City Engineer.
- T. On Lot 3, Block A, the arrow pointing to the "CL" of a 100-foot easement should be revised to more clearly point only to the east-west line (joint property line) along the north end of this Lot 3. The arrow presently appears to also be printing at the north-south line running parallel to Maize. This north-south line shall also be labelled as a 35-foot building setback in this general area in order to avoid possible confusion.
- U. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- V. 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.
- W. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.