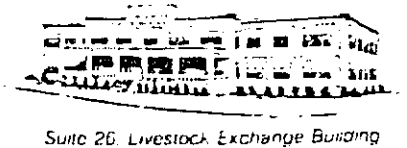


702 East 21st Street
Wichita, Kansas 67214
316-264-0010



LETTER OF TRANSMITTAL

TO: Carl Gipson, P.E.
City Engineer's Office

DATE December 23, 1985

TRANSMITTAL NO. 1015-A-002

RE: Stockyards Industrial Park
Preliminary Utility Layout

COPIES	DRAWING NO.	REV.	DESCRIPTION
2	1015-A-101	0	Preliminary plat showing utilities

THESE ARE TRANSMITTED AS CHECKED BELOW:

- YOUR INFORMATION
- FOR REVIEW
- FOR YOUR USE
- AS REQUESTED
- OTHER _____
- APPROVED
- APPROVED AS NOTED
- RET'D FOR CORRECTIONS
- SUBMIT _____ COPIES FOR RECORD
- FIELD CHECK
- OFFICE CHECK
- FINAL
- CONSTRUCTION

REMARKS _____

BY *Paul Doble*
TITLE Design Eng.

S/D No.: 85-110 Name: STOCKYARDS INDUSTRIAL PARK ADDITION

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

DESCRIPTION

General Location: On the north side of 21st Street North, west of Washington.
Owner: March Oil Company, 702 E. 21st St., Wichita, KS 67214
Surveyor/Engineer: Delamater Engineers, Inc., 702 E 21st Street, Wichita, KS 67214

1. Gross Acreage of Plat: 55 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 25
 - Total: 25
 3. Minimum Lot Area: 31,800 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- 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 streets.
- 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 final plat shall indicate the following access controls:
 1. "Complete access control" to 21st Street North, across the south line of Lot 10, Block 2, from a point 150 feet west of the center of the adjacent railroad track to the east of this lot; and

"Access control except for one (1) opening" to 21st Street North, across Lot 10, Block 2's remaining frontage.
 2. "Complete access control" to 21st Street North across the south line of Lot 15, Block 1.
- G. The platting's text shall make proper reference to the access controls being dedicated.
- H. The applicant shall guarantee the closure of those driveways in excess of the access control being platted.
- I. The final plat shall label the 35-foot building setback being platted from the adjacent public streets.
- J. The final plat shall indicate the platting of the 35-foot building setback from 21st Street North through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.

- K. On the final plat, a 20-foot wide contingent street dedication for 21st Street shall be indicated from the south line of Lot 15, Block 1. A 55-foot wide building setback shall be platted from the south line of this lot.
- L. On the final plat, the platator's text shall reference that the contingent street dedication for 21st Street is dedicated to the public contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication.
- M. The proposed 40-foot wide access easements indicated to serve Lots 1, 2, 3 and 4, Block 2 need to be established by separate instrument with appropriate recording information indicated on the final plat. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easements as well as which properties benefit from the easements. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.
- N. On the final plat, 24th Street and 23rd Street shall be labeled 24th Street Circle and 23rd Street Circle, respectively.
- O. On the final plat, dimensions shall be provided for the 15-foot utility easement on Lot 10, Block 2. If this easement exists by separate instrument, appropriate recording information shall be referenced.
- P. The applicant shall provide proof, by letter from the Continental Oil Company and Bareco Oil Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easements is acceptable and that a building setback from the easements is not required. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.
- 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).
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, what drainage guarantees are required with the platting of this property?

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 Esm't. 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 ~~mo.~~ 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 Dpt. A cash deposit shall be given to the Water Dpt. for the service work.

12. Purcell's 10th Addition. Street name changes. Water Dept. to be notified as maps are being updated. No water problems.

13. Land Inventory Case:

Site 3 - 8" main in 13th is shown incorrectly. There is now a 6" main, shown and an 8" main. See attached. Part of 6" has been abandoned.

Site 4 - No water service at this time.

14. The Pines. Grant Utility Easement. No water problem.

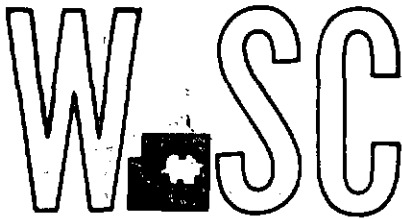
15. Lillian L. Oliver. Grant Utility Esmt. No water problem.

16. USD 259. Dedicate Street R/W. No water problem.

Note: Lot 19 Robson Heights has given additional St. R/W to total an existing 50 ft.

17. Other Matters.

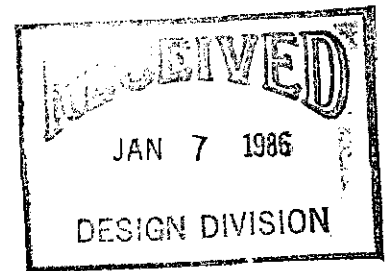
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 3, 1986



Delamater Engineers, Inc.
702 E. 21st Street
Wichita, KS 67214

Re: S/D 85-110 - Preliminary Plat of Stockyards Industrial
Park Addition.

Gentlemen:

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 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 streets.
- D. The applicant shall guarantee the storm sewers and storm drain 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 final plat shall indicate "access control except for one opening" to 21st Street North across the south lines of Lot 15, Block 1 and Lot 10, Block 2.
- G. The plattor's text shall make proper reference to the access controls being dedicated. Regarding the two driveways which exist to 21st Street from Lot 10, Block 2, the plattor's text shall state that "said Lot 10, Block 2 shall retain the two existing driveways to 21st Street North until said lot is redeveloped."

C
O
P
Y

Delamater Engineers, Inc.

Re: S/D 85-110 - Preliminary Plat of Stockyards Industrial
Park Addition.

January 3, 1986

Page 2

- H. The final plat shall label the 35-foot building setback being platted from the adjacent public streets.
- I. The final plat shall indicate the platting of the 35-foot building setback from 21st Street North through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- J. On the final plat, a 20-foot wide contingent street dedication for 21st Street shall be indicated from the south line of Lot 15, Block 1. A 55-foot wide building setback shall be platted from the south line of this lot.
- K. On the final plat, the plattor's text shall reference that the contingent street dedication for 21st Street is dedicated to the public contingent upon the removal of that portion of the existing building which is constructed within the area of the contingent dedication.
- L. The proposed 40-foot wide access easements indicated to serve Lots 1, 2, 3 and 4, Block 2 need to be established by separate instrument with appropriate recording information indicated on the final plat. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easements as well as which properties benefit from the easements. Initial construction responsibilities and future maintenance of the driveways within the easements should also be addressed by the text of the instrument.
- M. On the final plat, 24th Street and 23rd Street shall be labeled 24th Street Circle and 23rd Street Circle, respectively.
- N. On the final plat, dimensions shall be provided for the 15-foot utility easement on Lot 10, Block 2. If this easement exists by separate instrument, appropriate recording information shall be referenced.
- O. The applicant shall provide proof, by letter from the Continental Oil Company and Bareco Oil Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easements is acceptable and that a building setback from the easements is not required. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the City.

Delamater Engineers, Inc.

Re: S/D 85-110 - Preliminary Plat of Stockyards Industrial
Park Addition.

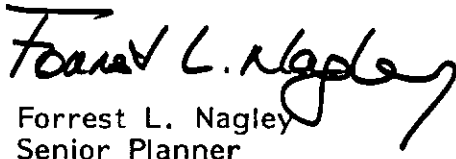
January 3, 1986

Page 3

- P. Prior to scheduling this case before the Board of City Commissioners, the structure(s) which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the structure(s) has been removed, a letter so stating shall be submitted from the platting engineer.
- 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).
- S. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,

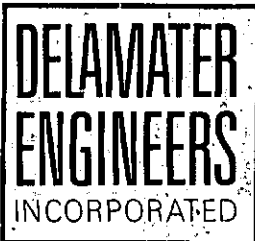


Forrest L. Nagley
Senior Planner

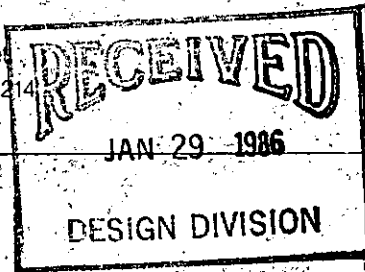
FLN:mlh

Enclosure

cc: March Oil Company, 702 E. 21st Street, Wichita, KS 67214
Mike Lindebak, City Engineer



702 East 21st Street
Wichita, Kansas 67214
316-264-0010



Suite 26, Livestock Exchange Building

January 28, 1986

Mr. Carl Gipson, P.E.
City Engineers Office
455 N. Main
Wichita, KS 67202

RE: Stockyards Industrial Park Storm Drainage

Dear Carl,

Per your request, we would like to take this opportunity to explain our rationale behind the sizing of the retention pond for the above mentioned subdivision:

outlet required CFS

Sizing of the pond was for a 100 yr-24 hr storm, which is approximately 8 inches for this area.

The drainage area, as indicated on Drawing 1015-A-102 by the area within the cross-hatched line, is approximately 47 acres.

Pond surface area, indicated on Drawing 1015-A-102 and Exhibit A within the dashed line is approximately 3.67 acres. Note that the location of the pond has changed since the preliminary plat was submitted.

Normal water table elevation is approximately 110.0' (City Datum).

The transmissibility rate is such that we can reasonably expect a return to the normal water table elevation within a short period of time after runoff has entered the pond (see Exhibit B).

We assumed that the worst-case would be a 100 yr-24 hr storm occurring when the ground was saturated and, even though it would be highly unlikely, we assumed that the entire 8 inches would become runoff. In this case, the volume of runoff would be:

$$47 \text{ ac} \times (8/12) \text{ ft} = 31.33 \text{ ac-ft}$$

The depth of the 3.67 acre pond required to hold this volume of runoff would be:

$$31.33 \text{ ac-ft} / 3.67 \text{ ac} = 8.55 \text{ ft (say 9 ft)}$$

Therefore, the design high water level for a 100 yr-24 hr storm would be $110.0+9=119.0'$

Carl Gipson, P.E.

-2-

January 28, 1986

Although this pond is designed to contain runoff from the described design storm, it is important to keep in mind that the practical fact of the matter is that with well over three acres of subsurface area six feet below the water table it would be physically impossible to fill the pond to the design level because to do so would require raising the groundwater level over the entire north end of town.

We have not yet undertaken a detailed storm sewer/retention pond design, but we anticipate that end result will be similar to the cross-section shown on Drawing 1015-A-105. Note that the elevation at the edge of the pond will be well above the 119.0 minimum for the design storm.

If you have any questions, please feel free to contact me at 264-0010. If you are satisfied with this plan, we would appreciate a letter to that effect to submit to the MAPC with our final plat.

Sincerely,

DELAMATER ENGINEERS, INC.



Neil Dobler
Design Engineer

ND:mr

Enclosures

1015-A

Ninnescah Valley (Area B)

The Ninnescah Valley area as shown on Figure 20 includes the lowlands flanking the Ninnescah River and its principal tributaries, the North and South Fork Ninnescah rivers. The area is underlain by silt, sand, and gravel that locally yields up to 250 gpm to properly constructed wells. The deposits underlying the valley range in thickness from a feather-edge along the margin to about 55 feet, but average about 45 feet. The depth to water below land surface in the valley ranges from less than 10 feet adjacent to the rivers to as much as 25 feet along the valley sides.

The lithology of the sediments underlying the valley is quite heterogeneous, and generalizations regarding favorable sites for ground-water developments cannot be made

from the data available. Locally the complete section may be composed of silt, and a short distance away sand and fine gravel may predominate. Where the river channel is cut into sand and gravel beds, wells close to the channel could produce moderately large yields by induced-infiltration of river water. However, the location of favorable sites for such wells would require exploratory drilling, and wells would need protection from periodic flooding by the river.

Few details are known regarding recharge and discharge of ground water in the Ninnescah Valley. However, the Ninnescah River is effluent throughout its course in the County. The river is flanked by a dense growth of large trees and brush throughout most of its course, and during part of the year ground-

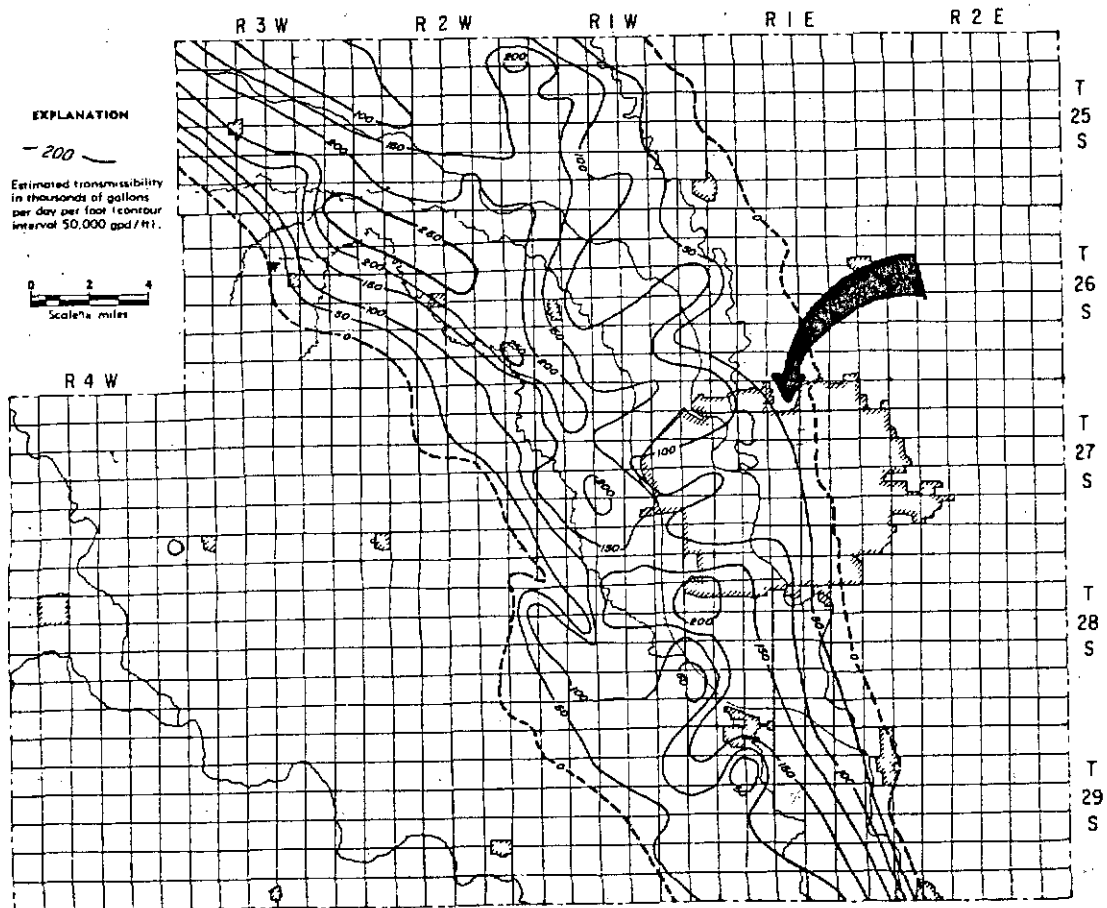


FIGURE 23.—Map of Sedgwick County, Kansas, showing the estimated transmissibility of the unconsolidated Neogene sediments in the Arkansas Valley.

CITY OF WICHITA ROUTING SLIP

TO:	H.L.H.
2	<p style="font-size: 1.2em; transform: rotate(-15deg);"> You can't know I don't know Is this Stevens Double? </p>
3	
4	
5	
6	

- APPROVAL
- SIGNATURE
- COMMENT
- SEE ME
- AS REQUESTED
- INFORMATION
- READ AND RETURN
- READ AND FILE
- NECESSARY ACTION
- INVESTIGATE
- RECOMMENDATION
- PREPARE REPLY

FROM: Hall -
 DATE: 9/25 Noon

REMARKS: — Need your review on this & confirm that your people can work with Stevens on Developer Installed Facilities — Final Plot not Pited Permit to be issued under Area & other clause —

Please reverse for additional remarks

S. J. ...

please call
4436

COPY

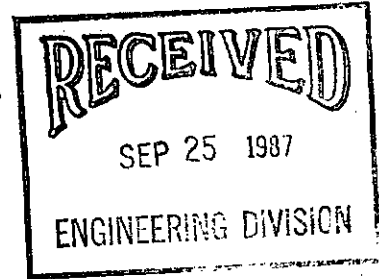
THE WICHITA UNION STOCK YARDS

702 E. 21st., SUITE 1
WICHITA,



316/ 263-5094
KS 67214

A Division of March Oil Company



September 24, 1987

Memo to Dolores Mast,
Building Inspection Department:

Regarding our request for a building permit for for a structure at Santa Fe and 25th Street, the status of the utilities and other permit requirements are as follows:

Water supply for the building will be from a line to be laid in the future alignment of Santa Fe Avenue, as laid out in a preliminary plat for the area, and connecting into an existing 20" main in 25th Street.

March Oil is dedicating a utility easement which will coincide with the right-of-way of Santa Fe as shown on the preliminary plat, which has been approved. Our engineers have contacted the water company and Rob Younkin regarding their requirements, and have submitted a preliminary layout for the line. They are presently preparing a final plan for the water line for approval. This line will extend to the limits of the first lot in the future subdivision, and will become part of the service line down thru the subdivision when it is finalized.

The sewer to serve the site will connect into a manhole at the end of an existing sewer at the corner of Mead Avenue and 26th Street. Our line will come from that manhole down the east side of the property occupied by a truck wash, which adjoins our property on the north; then will run west along the March Oil north property line and south to the building.

Our engineers discussed the sewer arrangement some time ago with Chris Breitenstein, and have contacted him once or twice since, regarding the requirements for the line. They are submitting plans for the line at this time for his approval.

This line will require an easement down the east side of the property mentioned above, between 26th Street and our property, plus an easement across the north side of our property and then south to the new building.

The owner of the intervening property has given his verbal approval and we are submitting an easement to him for his signature.

2

Dolores Mast, 9-24-87

Page 2

The easement across the March Oil property, of course, will be signed by Mr. Stevens.

There is electric service along the north side of the tract, and telephone service along 26th Street adjacent to the tract.

Dobler Engineering and Surveying, who are doing the site work, have prepared a drainage plan which will drain the site into the drainage pond which is part of the drainage plan which has previously been approved for the entire subdivision. That drainage work is complete.

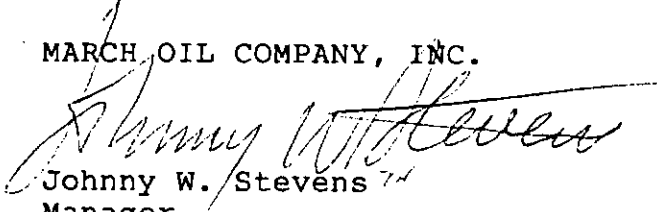
Regarding access to the site, a temporary crossing has been built across the terminal railroad tracks, connecting into 25th Street, for immediate access. For permanent access, we plan to construct the north portion of the Santa Fe pavement, to City of Wichita specifications, extending down to the south boundary of the first lot as platted in the Stockyards Industrial Park Subdivision.

That plat has been submitted thru the planning commission and has received preliminary plat approval. It is ready for final submission, which we have delayed until such time as potential development justifies opening up the rest of the tract for development.

Again, we will obtain prior plan approval from City Engineering for the private street construction so that it can be dedicated to the city at such time as security to the property is no longer a problem and we choose to open the street for public use, extending it south to 21st Street.

It is our intention to finance the pavement and utilities directly, under the provisions of the City's Subdivision Regulations (Developer Installed Utilities) to be turned over to the city upon completion.

MARCH OIL COMPANY, INC.


Johnny W. Stevens
Manager

JWS/kj

cc: Delamater Engineers, Inc.
Nelson Hall
Michael Lindebak, P.E.,
City Engineer

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2003-37 -- STOCKYARD INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Webb Road Development Inc., 1223 N. Rock Road, Bldg. E, Suite 100, Wichita, KS 67206-1269

SURVEYOR/ENGINEER: MKEC Engineering Consultants. Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: North side of 21st St. North, East of Broadway

SITE SIZE: 48.98 acres

NUMBER OF LOTS

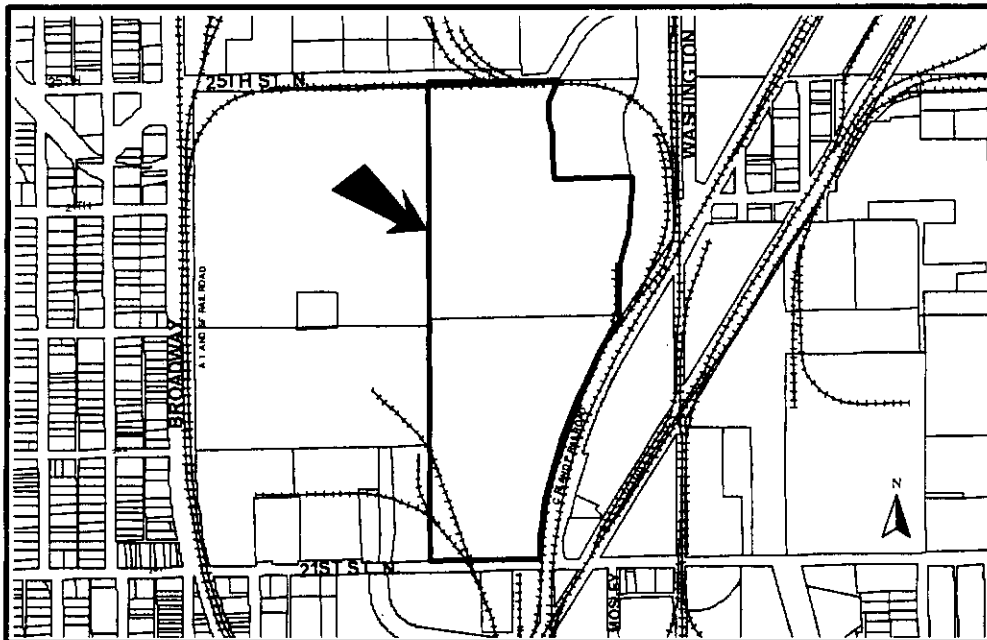
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 1.2 acres

CURRENT ZONING: GI, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site was approved in 1997 for a Conditional Use (CU-431) for an Auto Salvage Yard.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

Lot 2 needs w/ESS

- (A) Municipal services appear to be available to serve the site. City Engineering needs to comment on the need for guarantees or easements.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- (C) City Engineering needs to comment on the status of the applicant's drainage concept.
- D. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage.
- E. Access controls need to be platted along 21st St. North. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. Traffic Engineering has approved the existing westernmost access opening on Lot 2. A cross-lot access easement is needed for the benefit of Lot 3.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. A cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- (H) The right-of-way width needs to be denoted along 21st Street North along with dedication of additional right-of-way to conform with the 60-ft half-street right-of-way required by the Access Management Regulations.
- (I) The right-of-way width needs to be denoted along 25th Street North.
35'
- J. The Applicant is advised that the interior side yard setback for Lot 3 appears to be under 5 feet. This setback must be 5 feet if provided to conform with the Zoning setback standard for the GI, General Industrial District. The interior property line between Lots 2 and 3 may need to be relocated.
- K. County Surveying has noted that easements need to be located definitively with respect to the subdivision.
- L. County Surveying has requested a legal description.
- M. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

SUB 2003-37 – Preliminary Plat of STOCKYARD INDUSTRIAL PARK ADDITION
May 1, 2003 - Page 3

- N. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- O. As requested by the City Clerk, the City Council certification needs to include a signature line only, rather than referencing the "City Manager".
- P. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- Q. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- R. 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.)
- S. 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.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

SUB 2003-37 - Preliminary Plat of STOCKYARD INDUSTRIAL PARK ADDITION
May 1, 2003 - Page 4

- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/1/03)

CASE NUMBER: SUB 2003-37 -- STOCKYARD INDUSTRIAL PARK ADDITION

OWNER/APPLICANT: Webb Road Development Inc., 1223 N. Rock Road, Bldg. E, Suite 100, Wichita, KS 67206-1269

SURVEYOR/ENGINEER: MKEC Engineering Consultants. Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: North side of 21st St. North, East of Broadway

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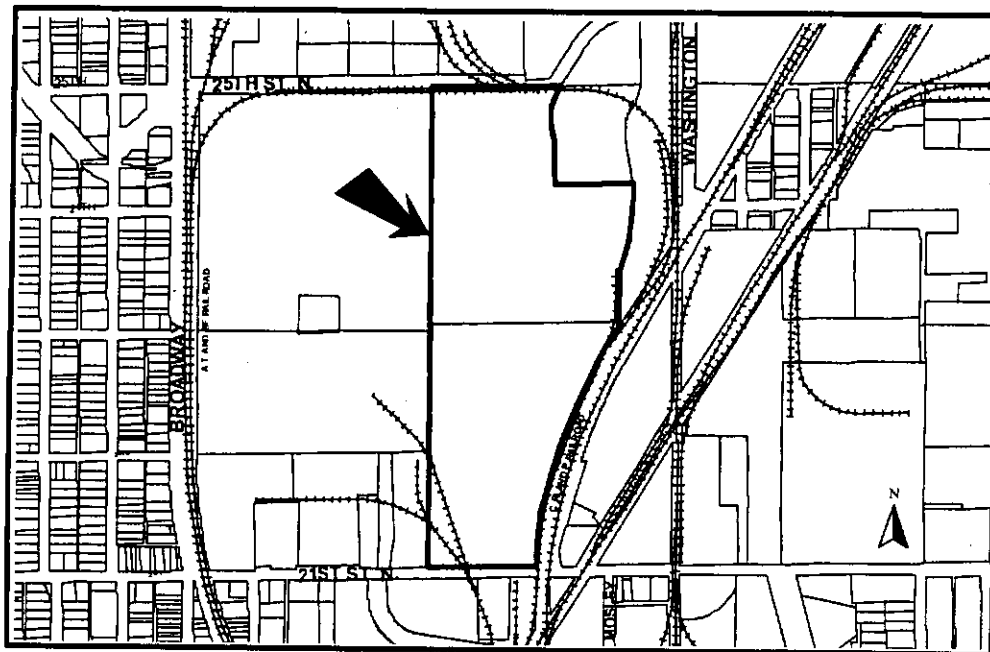
Residential:	
Office:	
Commercial:	
Industrial:	3
Total:	3

MINIMUM LOT AREA: 1.2 acres

CURRENT ZONING: G1, General Industrial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. The site was approved in 1997 for a Conditional Use (CU-431) for an Auto Salvage Yard.

STAFF COMMENTS:

- A. **City Environmental Health Department** has advised that this site is located in the North Industrial Corridor which may require access to the property for continued pollution site monitoring. The owner shall permit access to the property for any environmental study.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City Engineering** needs to comment on the status of the applicant's drainage plan. *A cross-lot drainage agreement is needed. A minimum pad elevation table should be shown on the face of plat.*
- E. *MAPC approved the existing westernmost access opening on Lot 2. A cross-lot access easement is needed for the benefit of Lot 3. The existing opening located approximately 80 feet from the east property line is approved for right turns in/out only. The easternmost opening on the property shall be closed.*

Proposed access controls conform with the above request.

- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. The Applicant shall meet with Deputy County Surveyor to discuss depiction of plat boundary.
- H. A cross-lot circulation agreement is needed to assure internal vehicular movement between the lots.
- I. *MAPC has approved a 30-ft contingent dedication of right-of-way along the frontage of the property with the exception of the existing structure to the west.*

This contingent dedication has been denoted on the final plat.

- J. **City Engineering** requests a dedication of 35 feet of half-street right-of-way along 25th Street North.

This dedication has been denoted on the final plat.

- K. The call at the southwest corner of plat needs to be changed from "SE Cor." to SW Cor."
- L. The sewer easement needs to be shown with sufficient location ties.
- M. The applicant shall guarantee the future paving of the south half of 25th Street North.

- N. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- O. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- P. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- Q. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- R. 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.)
- S. 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.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- U. 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 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.

- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

Parcel name: Stockyard Industrial Park Addition - Final Plat Boundary – FPB-1

Line Course: S 88-54-03.7 W Length: 670.960 North: 1701776.598 East: 1651260.600
Line Course: S 00-43-34.2 E Length: 1287.280 North: 1701763.730 East: 1650589.763
Line Course: S 00-45-25.8 E Length: 1292.145 North: 1700476.553 East: 1650606.077
Line Course: N 88-45-31.8 E Length: 585.569 North: 1699184.521 East: 1650623.153
Line Course: N 88-45-31.8 E Length: 585.569 North: 1699197.205 East: 1651208.584
Curve Length: 1246.538 Radius: 2914.996
Delta: 24-30-04.9 Tangent: 632.943
Chord: 1237.061 Course: N 17-14-45.7 E
Course In: S 85-00-16.7 E Course Out: N 60-30-11.8 W
RP North: 1698943.381 East: 1654112.508
End North: 1700378.648 East: 1651575.342
Line Course: N 29-29-47.3 E Length: 118.111
Line Course: N 60-19-43.3 W Length: 43.935 North: 1700481.450 East: 1651633.497
Line Course: N 00-16-37.6 E Length: 306.826 North: 1700503.199 East: 1651595.323
Line Course: N 18-10-29.1 E Length: 182.091 North: 1700810.021 East: 1651596.807
Line Course: N 18-10-29.1 E Length: 182.091 North: 1700983.028 East: 1651653.604
Curve Length: 300.376 Radius: 631.200
Delta: 27-15-57.6 Tangent: 153.088
Chord: 297.550 Course: N 04-34-09.5 E
Course In: N 71-47-51.7 W Course Out: N 80-56-10.7 E
RP North: 1701180.198 East: 1651053.989
End North: 1701279.632 East: 1651677.308
Line Course: S 88-54-03.7 W Length: 422.046
Line Course: S 88-54-03.7 W Length: 422.046 North: 1701271.537 East: 1651255.340
Line Course: N 00-55-55.8 W Length: 93.000 North: 1701364.525 East: 1651253.827
Curve Length: 196.590 Radius: 1126.350
Delta: 10-00-00.8 Tangent: 98.545
Chord: 196.340 Course: N 06-06-00.0 W
Course In: S 88-54-00.4 W Course Out: N 78-53-59.6 E
RP North: 1701342.904 East: 1650127.684
End North: 1701559.753 East: 1651232.963
Curve Length: 222.387 Radius: 346.970
Delta: 36-43-23.2 Tangent: 115.163
Chord: 218.600 Course: N 07-15-46.7 E
Course In: N 78-54-05.1 E Course Out: N 64-22-31.7 W
RP North: 1701626.544 East: 1651573.443
End North: 1701776.600 East: 1651260.599
Perimeter: 6967.851 Area: 2,109,953 sq.ft. 48.43 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.001 Course: N 25-16-48.9 W
Error North: 0.0013 East: -0.0006
Precision 1: 6,951,514.000

DRAINAGE R/W

AVENUE

CIRCLE

CIRCLE

15' MAINTENANCE EASEMENT

DRAINAGE EASEMENT

DRAINAGE EASEMENT

15' MAINTENANCE EASEMENT

$R = 1006.74$
 $\Delta = 21^{\circ} 56' 34''$

$R = 1076.74$

35' BLDG. SETBACK

$R = 43$

$\Delta = 10^{\circ}$
 $R = 1056.35$

$R = 1126.35$

2

3

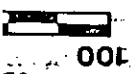
2

4

5

6

F



AFFIDAVIT REGARDING ABANDONMENT OF PIPELINE AND EASEMENT

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Mike Lindebak, P.E., being of lawful age and first duly sworn upon his oath to tell the truth states:

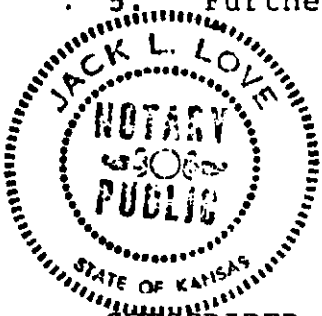
1. The affiant is, and has been, an employee of the City of Wichita for 13 years and has been the City Engineer of Wichita for 3 years.

2. The affiant is familiar with the attached construction plan of the North Wichita Industrial Park Storm Drainage System, for the City of Wichita. Line CD on the construction plan depicts in the upper right-hand quadrant thereof, a 3" pipeline with the engineering comment "Remove 3" line as required to complete channel excavation cap ends". This construction plan for the North Wichita Industrial Park Storm Drainage System was in fact constructed in the mid-1970's in an area north of 21st Street north and west of what is now known as the I-235 Canal Route.

3. It is the affiant's information and belief that the pipeline in question was and continues to be an abandoned pipeline and that it was in fact severed and capped as shown in the attached construction plan during the construction of the North Wichita Industrial Park Storm Drainage System.

4. Further, the affiant states that he has no information upon which to found a belief, or even a suspicion, that the subject pipeline and easement is in use, nor has it been in use for an excess of 12 years.

5. Further, the affiant saith naught.



Mike Lindebak
Mike Lindebak

SUBSCRIBED AND SWORN to before me this 29th day
of April, 1987.

Jack L. Love
Notary Public

My Appointment Expires:
Dec 9, 1990

LAW OFFICES OF
TRIPLETT, WOOLF & GARRETSON

SUITE 800
CENTRE CITY PLAZA
151 N. MAIN
WICHITA, KANSAS 67202-1409

TELEPHONE
(316) 265-5700

TELECOPY
(316) 265-6165

THOMAS C. TRIPLETT
JOHN P. WOOLF
THOMAS P. GARRETSON
JAMES A. WALKER
TIMOTHY E. MCKEE
THERON E. FRY
ERIC B. METZ
RON H. HARNDEN
DWIGHT D. KEEN
ERIC S. STRICKLER
CALVIN L. WIEBE
TAD PATTON

April 24, 1987

Mr. Carl Gibson
City Engineering Department
7th Floor
455 N. Main
Wichita, Kansas 67202

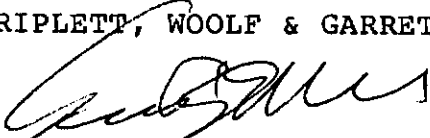
RE: March Oil Company Stockyards Industrial Park
Proposed Plat
Our File No. 2698-01

Dear Carl:

Enclosed please find a corrected Affidavit of Mike
Lindebak. If you would see that he executes this copy and then
give me a call, I will be happy to pick it up.

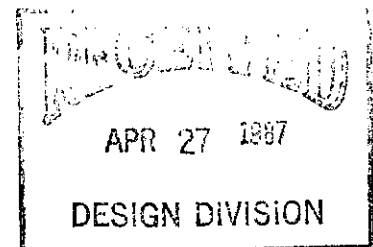
Sincerely,

TRIPLETT, WOOLF & GARRETSON


By Timothy E. McKee

TEM:bw

Enclosure



AFFIDAVIT REGARDING ABANDONMENT OF PIPELINE AND EASEMENT

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Mike Lindebak, P.E., being of lawful age and first duly sworn upon his oath to tell the truth states:

1. The affiant is, and has been, an employee of the City of Wichita for _____ years and has been the City Engineer of Wichita for _____ years.

2. The affiant is familiar with the attached plat of the North Wichita Industrial Park Storm Drainage System, for the City of Wichita. Line CD on the plat depicts in the upper right-hand quadrant thereof, a 3" pipeline with the engineering comment "Remove 3" line as required to complete channel excavation cap ends". This plat represents construction plans for the North Wichita Industrial Park Storm Drainage System that was constructed in the mid-1970's in an area north of 21st Street north and west of what is now known as the I-235 Canal Route.

3. It is the affiant's information and belief that the pipeline in question was and continues to be an abandoned pipeline and that it was in fact severed and capped as shown in the attached plat during the construction of the North Wichita Industrial Park Storm Drainage System.

4. Further, the affiant states that he has no information upon which to found a belief, or even a suspicion, that the subject pipeline and easement is in use, nor has it been in use for an excess of 12 years.

5. Further, the affiant saith naught.

Mike Lindebak

SUBSCRIBED AND SWORN to before me this ____ day
of _____, 1987.

Notary Public

My Appointment Expires:

MIKE :

3/27/87

Please review & comment
if you need additional info.

Case

6-3-87

6-3-74

LAW OFFICES OF
TRIPLETT, WOOLF & GARRETSON

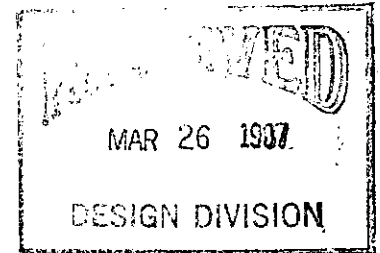
SUITE 800
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WICHITA, KANSAS 67202-1409

TELEPHONE
(316) 265-5700

TELECOPY
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THOMAS C. TRIPLETT
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THERON E. FRY
ERIC B. METZ
RON H. HARNDEN
DWIGHT D. KEEN
ERIC S. STRICKLER
CALVIN L. WIEBE
TAD PATTON

March 25, 1987



Mr. Carl Gibson
City Engineering Department
7th Floor
455 N. Main
Wichita, KS 67202

RE: March Oil Company Stockyards Industrial Park
Proposed Plat

Dear Carl:

As you will recall from our prior telephone conversation, I represent Johnny Stevens of March Oil Company who is attempting, with the help of Mr. Delamater, to plat an area north of 21st Street North, which is entitled Stockyards Industrial Park. In the process of platting, we discovered, as you will see on the drawing or plat attached to the enclosed affidavit, a pipeline easement and, purportedly a 3" petroleum pipeline in the easement in the area of the proposed plat. The Title Company has required that we eliminate this easement and pipeline which is held of record by Barco Oil Company.

We have determined, through checking with the Secretary of State's office in Topeka and with the Secretary of State of Delaware, that Barco Oil Company is not, and has not, been authorized to do business in the state of Kansas since at least 1958, and that in the state of Delaware the successor to Barco Oil Company was dissolved in 1958.

It is also our information that when the North Industrial Park Storm Drainage System was constructed, as shown on the plat attached to the affidavit I have drawn for Mr. Lindebak, this pipeline was encountered, severed and capped. You will note that on the drawing I have highlighted the phrase "Remove 3" line as required to complete channel excavation cap ends". It is our understanding that this task was accomplished.

I am enclosing an affidavit which I would request that Mr. Lindebak execute and return to me delineating the fact that during the construction of the North Wichita Industrial Park Storm

Mr. Carl Gibson
March 25, 1987
Page 2

Drainage System, this pipeline was severed and capped and is, for all practical purposes, abandoned. I will use this affidavit by delivering the same to Linda Ayala of Realty Title Company, and I am hopeful that with this affidavit and the enclosed affidavit pertaining to the lack of corporate existence of Barco Oil Company, the Title Company will waive the earlier requirement.

If either you or Mr. Lindebak have any question whatsoever about the matter, please feel free to contact me. If the enclosed affidavit is not accurate in any regard, please call and I will see that the same is changed and I will redeliver it to you.

I appreciate your assistance in this matter.

Sincerely,

TRIPLETT, WOOLF & GARRETSON



By Timothy E. McKee

TEM:bw
Enclosures

AFFIDAVIT

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Debbie A. Beer being of lawful age and first duly shown upon her oath to tell the truth states:

1. That appearing at miscellaneous book 218, page 137 of the Register of Deeds office of Sedgwick County, Kansas, there is a pipeline right-of-way grant dated March 31, 1947, from Wichita Union Stockyards Company as grantor to Bareco Oil Company as grantee of a right-of-way for the use of a pipeline for the transportation of oil, gas and/or water described as:

A right-of-way approximately 10 ft. wide and approximately 1300 ft. long across the North East Quarter of Section 4, Township 27 South, Range 1 East of the 6th PM, Sedgwick County, Kansas, on which has presently paid a 3" pipeline operated by the Grantee, which right-of-way begins at a point 31 ft., more or less, South of the North West corner of said North East Quarter of said South West Quarter, thence in an Easterly direction to the tracks of the St. Louis & San Francisco Railroad, thence South along said tracks approximately 10 ft. in a Westerly direction approximately 1300 ft. to the West line of the North East Quarter of said South West Quarter, thence North approximately 10 ft. to the point of beginning."

2. The affiant is employed as a legal assistant with the law firm of Triplett, Woolf & Garretson, Suite 800, Centre City Plaza, 151 N. Main, Wichita, Kansas 67202.

3. The affiant makes this affidavit for purposes of demonstrating that Bareco Oil Company no longer does business in the State of Kansas, and that there is no record of any name

change, merger, or other corporate transaction that, whereby, any successor to Bareco Oil Company does business in the State of Kansas.

4. The affiant has conducted a thorough inquiry with respect to the existence of Bareco Oil Company and determined that Bareco was a Delaware corporation which has not been qualified to do business in the State of Kansas since 1955, at which time it withdrew from operations in the State of Kansas. Further, attached hereto as Exhibit A is a letter from the State of Delaware Department of State, Michael E. Harkins, Secretary of the Division of Corporations, stating that the predecessor to Bareco Oil Company was Barnsdall Refining Corporation, a Delaware corporation, created April 20, 1935, which changed its name January 5, 1940, to Bareco Oil Company and that in turn Bareco Oil Company changed its name to Bareco Investment Company on May 29, 1957. However, Bareco Investment Company is no longer in existence as a Delaware corporation as it dissolved pursuant to a Certificate of Dissolution filed with the Secretary of State of Delaware on June 2, 1958.

Further the affiant saith naught.

Debbie A. Beer
Debbie A. Beer

SUBSCRIBED AND SWORN to before me, a Notary Public, in and for the State aforesaid, on this 24th day of March, 1987.

Jackie S. Schumacher
Notary Public

My Appointment Expires:

9/1/90



AFFIDAVIT REGARDING ABANDONMENT OF PIPELINE AND EASEMENT

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Mike Lindebak being of lawful age and first duly shown upon his oath to tell the truth states:

1. The affiant is, and has been, an employee of the City of Wichita for _____ years and has been the City Engineer of Wichita's engineering department for _____ years.

2. The affiant is familiar with the attached plat of the North Wichita Industrial Park Storm Drainage System, for the City of Wichita. Line CD on the plat depicts in the upper right-hand quadrant thereof, a 3" pipeline with the engineering comment "Remove 3" line as required to complete channel excavation cap ends". This plat represents construction plans for the North Wichita Industrial Park Storm Drainage System that was constructed in the mid-1970's in an area north of 21st Street north and west of what is now known as the I-235 Canal Route.

3. It is the affiant's information and belief that the pipeline in question was and continues to be an abandoned pipeline and that it was in fact severed and capped as shown in the attached plat during the construction of the North Wichita Industrial Park Storm Drainage System.

4. Further, the affiant states that he has no information upon which to found a belief, or even a suspicion, that the subject pipeline and easement is in use, nor has it been in use for an excess of 12 years.

5. Further, the affiant saith naught.

~~Carl Gibson~~

MIKE Lindobak, PE
City Engineer

SUBSCRIBED AND SWORN to before me, a Notary Public, in
and for the State aforesaid, on this ____ day of _____, 1987.

Notary Public

My Appointment Expires:
