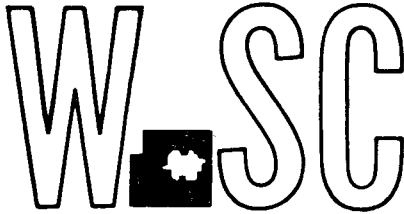


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 22, 1985



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-53 - Final Plat of Casco Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 16, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

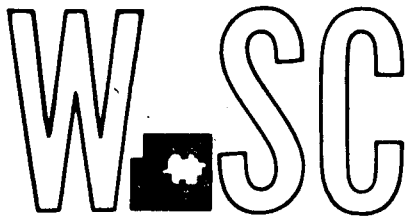
BRB:mlh

cc: Casco, Inc., 2006 South West, Wichita, KS 67277
Mike Lindebak, City Engineer

bcc: Marty Moody, Industrial Development Office, 11th Floor

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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



August 22, 1985

Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 85-46 - Final Plat of Timbrook 3rd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 22, 1985, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of August 15, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

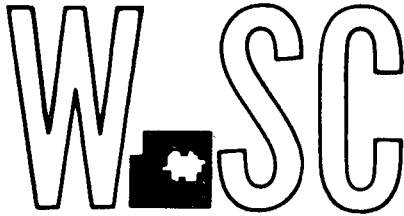
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Cerebral Palsey Research Foundation of Kansas, Inc., c/o Joe Korst,
2021 North Old Manor, Wichita, KS 67208
Gossen Livingston Associates, P.A., c/o Mike Kandt, 420 South Emporia,
Wichita, KS 67202
Mike Lindebak, City Engineer

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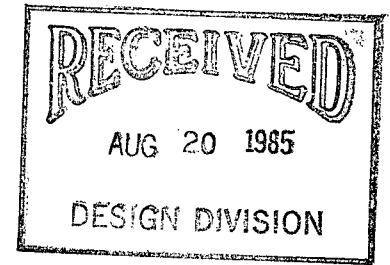
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 16, 1985



Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-53 - Final Plat of Casco Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 15, 1985, 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 a sanitary sewer lateral to serve this property from the 15-inch main adjacent to West Street.
- B. The applicant shall guarantee the ditch construction within the drainage easement being platted.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- D. The final plat tracing may indicate the two (2) stub sanitary sewer easements adjacent to the east line of the plat as being 10 feet by 20 feet instead of 20 feet by 20 feet.
- E. Perimeter closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

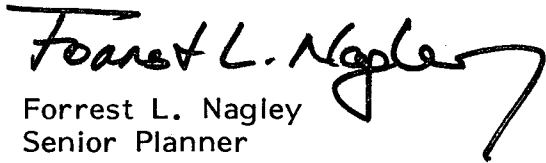
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Baughman Company, P.A.
Re: S/D 85-53 - Final Plat of Casco Addition
August 16, 1985
Page 2

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 22, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

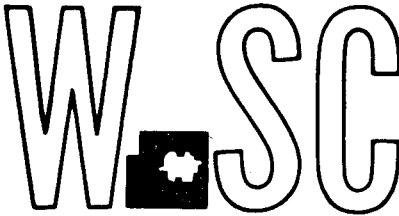
cc: Casco, Inc., 206 South West, Wichita, KS 67277
✓ Mike Lindebak, City Engineer

bcc: Marty Moody, Industrial Development Office, 11th Floor

At: Sub July 3, 1955

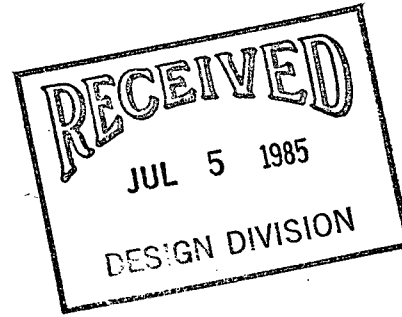
1. Broadway Christian Church. Vacation of alley. Water as shown. No water problem.
2. John M. West. Vacation of Utility Easement. No Water mains in esmt. No water problems.
3. Malcolm Atkinson. Vacation of St. R/W. No water lines in area to be vacated. No water problems.
4. Roger D. Farrow. Vacation of alley. No water lines in alley. No water problems.
5. Stephen L. Clark. Vacation of access control. No Fire Hydrants in area to be moved. No water problems.
6. Lindy & Stanley G. Andeel. Easement vacation. Should be no water lines in easement. Verify: 1) Address is not 360 N. Rock Road or 320 N Rock Road. 2) Location is not 528' N of N Line Pagent. No water problems.
7. Casco Addition. Existing 12" AC Water in West St. No water problem.
8. Central & Maize 2nd Addition. Existing 16" AC Water mains in Central and Maize. No water lines shown on Preliminary Plat. No water problem.
9. Chelsea Brook Addition. Existing 12" AC in Kellogg (U554) and 8" Water around Davids. No water problems.
10. Lloyd A. Maddox. Grant utility easement. No water in area of easement. No water problems.
11. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 3, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 85-53 - Preliminary Plat of Casco Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 3, 1985, 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 a sanitary sewer lateral to serve this property from the 15-inch main adjacent to West Street.
- B. The applicant shall guarantee those drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- D. On the final plat, the recording information for the 30-foot sanitary sewer easement, adjacent to West Street, shall be indicated.
- E. On the final plat, the plattor's text shall reference that the contingent street dedication is contingent upon the dedication of the southern portion of the street (15 feet) by the property owner to the south.
- F. On the final plat, the access easement on the pump station site shall be indicated.
- G. The final plat shall indicate 20-foot by 20-foot utility easements lining up with manholes to provide for public sewer service.
- H. 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.

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Baughman Company, P.A.

Re: S/D 85-53 - Preliminary Plat of Casco Addition.

July 3, 1985

Page 2

- I. The applicant is advised that the existing blanket drainage easement on this property may need to be revised. In this regard, the applicant should meet with the City Engineer's office prior to filing a final plat.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Casco, Inc., 2005 South West, Wichita, KS 67277
✓ Mike Lindebak, City Engineer

S/D No.: 85-53 Name: CASCO ADDITION

Preliminary Approved: 7/3/85
Scheduled S/D Meeting: 8/15/85

DESCRIPTION

General Location: On the west side of West Street in an area south of May Street.
Owner: Casco, Inc., 2005 South West, Wichita, KS 67277
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 16.01 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 14.64 Acres
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of a sanitary sewer lateral to serve this property from the 15-inch main adjacent to West Street.
- B. The applicant shall guarantee those drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- D. Perimeter closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, are any drainage improvements required to be guaranteed with this plat.

C/U: 1278/M

S/D No.: 85-53 Name: CASCO ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/3/85

DESCRIPTION

General Location: On the west side of West Street in an area south of May Street.
Owner: Casco, Inc., 2005 South West, Wichita, KS 67277
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 16.01 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
3. Minimum Lot Area: 14.64 Acres
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of a sanitary sewer lateral to serve this property from the 15-inch main adjacent to West Street.
- B. The applicant shall guarantee those drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department.
- D. On the final plat, the recording information for the 30-foot sanitary sewer easement, adjacent to West Street, shall be indicated.
- E. On the final plat, the platton's text shall reference that the contingent street dedication is contingent upon the dedication of the southern portion of the street (15 feet) by the property owner to the south.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept. Specifically, is the boundary of the drainage easement acceptable, is a minimum building pad required and are any drainage guarantees needed with this plat?

C/U: 1102/M