

Pre-Sub Apr. 11 Water

- 1 Krack's 2nd Addition. Water Line on E side of Gov. Wash. Blvd. ∴ No water problem
- 2 Ernie Alcorn Addition. The end of the existing 12" AC water main is located 1175' N of E Mac Arthur Road coming N. from Mac Arthur. Existing main also at Haughton from the north. Water to be extended as necessary (12"). Existing
- 3 Middtown 4th Addition. Water available all sides of property. No water in areas to be vacated. except Highway R/W side.
- 4 Penstemon 3rd Addition. Existing water in Greenbriar may be tapped to extend water to Greenbriar Court. Item B.
- 5 Deer Run Addition (Formerly Deerwood, etc.). Item B. Existing 24" water main in Webb to be tapped.
- 6 Pawna Mesa Fourth Addition. Item G. Costs from existing water projects for the area to be transferred as necessary to this project.
- 7 Welch 2nd Addn. Existing 12" AC Water main on E side of Seneca. Water meter shown on sketch plat. No problem
- 8 Copeland Industrial Park. End of existing water main is located 1240' S. of the N PC of 33rd St. N. on Hydraulic, coming from the north. 33rd St is the section road. Property should be served now.
- 9 Steve Graham Addition. Existing water available
- 10 Walnut Creek<sup>2</sup> Addition. Item A. Contract underway for Walnut Creek. Water will be available for Walnut Creek 2nd.
- 11 Williamsburg. No Problem.

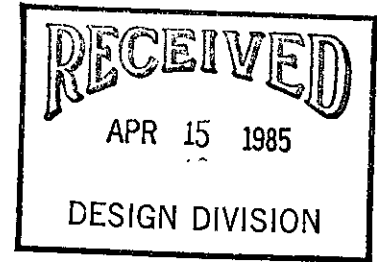
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

April 12, 1985



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

Re: S/D 85-28 - Preliminary Plat of Copeland Industrial Park.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 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 any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat shall indicate, on the face of the plat as well as in the plat's text, that the 35-foot utility easement is for drainage purposes too.
- D. The final plat shall indicate a 35-foot building setback from Hydraulic.
- E. The applicant is advised that storm sewer construction is required by the drainage plan and these improvements will need to be constructed in conjunction with lot development.
- 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).

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Baughman Company, P.A.

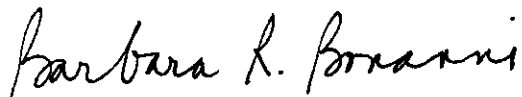
Re: S/D 85-28 - Preliminary Plat of Copeland Industrial Park.

April 12, 1985

Page 2

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

Sincerely,



Barbara R. Bonanni  
Junior Planner

BRB:mlh

Enclosure

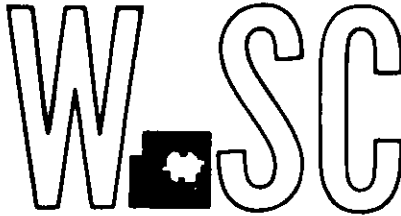
cc: Acme Brick Company, P.O. Box 425 Ft. Worth, Texas 76101  
Justin Industrial, Inc., P.O. Box 425 Ft. Worth, Texas 76101  
Jeffrey Bodley, P.O. Box 425 Ft. Worth, Texas 76101  
Harold Copeland, 1770 North Broadway, Wichita, KS 67214  
✓ Mike Lindebak, City Engineer

Pre-Sub-Division  
(Water)

5-7-85

1. Ted R. Milligan utility easement vacation. Lot 1, Block 1, Cherry Creek Hills. 12" Water line on W. side of Rock Rd. No problem
2. Orville B. Brown utility easement vacation. Lots 1 & 2 on Duggs Addition. No W.L. in easement. No Problem.
3. Phillippi Addition. No water available, Item A.
4. Copeland Industrial Park. Exist. 12" W.L. on N-side of Hydraulic.
- ~~5. Daniels Second Addition. Item B, water to be extended. Nearest water at 43rd and Sunflower or at Alfalfa and Riverplace. Approx cost \$25<sup>00</sup> per foot and 1200' ft = \$30,000<sup>00</sup> to serve Lot 1 and an additional 550ft (\$13,750<sup>00</sup>) to serve Lot 2 ⇒ \$45,000<sup>00</sup>± from East. 2700' @ 25<sup>00</sup> = \$67,500<sup>00</sup>± from North.~~
6. Penstemon 3rd Addition. Item B. Existing 8" Water line in Grunbrian on N. side.
7. Deer Run Addition. Item B. Existing 24" line in Webb.
8. Windemere Addition. Item B. Existing 8" water line in Oxford east of Rock. 8" to be extended as necessary.
9. Other Matters.
5. Daniel Second. Item B. Exist. 8" AC on 43rd St. to Alfalfa ±

WICHITA—SEDGWICK COUNTY



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COMMISSION

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



May 10, 1985

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

Re: S/D 85-28 - Final Plat of Copeland Industrial Park.

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Gentlemen:

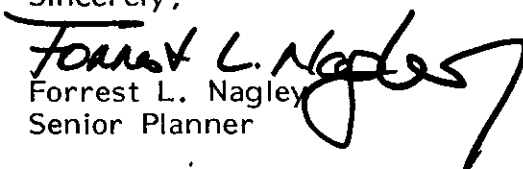
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 9, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that storm sewer construction is required by the drainage plan and these improvements will need to be constructed in conjunction with lot development.
- B. Closure computations shall be submitted with the final plat tracing.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 16, 1985. If you have any questions concerning this matter, please call.

Sincerely,

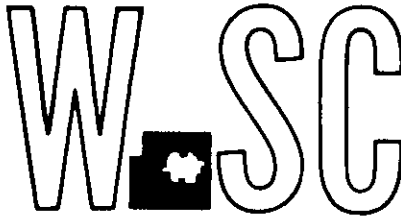
  
Forrest L. Nagley  
Senior Planner

FLN:mih

Enclosure

cc: Acme Brick Company, P.O. Box 425, Ft. Worth, Texas 76101  
Justin Industrial, Inc., P.O. Box 425, Ft. Worth, Texas 76101  
Jeffry Bodley, P.O. Box 425, Ft. Worth, Texas 76101  
Harold Copeland, 1770 North Broadway, Wichita, KS 67214  
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



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COMMISSION

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



May 16, 1985

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

Re: S/D 85-28 - Final Plat of Copeland Industrial Park.

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Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 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 May 10, 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 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Acme Brick Company, P.O. Box 425, Ft. Worth, TX 76101  
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