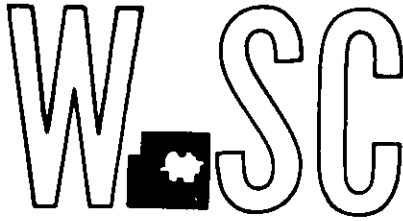
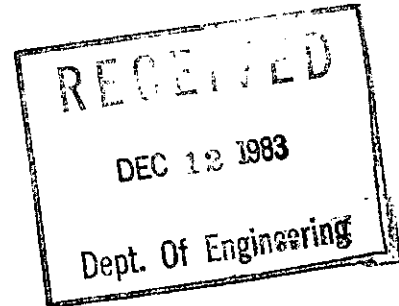


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



December 9, 1983

Bill G. Yung Design  
8225 E. 35th St. North  
Wichita, Kansas 67226

Re: S/D 83-109 - Preliminary plat of Chisholm Creek Commerce  
Center

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 8, 1983, 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:

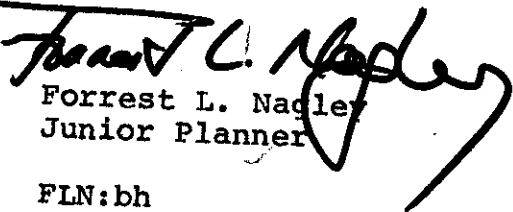
- A. Prior to or at the time of submitting a final plat, a drainage plan for this property shall be submitted to the City Engineer's Office for review and approval. Any drainage improvements required for development of this property shall be guaranteed by the applicant.
- B. The applicant shall guarantee the paving of the interior public streets to industrial street standards. Since Lots 11 thru 19 in Block 3 have access only to a private street, the applicant shall submit a covenant stating that development of these lots will not occur until adequate paved access has been provided.
- C. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots being platted. The applicant is advised that separate petitions will need to be submitted for the necessary sanitary sewer main extension as well as for the sewer laterals required by this plat.
- D. On the final plat, the plattor's text shall reference the purpose of the 60-foot railroad easement. A covenant may need to be filed setting forth the construction and maintenance responsibilities for the spur track.

- E. It is noted that a 25-foot front yard setback from the interior public streets is proposed and a 15-foot front yard setback from the interior private street. The planning staff has no objection to these reduced setbacks since they are wholly contained within this plat and therefore affect no other properties.
- F. An owners' association will need to be formed to own and maintain the numerous reserves. A covenant shall be filed which states 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 the responsibility.
- G. The City Engineer has advised that the use of a portion of Chisholm Creek Diversion Property for street right-of-way will require the vacation of the drainage right-of-way by separate application and the completion of necessary title work to have the ownership of the vacated drainage right-of-way assigned to the applicant.
- H. The final plat shall indicate "complete access control to 45th and to Hillside from Lot 54, Block 3.
- I. The applicant shall make satisfactory arrangements with K. G. and E. for relocation of their equipment necessitated by the platting of this property.
- 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).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

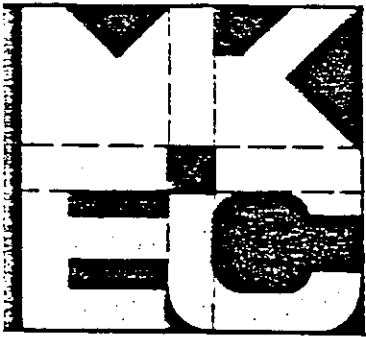
If you should have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Koch Ind., Inc., P.O. Box 2236, 67201  
Mike Lindebak, City Engineering

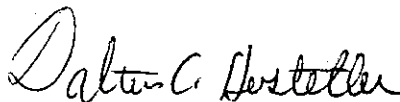


MID-KANSAS ENGINEERING CONSULTANTS  
240 NORTH ROCK ROAD SUITE 130  
WICHITA, KANSAS 67206

PROJECT Sewer Main Extension to Chisholm  
Creek Commerce Center on North Hydraulic  
PROJECT NO. \_\_\_\_\_ DATE 2-21-84  
TO Mr. Mike Lindebak, P.E.  
City Engineer  
455 North Main - 7th Floor  
Wichita, Kansas 67202

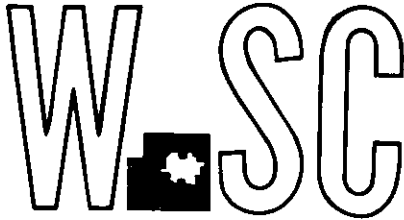
Procedure for designing, estimating and apportioning cost of extending sewer main:

1. How many upstream properties should be involved? This is required for proper design of sewer to and through the Center.
2. What are requirements for petitioning? Part or all of the area may be outside of city limits.
3. Is there a withholding period for certain classes of property before sewer specials would be assessed? Major portion of the properties involved are farmland or used as petroleum storage, e.g. Phillips Pipe Line Co. None of these would be major contributors to the sewer system initially.
4. What are the respective responsibilities of the City, the developer and M.K.E.C. in arranging for the sewer extension?

  
Dalton C. Hostetler

DCH/dg

3  
WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

March 16, 1984



Mid-Kansas Engineering Consultants, P.A.  
240 N. Rock Rd., Suite 130  
Wichita, Kansas 67206

Re: S/D 83-109 - Final plat of Chisholm Creek Commerce  
Center

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, March 15, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Appropriate minimum pad elevations shall be shown on the final plat tracing.
- B. The final plat tracing shall show a 20-foot triangular drainage easement in the southwest corner of Lot 1, Block 2.
- C. The applicant shall guarantee the paving of the proposed interior streets, including storm sewers.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. The applicant shall guarantee the extension of municipal water to serve the lots being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the plattor's text shall be amended to reference the standard floodway language.
- H. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain the reserves.

- I. As the north line of this plat abuts K-254, complete access control shall be granted or, if previously acquired by condemnation, the condemnation number shall be shown.
- J. 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.
- K. The final plat tracing shall indicate the amount of existing half-street right-of-way for Hydraulic as well as the amount being dedicated by this plat. Recording data for any existing dedication shall be shown.
- L. The street adjacent to the southeasterly line of Lot 9, Block 1 shall be platted with the final plat so that the appropriate intersection can be built with the 43rd Street/Madison street construction.
- M. Prior to submitting the final plat tracing and prior to preparing paving petitions, the applicant's agent shall meet with the Fire Department and Planning Department to discuss street name changes as proposed by the applicant.
- N. Closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

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

Mid-Kansas Engineering Consultants, P.A.

3-16-84

Page 3

This matter will be forwarded to the Planning Commission for its consideration on March 22, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Koch Industries, Inc.  
P.O. Box 2236, 67201

X Mike Lindebak, City Engineer

S/D No. 83-109 Name Chisholm Creek Commerce Center  
Date Application Rec'd. 11-28-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-8-83

DESCRIPTION

General Location Between Hydraulic and Hillside, south of Highway K-254

Owner Koch Industries, Inc.  
Surveyor/Engineer Bill G. Yung Design  
Address 8225 E. 35th North, Wichita Zip Code 67226 Phone 683-5567

- |  |   |                                     |                               |
|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat                                       | <u>173.18</u>   | 7. Lineal Feet of New Street        |                               |
| 2. Number of Lots :  |   | a. <u>70'</u> R/W <u>10,760</u> ft. |                               |
| Residential  | _____   | b. <u>150</u> R/W <u>410</u> ft.    |                               |
| Commercial   | _____   | c. _____ R/W _____ ft.              |                               |
| Industrial   | <u>92</u>   | d. _____ R/W _____ ft.              |                               |
| Other  | _____   | e. _____ R/W _____ ft.              |                               |
| Total Number of Lots   | <u>92</u>   | TOTAL <u>11,170</u> ft.             |                               |
| 3. Minimum Lot Frontage  | <u>75</u>   | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area  | <u>17,800 sq. ft.</u>   |                                     |                               |
| 5. Existing Zoning   | <u>AA and LC and F</u>  |                                     |                               |
| 6. Proposed Zoning   | <u>E (Z-2559)</u>   |                                     |                               |
| 9. Is public water available                                   | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>              |                                     |                               |
| 10. Is sanitary sewer available                                | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>              |                                     |                               |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No  |                                     |                               |
| 12. City of Wichita  | <u>X</u> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> |                                     |                               |

STAFF COMMENTS:

NOTE: This property was recently annexed into the City of Wichita. Associated zone case Z-2559 (AA, LC and F to E) will be reviewed by the Metropolitan Area Planning Commission on December 15, 1983.

- A. It is noted that a portion of the publicly-owned Chisholm Creek Diversion Property (southwest corner of the plat) is proposed to be used for 41st Street North. The applicant's agent and the City Engineer's representative shall be prepared to discuss this matter. Depending on how the diversion property was acquired, it may be usable only for drainage purposes.
- B. The applicant shall guarantee the paving of the interior public streets to industrial street standards. Since Lots 11 thru 19 in Block 3 have access only to a private street, the applicant shall submit a covenant stating that development of these lots will not occur until adequate paved access has been provided.
- C. The applicant is proposing complete access control from all lots to adjacent perimeter streets except for one access to 45th Street and two access points to Hillside from Lot 54, Block 3. Since 45th and Hillside are County roads, the County Engineer's representative shall be prepared to comment on these proposed access points. A copy of the plat has been sent to KDOT for their response since some of the right-of-way at this corner may have been acquired in conjunction with K-254 construction.
- D. The City Engineer's representative shall be prepared to comment on the applicant's proposed drainage concept. Any drainage improvements required for development of the site shall be guaranteed by the applicant.
- E. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots being platted.
- F. On the final plat, the plattor's text shall reference the purpose of the 60-foot railroad easement. A covenant may need to be filed setting forth the construction and maintenance responsibilities for the spur track.

- G. It is noted that a 25-foot front yard setback from the interior public streets is proposed and a 15-foot front yard setback from the interior private street. The planning staff has no objection to these reduced setbacks since they are wholly contained within this plat and therefore affect no other properties.
- H. An owners' association will need to be formed to own and maintain the numerous reserves. A covenant shall be filed which states 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 the responsibility.
- 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-109 Name Chisholm Creek Commerce Center  
Date Application Rec'd. 11-28-83 Preliminary Approval 12-8-83  
Scheduled S/D Meeting 3-15-84

DESCRIPTION

General Location East of Hydraulic in an area south of Kansas Highway 245

Owner Koch Industries, Inc.  
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.  
Address 240 N. Rock Rd., Suite 130, Wichita Zip Code 67206 Phone 682-6561

- |   |  |
|---|--|
| <p>1. Gross Acreage of Plat <u>70.8</u></p> <p>2. Number of Lots :<br/>Residential _____<br/>Commercial _____<br/>Industrial <u>33</u><br/>Other _____<br/>Total Number of Lots <u>33</u></p> <p>3. Minimum Lot Frontage <u>102 ft.</u></p> <p>4. Minimum Lot Area <u>23,345 sq. ft.</u></p> <p>5. Existing Zoning <u>AA, LC, and F</u></p> <p>6. Proposed Zoning <u>E (Z-2559)</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street<br/>a. <u>70</u> R/W <u>4105</u> ft.<br/>b. _____ R/W _____ ft.<br/>c. _____ R/W _____ ft.<br/>d. _____ R/W _____ ft.<br/>e. _____ R/W _____ ft.<br/>TOTAL <u>4105</u> ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no</p> |
|---|--|

STAFF COMMENTS:

Note: This final plat represents the first final plat for an overall preliminary reviewed by the Sub-division Committee in December of 1983. Private streets are no longer proposed.

- A. The representative of the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property. Specifically, is the boundary of the floodway (Reserve J) acceptable, are minimum building pads required and what drainage improvements need to be guaranteed with this plat?
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the paving of the proposed interior streets.
- D. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- E. The applicant shall guarantee the extension of municipal water to serve the lots being platted.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the plattor's text shall be amended to reference the standard floodway language.
- H. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain the reserves.

*May need sew's pipe extended up streets*

*Need Detailer Geometric Future Street - NE cor?*

- I. As the north line of this plat abuts K-254, complete access control shall be granted or, if previously acquired by condemnation, the condemnation number shall be shown.
- J. 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.
- K. The applicant or his agent shall be prepared to state how much right-of-way exists for Hydraulic adjacent to this plat. The final plat tracing shall indicate the amount of existing half-street right-of-way as well as the amount being dedicated by this plat.
- L. Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.