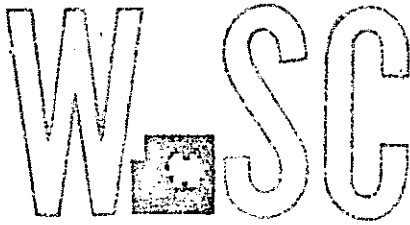


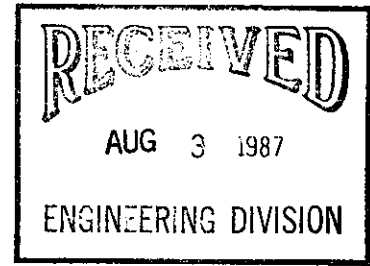
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 31, 1987



Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 87-70 - JACK CALDWELL ONE

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 30, 1987, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lot. When the property to the west of this plat was subdivided (Chelsea Industrial Addition), sewer service was obtained through the Oaklawn Improvement District. A restrictive covenant was obtained by the County which limited development of the property to nonindustrial uses and to a level equivalent to the amount of sewer capacity available within the Oaklawn System for serving this property. If additional main capacity exists, connection to sanitary sewer, through the Oaklawn System, appears to be the most direct way to sewer this industrial plat. As the City of Wichita treats Oaklawn's sewage, City of Wichita approval for the Improvement District to accept industrial effluent may be required. If this plat is to be served with sanitary sewer, the applicant shall obtain a letter from Oaklawn stating their ability and willingness to serve this property.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this property will utilize a City of Wichita water supply line, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.

Final Plat S/D 87-70 - JACK CALDWELL ONE

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- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The final plat tracing shall indicate the platting of 35-foot building setbacks from Oliver and 47th Street South.
- H. The final plat tracing shall indicate the platting of the following access controls to 47th Street South:
 - 1. "Complete access control" from the northwesterly 180 feet of the lot.
 - 2. "Access control except for one opening" from the lot's remaining frontage.

The platlor's text shall be amended to reference that the access controls are granted to the appropriate governing body. The location of the two openings to 47th Street South needs to be determined by the appropriate engineer.

- I. If it is economically unfeasible for the applicant to immediately extend sanitary sewer to serve this industrially zoned plat, the applicant shall contact the Health Department to find out what tests may be required and what standards must be met for approval of a temporary on-site sewerage system. Even if Health Department approval can be obtained for a temporary system, a guarantee for sanitary sewer is still required as set forth in Item A of these comments.
- J. The final plat shall indicate the pipeline easement that exists on this property. A copy of the pipeline easement agreement shall be submitted for the plat file. The final plat shall indicate any required building setbacks from the pipeline easement that are mentioned in the text of the pipeline easement agreement. The recording information for the pipeline easement shall be shown on the face of the final plat tracing.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.

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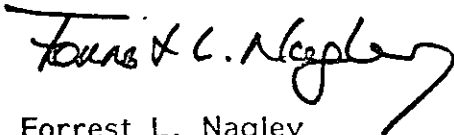
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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted.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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 6, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Jack Caldwell, Inc., 5602 Sullivan, Wichita, KS 67204
Jim Weber, County Bureau of Public Services
Jack Brown, Health Department
X Mike Lindebak, City Engineer