

1. Industrial Park Development Company. Street R/W Vacation. Existing U.L. on N side of 37th. No water problem.
2. Robert Cox. Utility Easement Vacation. No water problem.
3. Westway Addition. Final Plat. Existing main in Seneca and Panna. Existing structure now served. PROBLEMS! 8" line shown is probably correct, however not all water lines are shown. Request 20' Utility esmt. for 8" main going west x SW from northerly end of 8" main shown. See notes on sketch plat. Consultant to determine location of 8" mains from Water Dept.
4. Simon Industrial Park Addition. Preliminary Plat. Park City. No city water available. No water problem.
5. Huntington Place Addition. Final Plat. Item D, water to be extended. No water problems.
6. Vonderhoff Gardens Second Addition. Item B, water to be extended, no water problem. How will lot 3 be served by water?
7. Gray's First Addition. Final Plat. Item B, main to be extended.
8. Burlington Northern Industrial Center Second Addition. Existing main in Ohio, no water problem.
9. Wolke Addition. Preliminary plat. Item C, no city water available. No water problem.
10. The Dugan Centre. Final plat. Item B, mains to be extended. No water problem.
11. C. Wayne Kerr. Utility Esmt. Granting. No water problem.

Pre-Sub

5-22-86

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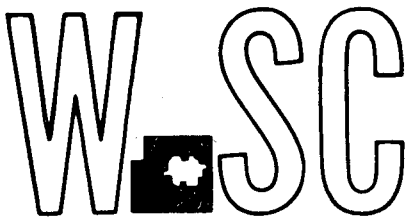
12. The Board of Park Commissioners. St R/W Dedication.
No water problem.

13. Ted & Ken Prichard. Grant Utility Esmt. Probably
no problem.

14. Ted & Ken Prichard. St. R/W Dedication. No water problem

15. Other Matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 23, 1986

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 86-42 - Final Plat of Burlington Northern
Industrial Center Second Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 22, 1986, 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 lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit a copy of the instrument which establishes the Derby Refining Company pipeline easement on this property.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- E. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- F. Proof shall be submitted that the person signing for Clarkland, Inc. is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- G. The final plat tracing shall state in the plattor's text who is to own and maintain Reserve "A".

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Lowell D. High

Re: S/D 86-42 - Final Plat of Burlington Northern Industrial
Center Second Addition.

May 23, 1986

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- H. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- I. A restrictive covenant shall be submitted for recording which sets forth future ownership and maintenance responsibilities of Reserve A.
- J. The final plat tracing shall indicate a utility easement to cover the sanitary sewer line to serve the two proposed lots.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 29, 1986 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: Clarkland, Inc., c/o Brien Budd, 4200 West Douglas, Box 3436,
Wichita, KS 67201

✓ Mike Lindebak, City Engineer

1. Dr. Kernie U. Binyon. Vacation of Alley R/W. No water problem.
2. Fern Peterson. Vacation of platted easement. No water problem.
3. Edward Boady Jr. . Vacation of platted easement. No water problem.
4. Riverview Estates. Final Plat. No water problem. Area now served.
5. Burlington Northern Industrial Center Second Addition. Revised Final Plat Existing main in Ohio. No water problem.
6. John Weitzel Addition. Final Plat. Area now served, no water problem.
7. Skyline Heights Second Addition. Preliminary Plat. Item D, mains to be extended. Note: Water to be extended in Skyline Height Addition. Need extension in York and Flora to serve plat.
8. Woodland Estates 2nd Addition. Preliminary Plat. Item B, mains to be extended. No existing mains to tie to at this time. Main in Linden/Shannon Way must be installed to allow main extension into this plat.
9. Rent-A-Center. Final Plat. Item B, mains to be extended. No water problem.
10. Willowbend Third Addition. Final plat. Item B, mains to be extended. No water problem. Revised water plans need to be submitted prior to construction.
11. Golf Courses of America. Vacation of platted drainage and Utility Bsm't. No water lines in Reserve A, no water problem.
12. Leedy - Voyles Addition. Final Plat. Item A, mains to be extended. Existing 12" on S side of Mac Arthur not shown on sketch plat. No water problem.
13. Keagon Addition. Final plat. Existing water in Douglas, no water problem.
14. Gentry 5th Addition. Final Plat. Existing water in Central, no water problem.
15. Other matters.

S/D No.: 86-42 Name: BURLINGTON NORTHERN INDUSTRIAL CENTER
SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 5/22/86

DESCRIPTION

General Location: North of 29th Street North, on the east side of Ohio.
Owner: Clarkland, Inc., c/o Brien Budd, 4200 West Douglas, Box 3436, Wichita,
KS 67201
Surveyor/Engineer: Lowell D. High

1. Gross Acreage of Plat: 2.55 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
3. Minimum Lot Area: 50,320
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

NOTE: This is the second final plat for a portion of the overall preliminary reviewed by the Subdivision Committee on December 23, 1982. A revised preliminary plat, for the southern portion of the applicant's entire ownership in this area, has been submitted with this final plat.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any 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 for recording.
- D. The applicant shall submit a copy of the instrument which establishes the Derby Refining Company pipeline easement on this property.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- G. Proof shall be submitted that the person signing for Clarkland, Inc. is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- H. The final plat tracing shall state in the platlor's text who is to own and maintain the Reserve "A".
- I. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this plat?

SUBDIVISION REPORT
S/D 86-42 - BURLINGTON NORTHERN INDUSTRIAL CENTER
SECOND ADDITION

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- M. The applicant's agent should be prepared to discuss with the committee who is to own and maintain Reserve "A". A restrictive covenant shall be submitted for recording that sets forth future ownership and maintenance responsibilities of the subject reserve.

NOTE: This plat has been submitted in both revised preliminary and final form.