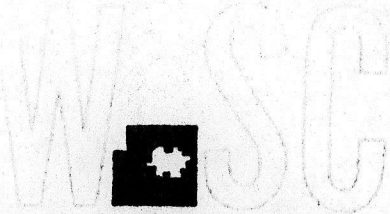


SEDGWICK COUNTY



January 12, 1976

METROPOLITAN AREA PLANNING
COMMISSION

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

Delamater, Freund and Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-5 - Final Plat of
COLISEUM PARK

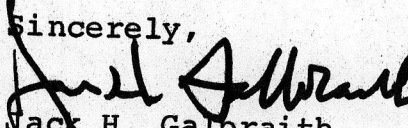
Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 8, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of December 22, 1975.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

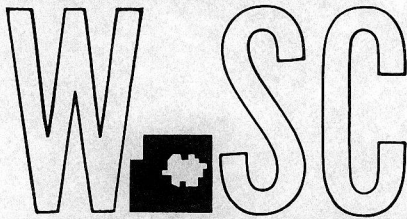
Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Board of County Commissioners (3)
+ Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

December 22, 1975

Delamater, Freund & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-5 - Final plat of
COLISEUM PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 18, 1975, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The plattors text of the plat shall indicate what use Reserve A on the plat is being reserved for.
- B. The engineers certificate shall be amended to include a statement certifying that the irons indicated on the plat have been set.
- C. The existing buildings on subject property shall be removed prior to release of the plat tracing for recording.
- D. A letter from the Magnolia Pipeline Company shall be submitted to the Planning Department stating that they are agreeable with the easement as shown on the plat.
- E. A copy of the site grading plan being submitted to the County Engineer shall be submitted to the Maintenance-Flood Control Office for review.
- F. Prior to the issuance of any building permits on subject property, the applicant's engineer shall submit a site development plan to the Sedgwick County Fire Department.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D 75-5
December 22, 1975
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, January 8, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Board of County Commissioners (3)
/Dean Sellers, Assistant City Engineer

S/D NO. 75-5 Name COLISEUM PARK
Date Application Rec'd. 1-16-75 Preliminary Approval 2-6-75
Scheduled S/D Meeting 12-18-75

DESCRIPTION

General Location South side of 85th Street North between I-35W and
Hydraulic.
Owner Sedgwick County Board of County Commissioners
Surveyor/Engineer Delamater, Freund & Scherer
Address 512 Century Plaza Building Phone 262-8293

1. Gross Acreage of Plat 240±
2. Number of Lots:
Residential _____
Commercial _____
Industrial _____
Other 3
Total Number of Lots 3
3. Minimum Lot Frontage 1130 ft.
4. Minimum Lot Area 59.6 acres
5. Existing Zoning R-1
6. Proposed Zoning R-1

7. Lineal Feet of New Streets:
a. 80 R/W 3877 ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL 3877 ft.

8. Sidewalk adjacent to all streets? yes no

9. Public Water Supply Yes (Yes-No), Name Park City Improvement District
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

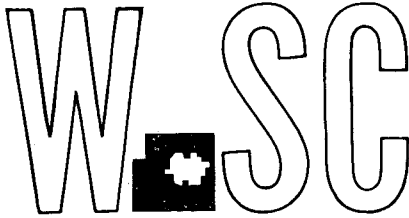
- A. The plattors text of the plat shall indicate what use Reserve A on the plat is being reserved for.
- B. Complete access control shall be indicated adjacent to the east 40 feet of the north line of Reserve A and adjacent to the north 40 feet of the east line of Reserve A.
- C. The 70 foot building setback from 85th Street North on Lot 2 shall be increased to 100 feet.
- D. The engineers certificate shall be amended to include a statement certifying that the irons indicated on the plat have been set.
- E. The existing buildings on subject property shall be removed prior to release of the plat tracing for recording.
- F. A letter from the Magnolia Pipeline Company shall be submitted to the Planning Department stating that they are agreeable with the easement as shown on the plat.
- G. A copy of the site grading plan being submitted to the County Engineer shall be submitted to the Flood Control-Maintenance Office for review.
- H. The Subdivision Committee in their approval of the preliminary plat eleven months ago required that the following be done prior to their approval of a final plat:
 - 1. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval. A letter from said Department approving such systems shall be submitted to the Planning Department.

(OVER)

2. A preliminary site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with rest room and shower facilities plus a sewer discharge system for recreational vehicles.

I. Deferral of this final plat is therefore in order since the items referred to in staff comment "H" have not been done.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

February 10, 1975

Delamater, Freund & Scherer
512 Century Plaza Building
Wichita, Kansas 67202

Re: S/D 75-5 - Preliminary Plat
of COLISEUM PARK.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 6, 1975, 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. "Complete access control" shall be labeled adjacent to the west 220 feet of the north line of Lot 2, Block A.
- B. "Complete access control" shall be labeled adjacent to the east 40 feet of the north line of Lot 1, Block A, and adjacent to the north 40 feet of the east line of said lot.
- C. A 100 foot building setback shall be indicated from 85th Street North and Hydraulic Avenue.
- D. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval. A letter from said Department approving such systems shall be submitted to the Planning Department.
- E. A preliminary site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of

COLISEUM PARK
February 10, 1975
Page 2

- camping areas. The vehicle and tent camping area shall be provided with service buildings with rest room and shower facilities plus a sewer discharge system for recreational vehicles.
- F. The existing buildings on subject property shall be removed prior to release of the plat tracing for recording.
 - G. An appropriate easement shall be indicated on the face of the plat for the east-west pipeline. A letter from the Magnolia Pipeline Company shall be submitted to the Planning Department stating that they are agreeable with the easement to be shown.
 - H. A copy of the site grading plan being submitted to the County Engineer shall be submitted to the Flood Control-Maintenance Office for review.
 - I. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
 - 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,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Sedgwick County Board of County Commissioners (3)
Dean Sellers, Assistant City Engineer

S/D NO. 75-5 Name COLISEUM PARK
Date Application Rec'd. 1-16-75 Preliminary Approval _____
Scheduled S/D Meeting 2-6-75

DESCRIPTION

General Location South side of 85th Street North between I-35W and Hydraulic.

Owner Sedgwick County Board of County Commissioners

Surveyor/Engineer Delamater, Freund & Scherer

Address 512 Cenutry Plaza Building Phone 262-8293

1. Gross Acreage of Plat 240±
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other 2
 - Total Number of Lots 2
3. Minimum Lot Frontage 1130 ft.
4. Minimum Lot Area 59.6 acres
5. Existing Zoning R-1
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 80 R/W 3877 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 3877 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply Yes (Yes-No), Name Park City Improvement District
10. Public Sanitary Sewers No (Yes-No), Name _____
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. "Complete access control" shall be labeled adjacent to the west 551.10 feet of the north line of Lot 2, Block A.
- B. "Complete access control" shall be labeled adjacent to the east 40 feet of the north line of Lot 1, Block A, and adjacent to the north 40 feet of the east line of said lot.
- C. A 100 foot building setback shall be indicated from 85th Street North and Hydraulic Avenue.
- D. Plans for a municipal type water and sanitary sewer system to serve the Coliseum, support buildings, and recreational vehicle park shall be submitted to the Wichita-Sedgwick County Health Department for approval prior to final plat approval.
- E. A site development plan shall be submitted to the Metropolitan Area Planning Department for review prior to final plat approval. Said development plan shall depict structure location on subject property, location and width of the internal circulation streets; location and width of ingress and egress points to subject property; location and dimensions of all off-street parking spaces and circulation aisles on subject property, the number, size, and location of all recreational vehicle pads, location and size of camping areas. The vehicle and tent camping area shall be provided with service buildings with rest room and shower facilities plus a sewer discharge system for recreational vehicles.
- F. The existing buildings on subject property shall be removed prior to release of the plat tracing for recording.
- G. An appropriate easement shall be indicated on the face of the plat for the east-west pipeline. A letter from the Magnolia Pipeline Company shall be submitted to the Planning Department stating that they are agreeable with the easement to be shown.

(OVER)

- H. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).