February 14, 1974

Mr. Nestor Weigand, Jr.
Weigand Realtors
110 North Main
Wichita, Kansas 67202

RE: Commerce and Industrial Park
2nd Addition

Dear Mr. Weigand:

As per your request, please find enclosed the two (2) pavement petitions and one (1) sanitary sewer petition for Commerce and Industrial Park 2nd Addition.

Your attention is made to the supplement attached to the sanitary sewer petition. Please have your client execute the petition and the supplement.

If further information is desired, please contact.

Very truly yours,

Darrell R. Brewer
Right-of-Way and Estimating Engineer

DRB:tn

Enclosures

SUPPLEMENT TO PETITION FOR LATERAL SEWER SERVICE

Wichita, Kansas

_____, 1974

To the Board of Commissioners
Wichita, Kansas

Dear Commissioners:

We the undersigned property owners having recognized that Commerce Industrial Park Second Addition being a replat of part of Commerce Industrial Park Addition has heretofore been assessed for a lateral sanitary sewer and do hereby waive the limitations contained in K.S.A. 13-1013, which appear to limit the assessment for a lateral sewer service to not more than one lateral sewer.

This supplement to our aforementioned original petition confirms the request for the lateral sewer service to the Addition above described and this supplement constitutes our waiver to any prohibition to any additional lateral sewer assessment, and we do hereby waive any interpretation of said statutue which would prohibit under the law of the levying of a lateral sewer special assessment against the aforedescribed Addition.

By _____

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING COMMISSION
262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

October 26, 1973

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 73-112 - Final Plat of
COMMERCE AND INDUSTRIAL PARK
SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Metropolitan Area Planning Commission on October 25, 1973, 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 October 19, 1973.

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 1972 and prior years have been paid.

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber
cc: Aetna Cartage Co., c/o John Shore, Wilson Freight Co., Follett Avenue, Cincinnati, Ohio 45223
J. P. Weigand & Sons, 110 North Main 67202
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

October 19, 1973

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 73-112 - Final Plat of COMMERCE AND INDUSTRIAL PARK SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 18, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

A. The word "existing" shall be omitted from the 16-foot sewer easement labeled on Lot 1.

B. A 20-foot utility easement shall be indicated on the common lot line of Lots 3 and 4.

C. The 20-foot utility easement on the common lot line of Lots 1 and 2 shall be extended to the west line of West Street.

D. The two easements shown on Lot 8 shall be changed on the tracing to be indicated adjacent to the west line of West Street.

E. A 10 X 35-foot guy and anchor easement shall be indicated on the common property line between Lots 4 and 5 within the 35-foot building setback.

F. The applicant shall guarantee the paving of 33rd Street South Circle and 31st Street South.

G. There appears to be an error in the angle designated as 90°11' in the southeast corner of the exception shown on the plat.

H. The applicant's engineer shall contact M. S. Mitchell of the Maintenance-Flood Control Office relative to some of the dimensions shown on the plat.

I. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.

J. Recording of the plat within 30 days after approval thereof by the City Commission.

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. 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 fowarded to the Planning Commission for its consideration on Thursday, October 25, 1973, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Aetna Cartage Co.
c/o John Shore
Wilson Freight Co.
Follett Avenue
Cincinnati, Ohio 45223

J. P. Weigand & Sons
110 NOrth Main 67202

Dean Sellers, Assistant City Engineer

CHITA—SEDGWICK COUNTY
W-SC
METROPOLITAN AREA PLANNING DEPARTMENT
PHONE 262-0611 — AREA CODE 316
CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202

September 24, 1973

Mr. K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Subject: S/D 73-112 - Preliminary Plat of COMMERCE AND INDUSTRIAL PARK SECOND ADDITION

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 20, 1973, 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 street name "West Street Court" shall be changed to read as 33rd Street South Circle on the final plat.

B. "Complete access control" to West Street shall be indicated from the south line of the plat to the south line of 33rd Street South Circle and adjacent to Lot 2. "Access control except for 1 opening" to West Street shall be indicated on Lot 1.

C. A 20 foot drainage easement and a 15 foot access and maintenance easement shall be indicated adjacent to the east line of Lots 1 and 2, and adjacent and parallel to the west line of the pipeline easement indicated on Lot 8.

D. A 20 foot drainage easement shall be indicated adjacent to the south line of Lot 5.

E. A 10 foot utility easement shall be indicated adjacent to the south and west lines of the plat.

F. A 20 foot utility easement shall be centered on the common property line separating Lots 1 from 2 and 3.

G. 10 x 35 foot guy and anchor easements shall be indicated on the common property lines between Lots 4 and 5, 6 and 7, and 7 and 8, and on the west line of Lot 6, all within the 35 foot building setback.

H. The applicant shall guarantee the paving of 31st Street South and 33rd Street South Circle.

I. 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 through 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: Aetna Cartage Co.
c/o John Shore
Wilson Freight Co.
Follett Avenue
Cincinnati, Ohio 45223

J. P. Weigand & Sons
110 North Main 67202

Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-112 Name COMMERCE AND INDUSTRIAL PARK SECOND ADDITION
Date Application Rec'd. 9-10-73 Preliminary Approval 9-20-73
Scheduled S/D Meeting 10-18-73

DESCRIPTION

General Location At the southwest corner of 31st Street South and West Street
Owner Aetna Cartage Company
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

1. Gross Acreage of Plat 22.6
2. Number of Lots:
   Residential
   Commercial
   Industrial 8
   Other
   Total Number of Lots 8
3. Minimum Lot Frontage 100 ft.
4. Minimum Lot Area 51,000 sq. ft.
5. Existing Zoning E
6. Proposed Zoning E
7. Lineal Feet of New Streets:
   a. 70 R/W 695 ft.
   b. R/W ft.
   c. R/W ft.
   d. R/W ft.
   e. R/W ft.
   TOTAL 695 ft.
8. Sidewalk adjacent to all streets? yes X no

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

STAFF COMMENTS:

A. It should be noted that the preliminary plat was approved subject to "access control except for 1 opening" to West Street from Lot 1, however the Traffic Engineering Department now indicates they are agreeable to two points of access from Lot 1.

B. A 10 X 35 foot guy and anchor easement shall be indicated on the common property line between Lots 4 and 5 within the 35 foot building setback.

C. The existing 16 foot sewer easement shown on Lot 1 shall be increased to 20 feet in width.

D. The applicant shall guarantee the paving of 33 31st Street South Circle.

E. There appears to be an error in the angle designated as 90°11' in the southeast corner of the exception shown on the plat.

F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-112 Name COMMERCE AND INDUSTRIAL PARK SECOND ADDITION
Date Application Rec'd. 9-10-73 Preliminary Approval
Scheduled S/D Meeting 9-20-73

DESCRIPTION

General Location At the southwest corner of 31st Street South and West Street.
Owner Aetna Cartage Company
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis Phone 264-4072

1. Gross Acreage of Plat 22.6
2. Number of Lots:
   - Residential
   - Commercial
   - Industrial 8
   - Other
   - Total Number of Lots 8
3. Minimum Lot Frontage 100 ft.
4. Minimum Lot Area 51,000 sq. ft.
5. Existing Zoning E
6. Proposed Zoning E
7. Lineal Feet of New Streets:
   - a. 70 R/W 695 ft.
   - b. R/W ft.
   - c. R/W ft.
   - d. R/W ft.
   - e. R/W ft.
   - TOTAL 695 ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply Yes (Yes-No), Name City of Wichita
10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) No (Yes-No)
12. City of Wichita X : Three-Mile Area

STAFF COMMENTS:

A. The applicant should be prepared to discuss access control to West Street at the Subdivision Committee meeting.

B. It shall be noted that the proposed cul-de-sac (West Street Court) is in excess of 750 feet. M.A.P.C. Subdivision Regulations set the maximum cul-de-sac length at 600 feet.

C. The applicant shall guarantee the paving of 31st Street South and West Street Court.

D. 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.

E. Requirements for a final plat (see pages 20 through 25, Part 4, Article 5 of the MACP Subdivision Regulations.