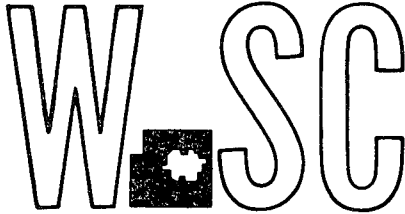


WICHITA—SEDGWICK COUNTY

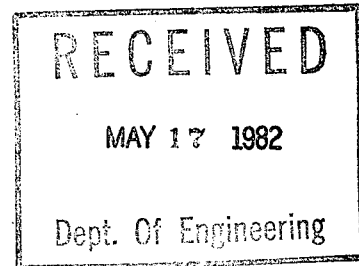


METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

(316) 268-4561

May 14, 1982



Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 82-22 - Final plat of Chance Industrial Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 14, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Drainage improvements in this area are proposed to be constructed as part of next year's Capital Improvements Program. City Engineering advises that any development of the lots must be based on the future street grade for Walker.
- B. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- C. The applicant shall guarantee extension of municipal water to serve all the lots being platted. The Fire Department advises that fire hydrants will be required.
- D. The applicant shall sign and circulate a petition for paving Walker from Young to West Street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this plat shall be subject to approval of the applicant's associated zone case (Z-2434) requesting "AA" and "E" to "E".
- G. 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.

Baughman Company
May 14, 1982
Page 2

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 May 20, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

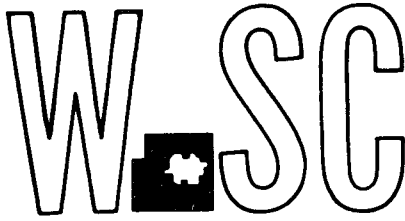
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Richard Chance, Chance Prop., 241 N. Westfield, 67212
Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 30, 1982

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 82-22 - Preliminary plat of Chance Industrial Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 29, 1982, 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 City Engineer has approved the applicant's drainage concept. However, development of the lots will depend upon the drainage improvements actually being made. The drainage improvements are proposed as part of next year's Capital Improvement Program.
- B. The applicant shall guarantee extension of sanitary sewer to serve all lots being platted.
- C. A 20-foot utility easement is required on the north side of this plat. Ten feet may be obtained from the adjacent property owner or all twenty feet may be dedicated on this plat.
- D. The applicant shall guarantee the extension of City water to serve all lots being platted.
- E. The applicant shall sign and circulate a petition for paving Walker from Young to West Street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. A 35-foot building setback from Walker and from Young shall be shown on all lots except that Lot 1 may have a 20-foot setback from one of the streets.
- H. Approval of the final plat shall be subject to approval of the zone case Z-2434 (AA and E to E).
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in

RECEIVED

APR 30 1982

Dept. Of Engineering

ML

Baughman Company, P.A.
4-30-82
Page 2

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).

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,



Louise Olivarez
Senior Planner

LO:bh

cc: Richard Chance, Chance Prop., 241 N. Westfield, 67212
X Mike Lindebak, City Engineering

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-22 Name Chance Industrial Park
Date Application Rec'd. 4-16-82 Preliminary Approval 4-29-82
Scheduled S/D Meeting 5-13-82

DESCRIPTION

General Location North of Walker in an area east of Young

Owner Chance Properties, c/o Richard Chance
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, ks Zip Code 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>9.9</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> 7</u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>7</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>180 ft</u> | 8. Sidewalk adjacent to all streets <u> </u> yes <u> x </u> no |
| 4. Minimum Lot Area <u>40,660 sq. ft.</u> | |
| 5. Existing Zoning <u>"AA" and "E"</u> | |
| 6. Proposed Zoning <u>"E" (Z-2434)</u> | |
| 9. Is public water available <u> x </u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u> x </u> Yes <u> </u> No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u> x </u> 3-Mile Area <u> </u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. City Engineering has approved the applicant's drainage plan. However, development of the lots will depend upon the drainage improvements actually being made. The drainage improvements are proposed as part of next year's Capital Improvements Program.
- B. The applicant shall guarantee extension of sanitary sewer to serve all the lots being platted.
- C. The applicant shall guarantee extension of municipal water to serve all the lots being platted.
- D. The applicant shall sign and circulate a petition for paving Walker from Young to West Street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Approval of this plat shall be subject to approval of the applicant's associated zone case (Z-2434) requesting "AA" and "E" to "E".
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Map: 5146 B

26

27

1W

MAPC Case # D-0968

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, Chance Properties - 241 North Westfield - Wichita, Kansas

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The south 35.00 feet of the west 1115.5 feet of the east 2145.005 feet of the north half of the southeast quarter of Section 26, Township 27 South, Range 1 West of the 6th P. M.

do hereby dedicate the above described real estate to the public for street right of way purposes.

Executed this 18th day of August, 1980.

Richard H. Chance Partner

Richard G. Chance Partner

STATE OF KANSAS

ss:

SEDGWICK COUNTY

BE IT REMEMBERED, that on this 18th day of August, 1980, came Richard H. Chance and Richard G. Chance

to me personally known to be the same person S who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written.

Duane Wiechman
(Notary Public)

My Appointment Expires: May 15, 1983

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas and approved by said Board of Commissioners of the City of Wichita, Kansas.

this Sept 23, 1980

City Clerk

Map: 5146 B
26
27
1W

MAPC Case # D-0969

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the

undersigned, ~~Townsend Property Inc.~~ TOWNSEND PROPERTIES, INC

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

The north 35 feet of the south half of the southeast quarter, Section 26, T 27 S, R 1 W of the 6th P.M. beginning at the east line of Windover Addition and extending easterly to Florence Street; more particularly described as being the north 35 feet of the east 165 feet of the southwest quarter of the southeast quarter and also the north 35 feet of the west 650 feet of the southeast quarter of the southeast quarter, Section 26, T. 27 S, R 1 W of the 6th P.M.

do hereby dedicate the above described real estate to the public for street right of way purposes.

Executed this 20th day of August, 1980.

TOWNSEND PROPERTIES, INC.

By: R. L. Townsend
R. L. Townsend, President

STATE OF KANSAS

ss:

SEDGWICK COUNTY

BE IT REMEMBERED, that on this 20th day of August, 1980, came R. L. Townsend

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my notarial seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas and approved by said Board of Commissioners of the City of Wichita, Kansas.

Phyllis L. Coley
(Notary Public)

My Appointment Expires:

January 24, 1982

this Sept 23, 1980

City Clerk

BAUGHMAN CO.

S U R V E Y O R S

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT CHANCE INDUSTRIAL
PARK JOB NO. _____

DATE Apr. 16, 1982

TO Chris Breitenstein

COPIES TO:

Louise Olivarez
 Mike Lindebak

FROM John Lundblade

REFERENCE Drainage Plan

Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning Apr. 16, 1982

To be heard by Subdivision Committee Apr. 29

BAUGHMAN CO.
S U R V E Y O R S

316/262-7271 . 330 LAURA . WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT CHANCE INDUSTRIAL
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Attached is the lot grading plan
for the above referenced project.

Plat submitted to planning Apr. 16, 1982

To be heard by Subdivision Committee Apr. 29

CHANCE INDUSTRIAL PARK

Lots 1 & 2

$$DA = 0.94 \text{ Ac.}$$

$$T_c = 15 \text{ Min}$$

$$I_5 = 5.21 \text{ in/hr}$$

$$I_{100} = 8.98 \text{ in/hr}$$

$$C = 0.8$$

$$Q_5 = 0.8 \times 5.21 \times 0.94 = 3.9 \text{ cfs each}$$

$$Q_{100} = 0.8 \times 8.98 \times 0.94 = 6.8 \text{ cfs each}$$

Lots 3 thru 7

$$DA = 1.56 \text{ Ac.}$$

$$T_c = 15 \text{ Min.}$$

$$I_5 = 5.21 \text{ in/hr}$$

$$I_{100} = 8.98 \text{ in/hr}$$

$$C = 0.8$$

$$Q_5 = 0.8 \times 5.21 \times 1.56 = 6.5 \text{ cfs each}$$

$$Q_{100} = 0.8 \times 8.98 \times 1.56 = 11.2 \text{ cfs each}$$

S/D No. 82-22 Name Chance Industrial Park
Date Application Rec'd. 4-16-82 Preliminary Approval _____
Scheduled S/D Meeting 4-29-82

DESCRIPTION

General Location North of Walker in an area east of Young

Owner Chance Properties, c/o Richard Chance
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>9.9 ac.</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>7</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>7</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>180 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>40,660 sq. ft.</u> | |
| 5. Existing Zoning <u>"AA" and "E"</u> | |
| 6. Proposed Zoning <u>"E" (Z-2434)</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> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee the extension of sanitary sewer to serve all the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve all the lots being platted.
- D. The representative from City Engineering should be prepared to state what street paving guarantees should be required with the platting of this property.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. It should be noted that this plat proposes to vacate an 8-foot utility easement which was platted as part of Batson Industrial Addition. The representative from City Engineering should be prepared to comment on the need for off-site utility easements to the north and east of this property.
- G. The final plat shall indicate 35-foot building setbacks from Young Avenue and Walker Street.
- H. The applicant has filed an associated zone case (Z-2434) requesting "AA" and "E" to "E".
- 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 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).