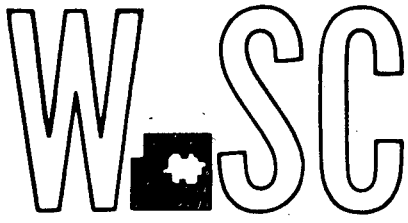
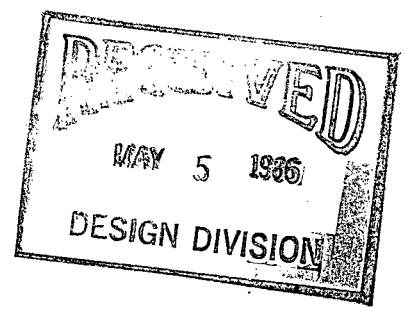


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

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



May 2, 1986

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

Re: S/D 86-27 - Final Plat of Chelsea Industrial Park 2nd
Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 1, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 25, 1986.

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. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

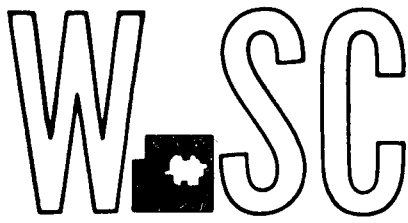
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Jeff Greenberg, 555 N. Woodlawn, Wichita, KS 67208
Mike Lindebak, City Engineer
Jim Weber, County Engineer

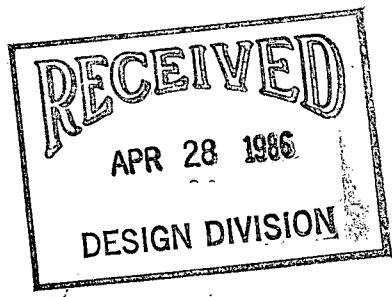
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING COMMISSION

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



April 25, 1986

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

C
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P
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Re: S/D 86-27 - Final Plat of Chelsea Industrial Park
2nd Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 24, 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 these lots. 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 line 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.
- B. The applicant shall guarantee the extension of City water to serve Lot 3.
- C. 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.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

Baughman Company, P.A.

Re: S/D 86-27 - Final Plat of Chelsea Industrial Park 2nd Addition

April 25, 1986

Page 2

- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property.
- G. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- I. 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.
- J. The applicant shall obtain a drainage agreement from the property owner to the west, which allows this plat to drain into the drainage pond located in the floodway platted as part of Lot 1, Block A, Chelsea Industrial Park Addition.
- K. The final plat tracing shall indicate the major street intersection right-of-way that was depicted on the approved preliminary plat.
- L. The final plat tracing shall correct the Board of City Commissioners' signature block to reference TONY CASADO as Mayor.
- 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 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.

Baughman Company, P.A.

Re: S/D 86-27 - Final Plat of Chelsea Industrial Park 2nd Addition

April 25, 1986

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 1, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Jeff Greenberg, 555 N. Woodlawn, Wichita, KS 67208
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering

1. Wayne C. Herst. Utility Basement Vacation. No water problem.
2. Joyland Hills Park. Street R/W Vacation. Fire hydrant on the NW Cor of Cassal & Hillside. Basement may need to be retained.
3. Tracy D. Barnhart. Utility Esmt. Vacation. No water problem.
4. Gray's Second Addition. Item B, mains to be extended. Suggest main be extended in Mac Arthur along at least part of their plot, in case south side of Mac Arthur will not participate.
5. Golden Hills 2nd Addn. Revised prelin. plot. Item B, mains to be extended. Water plans now show intersections for Detemeyer at Shetford and Murdock at Shetford, crossings part of plans now approved. No water problem.
6. Northborough 2nd Addition. Final plot. Item B, main to be extended. Charges to existing P.D. project to be paid or transferred to new project. No water problem.
7. Rainbo Baking Co. Addition. Final Plot. No water problem, area now served.
8. Goebel Bros. 2nd Addn. Final plot. Area served by existing mains. Services to be installed as needed by Water Dept. No water problem.
9. PP Co. 2nd Addition. Final Plot. Area now served, no water problems.
10. Chelsea Industrial Park 2nd Addn. Items B & C, main to be extended, outside city application, and restrictive covenant.

11. Scott Stucky. Dedicate St. R/W. No water problem.
12. Lindy Andeal. Grant utility easement. Esm't. is to be used for water main extension. Plans approved, private project under contract. No water problem.
13. Carolyn Morris Beckett. Dedicate St. R/W. Existing main on S. side 47th, E. side Hydraulic. Valve box may need to be adjusted. No water problem.
14. City Land Inventory Case. Existing water along U.S. 59 from Chautaugua to Hillside, X's H₂O in Hillside & Chaut. Area mostly sewed. Main will need to be extended to Lorraine.
14. City Land Inventory Case. Existing water along U.S. 59 from Chautaugua to Lorraine and in Chaut. & Lorraine. X's H₂O in Hillside. Area now sewed. No water problem.
15. City Land Inventory Case. 26th N & Hydraulic \pm . Nearest water at 25th & Kansas or Hydraulic & McFarland. Approx. distance 1500 ft; estimated cost \$95,000⁰⁰ (300' @ \$50 + 1200' @ \$25) to extend 8" or possibly 6" main from McFarland & Hydraulic.
16. Other Matters.

1. Slawson Investment. Vacation of Windemere Addition.
All charges for water project to be paid off as part
of vacation of plat. No water problem. (Water Proj. 88054)
2. J. T. J. Investments, Inc. Vacation of utility easement.
No water problem.
3. Inland Investment Co. Vacation of a portion of Echo Hills 2nd Addn.
Costs of abandoning water project to be paid as required
by vacation.
4. Northborough 2nd Addition. Preliminary Plat. No water
problem. Platted as Northborough, the three Stratford
Courts were set up for water extension under Benefit
District No. 437-76 having passed the City Commission
on 2-15-77. Costs to date are to be paid as
condition of replatting.
5. Huntington Place. Preliminary Plat. Item D, mains to be
extended, in Maize Road, and interior.
6. Homer Morgan Second Addition. Property is part of
the Ohlson Addition. Water project now under contract
to Duling Const. Co. No water problem.
7. Tower Lake Estates Addition. Final plat. No city water
available, wells. No water problem.
8. Vulcan - West Addition. Final Plat. No water available,
wells.
9. Vulcan - North Addition. Final Plat. No water available,
wells.
10. University Congregational Church Addition. Final Plat.
City water in 29th St. If annexed prior to plat
no "Outside the City Application" or Restrictive Covenant required
to obtain City Water.

11. Rockwood South Sixth Addition. Final Plat. Property now served, no water problem.
12. Chelsea Industrial Park 2nd Addition. Preliminary Plat. X'sty water in 47th St. S. to Oliver. Main to be extend south in Oliver along plat.
13. Charter Medical of Wichita. Grant Utility easement. No water problem.
14. Wichita Public Building Commission. Dedicote Street R/W. No water problem.
15. Executives, Inc., Grant Utility Esmt. The description for this item is in error, it should read as :

Specifically for waterlines, and street paving, described as the South thirty-five (35) feet of the two following described tracts.

The South 198 feet of the North 850.34 feet of the West Half of the East 20 rods of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County Kansas

Beginning at a point 652.34 feet South of the Northeast Corner of the Northwest Quarter of Section 29, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence South 198 feet; thence west 165 feet; thence North 198 feet; thence East to Point of Beginning.

16. Other matters.

S/D No.: 86-27 Name: CHELSEA INDUSTRIAL PARK 2ND ADDITION

Preliminary Approved: 3/27/86
Scheduled S/D Meeting: 4/24/86

DESCRIPTION

General Location: Southwest corner of 47th Street South and Oliver.
Owner: Jeff Greenberg, 555 N. Woodlawn, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 13.9 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 3
 - Total: 3
 3. Minimum Lot Area: 49,900 Sq. Ft.
 4. Existing Zoning: "E"
 5. Proposed Zoning: "E"
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve these lots. 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 line 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.
- B. The applicant shall guarantee the extension of City water to serve Lot 3.
- C. 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.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. The applicant shall submit a copy of the instrument which establishes the pipeline easement on this property.
- G. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the name of the company benefitting from the easement agreement.
- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- I. 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.
- J. The applicant shall obtain a drainage agreement from the property owner to the west, which allows this plat to drain into the drainage pond located in the floodway platted as part of Lot 1, Block A, Chelsea Industrial Park Addition.

- K. The final plat tracing shall correct the Board of City Commissioners' signature block to reference TONY CASADO as Mayor.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- N. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by this plat?
- O. The County Engineer's representative shall be prepared to comment on the acceptability of the access controls that are proposed on the final plat.

S/D No.: 86-27 Name: CHELSEA INDUSTRIAL PARK 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: Southwest corner of 47th Street South and Oliver.
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Surveyor/Engineer: Baughman Company, P.A.

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-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve these lots. 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 line 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. The applicant shall be prepared to state how this property will be served with sanitary sewer.
- B. The applicant shall guarantee the extension of City water to serve Lot 3.
- C. 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.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
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- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- I. 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.
- 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.

- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- M. The representative from the County Engineer's Office should be prepared to state what access controls should be platted as part of this subdivision. It is recommended that the size of Lot 1 be increased so as to allow the platting of "complete access control" around the curve at the 47th Street/Oliver intersection.