

PLAT NO. 72-132 MAP NO. B-10-D

NAME COMOTARA INDUSTRIAL PARK LOT "A"

LOCATION At the Southeast corner of 37th Street and
Rock Road

ENGINEER Van Doren, Et al

OWNER Jack P. DeBoer Associates, Inc.

APPLICATION FILED 12/4/72

SKETCH PLAT FILED 12/4/72

PRELIMINARY FILED 12-20-72

S/D ACTION 1-4-73 Approved subj to conditions

FINAL FILED 1-22-73

S/D ACTION 2-1-73 Approved subj to conditions

MAPC ACTION 2-8-73 Approved subj to conditions

BCC ACTION 12/11/73 Approved

RECORDED 1/30/74

REMARKS _____

S/D 72-132 COMOTARA INDUSTRIAL
PARK LOT "A" - At the SE corner
of 37th Street and Rock Road -
DeBoer by Van Doren, et al

*POSTED
12-5-73*

ACTION

	DATE
S/D COMMITTEE (PRELIM)	Approved July 14 73
	<i>to condition</i>
M.A.P.C.	Approved July 21 73
	<i>condition</i>
B.C.C.	Approved July 28 73
	<i>condition</i>
B.C.C.	Approved 12-11-73

Map No. B-10-D
Sec. No. 32
Twp. No. 26S
Range 2E

Subdivision Report and Progress

S/D No.: 72-132

Name: COMOTARA INDUSTRIAL PARK LOT "A"

General Location: At the Southeast corner of 37th Street and Rock Road

Owner: Jack P. DeBoer Associates, Inc.
Address: 260 N. Rock Road ⁶⁰ Phone: 685-8261
Subdivider: Van Doren, et al
Address: 260 N. Rock Road Phone: 686-7303
Engineer/Surveyor: Van Doren, et al
Address: 260 N. Rock Road ⁶⁰ ⁴⁷ Phone: 686-7303

Application Received 12/4/72
Conf. with Applicant 12-1-72
Sketch Plat Received 12/4/72
Present Zoning R-1 & LC
* Proposed Zoning E
* Letter of Intent 12-7-72

FINAL PLAT RECEIVED 1-22-73
S/D Comm. Action 2-1-73 Approved
Subj. to Conditions
Dept. Report on Final 2-3-73
M.A.P.C. ACTION 2-6-73 Approved subj. to
Dept. Report on Final Conclusion
Letter on Irons Received 4/11
Title/Taxes Rec'd & Reviewed 4-17-73
Final Review 12-5-73 12-4-73
Referral to B.C.C. 12-6-73

PREL. PLAT RECEIVED 12-20-72
S/D Comm. Action 1-4-73 Approved
Subj. to Conditions
Dept. Report on Prel. 1-5-73

B.C.C. ACTION 12-11-73 Approved

TRACING PROGRESS:
Received 2-8-73
Released 1-28-74
Received _____
Released _____

Recorded _____

Comments:

* Associated zone case, SCT-0299, "N-1" "E" to "E"

Send Plats to:
COMOTARA INDUSTRIAL PARK LOT 'A'

Marvin Dear, Trustee
Payne Township
R. R. #2
Valley Center, Ks., 67147

Bucler Rural Electric Coop.
Wilson Dickson, Manager
P. O. Box 1259
Eldorado, Kansas 67042

Douglas Dick, Ken Sweet, & Assoc.
King of Prussia, Pa.
pk #1-215-265-5122

12/28/72 called John Lundblad to
pick up plat tracing for
1/28/74 " regarding "

REGISTER OF DEEDS

SEDGWICK COUNTY, KANSAS

J
7-15-74

COMOTARA INDUSTRIAL PARK, LOT A. ADDITION was
filed for record on January 30, 1974.



John Hale

Register Of Deeds

T9-328



ENGINEERS-ARCHITECTS
VAN DOREN-HAZARD-STALLINGS-SCHNACKE
2900 TOPKA AVENUE, P.O. BOX 770, TOPKA, KANSAS 66601 TELEPHONE, A.C. 343, 267-1414

CONFIRMATION
MEMO

PROJECT Comotara Industrial
Park - Lot A JOB NO. 072-03360
TO Files
FROM John E. Lundblade *J.E.S.*
REFERENCE Meeting January 19, 1973

DATE January 19, 1973

COPIES TO: Newby ✓
Mitchell
Linn
Graves
Kilby
Seeman
Van Doren
Stallings

A meeting was held January 19, 1973, in the conference room of the Department of Public Works for the purpose of discussion and decisions effecting the final plat of COMOTARA INDUSTRIAL PARK - LOT "A".

In attendance were Messrs. Newby-Planning, Mitchell-Flood Control; Linn-City Engineer, Graves, and McKinley-Traffic, Kilby-Schaefer-Schirmer, Seeman-Oblinger and Smith, Lundblade-Van Doren-Hazard-Stallings-Schnacke.

Decisions reached were as follows:

1. An additional 10 feet in width, making a total of 60 feet, should be incorporated in the plat for right-of-way on Rock Road and 37th Street to accommodate future acceleration and deceleration lanes.
2. Temporary asphalt deceleration lanes should be constructed at all driveway entrances to serve until such time that Rock Road and 37th Street are completed to final urban design standards. Deceleration lanes shall be constructed with a minimum 200 foot lane and 150' taper. A check should be made to insure these minimums are adequate for the volume of traffic that will be encountered.
3. The proposed drainage channel shall be subject to the following criteria:
 - a. 4:1 side slopes
 - b. 8' min. bottom
 - c. 15' clear access between top of slope and easement lines
 - d. Maximum gradient of 1.5 feet in 1000 feet.
 - e. No sheet drainage into ditch from adjacent parking lots will be permitted.
 - f. Ditch checks will be employed to drop water at a greater gradient than 0.15%. Maximum drop of ditch checks shall not exceed 2 feet.



ENGINEERS-ARCHITECTS
VAN DOREN-HAZARD-STALLINGS-SCHNACKE
2910 TOPERA AVENUE, P.O. BOX 719, TOPERA, KANSAS 66601. TELEPHONE, A.C. 913, 217-1414

CONFIRMATION
MEMO

PROJECT Comotara Industrial

Park - Lot A

JOB NO. 072-033G0

DATE January 19, 1973

TO Files

COPIES TO:

FROM John E. Lundblade

REFERENCE Meeting January 19, 1973

- g. Riprap will be required at the bottom side of ditch checks for a distance of 3-4 feet and where direction of flow is changed at curves.
- h. Furnish M.S. Mitchell with hydraulic data for the design of the drainage channel prior to submittal of final plat.
4. The typical section of the future collector on the South side of the tract as presented with 4-11 foot lanes and 2'-6" curb and gutter separated with a 16 foot median was considered acceptable.
5. As an interim measure, until such time that the surrounding area is more fully developed, the collector street on the south will be constructed as a two lane asphalt facility, similar in design to planned interim surfaces on Rock Road and 37th Street.
6. A decision should be reached as soon as possible to determine whether building permits will be issued by the City or the County.
7. Dick Linn will have to be furnished with details for guaranteeing of street acceleration and deceleration lanes, and paving of streets.
8. The berm within the drainage easement along the west side of the proposed channel may be utilized to accommodate the underground power line so long as nothing will be constructed above ground to hinder vehicular access within the 15 foot strip. The area south of the drainage easement will require a 10 feet utility easement along the east side of the tract.



ENGINEERS - ARCHITECTS

VAN DOREN-HAZARD-STALLINGS-SCHNACKE

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67218 - TEL. 316 686-7303

January 22, 1973

Subdivision Committee
Wichita-Sedgwick County
Metropolitan Area Planning
Department
204 South Main
Wichita, Kansas 67201

Re: COMOTARA Industrial Park - Lot "A"
Wichita, Kansas
Our Job No. 072-033 GOWO

Gentlemen:

Submitted herewith for your review are twenty-nine (29) copies of the Final Plat for COMOTARA Industrial Park - Lot "A".

Very truly yours,

John E. Lundblade
VAN DOREN-HAZARD-STALLINGS-SCHNACKE

JEL:cjd

Enclosures

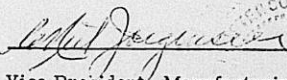
City of Dayton)
Montgomery County) ss.
State of Ohio)

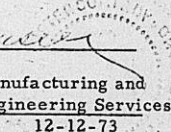
I, The National Cash Register Co., owner and plat-
tor of Comotara Industrial Lot A Addition, do hereby
certify that petitions for the following improvements have been
submitted to the Board of Commissioners of the City of Wichita,
Kansas:

1. Water
2. Sewer
3. North half of 35th Street - *PAVING*
- 4.
- 5.
- 6.
- 7.

As a result of the above-mentioned petitions for im-
provements, lots within Comotara Industrial Lot A Addition
may be subject to special assessments assessed thereto for the
cost of constructing the above-described improvements.

Signed this 12 day of December, 1973


Vice President, Manufacturing and
Engineering Services
12-12-73



City of Dayton)
Montgomery County) ss.
State of Ohio)

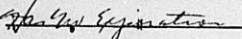
Be it remembered that on this 12th day of December,
19 73, before me, a notary public in and for said County and State,
came C. Neil Jorgensen, to me personally
known to be the same person who executed the fore-going instrument
of writing and duly acknowledged the execution of same.

In Testimony Whereof, I have hereunto set my hand and
affixed my notarial seal the day and year above written.


Notary Public



My Commission Expires:



T9-128

BEN E. O'NEIL, Notary Public
in and for The State of Ohio

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 72-132 Name COMOTARA INDUSTRIAL PARK LOT "A"
Application & Sketch Filed: 12-4-72
Preliminary Plat Filed: 12-20-72 Approved by S/D: 1-4-73
Final Plat Filed: 1-22-73 Approved by S/D: 2-1-73
Approved by Metropolitan Area Planning Commission: 2-8-73

DESCRIPTION

General Location: Southeast corner of 37th Street North and Rock Road

Surveyor or Engineer: Van Doren, et al.
Owner: National Cash Register Company
Address: 3718 North Rock Road

1. Gross Acreage of Plat <u>45.78</u>	6. Access Control		
2. Number of Lots:	St. Rock Rd.	No. Openings	<u>1</u>
Residential _____	St. 37th St. N.	No. Openings	<u>4</u>
Commercial _____	St. _____	No. Openings	_____
Industrial <u>1</u>	7. Req'd Improvements		
Other _____	St. Paving <u>x</u>	Water	<u>x</u>
Total Number of Lots: <u>1</u>	Sidewalk _____	Drainage	_____
3. Minimum Lot Area: <u>45.78</u> Acres	Sewer <u>x</u>	Other	_____
4. Existing Zoning <u>"R-1" & "LC"</u>			
5. Special Problems Discussed	<u>Drainage, traffic circulation and access</u>		

A valid petition has been submitted guaranteeing the installation of sanitary sewer to serve subject property. A certificate has also been submitted certifying the petition.

Planning Commission Recommendation:

That this plat be approved subject to recording within 30 days after approval by the Board of City Commissioners.

Kamen moved, Jackson seconded and it carried unanimously. (Blakey and Rising absent.)

NOTE: The associated zone Case SCZ-0299 from "LC" and "R-1" to "E" has been approved by the Board of County Commissioners on February 7, 1973, subject to platting.

ACTION: Approve the petition and instruct the Director of Law to prepare the necessary resolution, instruct the City Clerk to file the certificate with the Register of Deeds, the publication and filing costs of which shall be billed to the applicant; and approve the plat as approved by the Metropolitan Area Planning Commission and authorize the Mayor to sign.

2ND	RE PER CLASS	U/L O/L	7 4 2 1 7 4 2 1	LOAN CO.	2 1 7 4 2 1	TAX UNIT	4 2 1 4 2 1 7 4 2 1	TOWNSHIP	7 4 2 1 7 4 2 1	KEY NO. OR PAGE NO.	13400 X
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PLEASE RETURN ALL COPIES OF THIS STATEMENT. DUE NOV. 1, 1973
 FIRST HALF DELINQUENT DEC. 21, 1973 SECOND HALF DELINQUENT
 JUNE 21, 1974 WITH INTEREST AT 10% PER ANNUM

1973 REAL ESTATE TAX
 SEDGWICK COUNTY
 WICHITA, KANSAS 67203

Ronald G. Miller
 COUNTY TREASURER

Marie Warden
 COUNTY CLERK

PLEASE INDICATE ANY CHANGE OF ADDRESS

Split 10/20/73
 PY-100-1
 NATIONAL CASH REGISTER CO.
 Box 1297
 WICHITA KS 67201

U-250-1

BEG NW COR NW 1/4 E 1750 FT S 1120
 FT SWLY 232.71 FT NWLY ON CURVE
 441.24 FT W 1182.18 FT N 1120
 IMPROVEMENTS
 IF THIS STATEMENT IS NEW OR LESS
 IT MUST BE PAID IN FULL

VALUATION	GENERAL TAX	SPECIAL	H A L F		TOTAL TAX
			FIRST	SECOND	
2,590	184.80		92.40	92.40	184.80
			RONALD G. MILLER COUNTY TREASURER, SEDGWICK COUNTY WICHITA, KANSAS 67203		INTEREST
	184.80		184.80		214.915

PLEASE CONTACT
 COUNTY ASSESSOR ON
 QUESTIONS ABOUT
 ASSESSED VALUATION

MAKE CHECKS PAYABLE TO:
 RONALD G. MILLER
 COUNTY TREASURER

INTEREST PAID RECEIPT NO.

THIS BECOMES YOUR TAX RECEIPT WHEN VALIDATED HERE

CA
 184.80
 ER

CLASS	5 4 3 2 1 7 4 2 1	DISTRICT	7 4 2 1 7 4 2 1	VALIDATION NUMBER	7 4 2 1 7 4 2 1	THOUS	7 4 2 1 7 4 2 1	RENT	7 4 2 1 7 4 2 1	UNITS & TENS	100 75 50 25	C/E REL
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J. P. WEIGAND & SONS - Realtors

ESTABLISHED 1902

J. P. WEIGAND
1872-1952
NESTOR R. WEIGAND C.E. S.M.
JEAN PAUL WEIGAND
MICHAEL C. WEIGAND C.E.M.
NESTOR R. WEIGAND, JR. C.E.

110 North Main Street
Wichita, Kansas 67202
316 / 262-6407

December 3, 1973

Mr. Tom Ritchie
Ritchie Construction Co., Inc.
1900 Amidon
Wichita, Kansas 67203

Dear Tom:

Please consider this letter your authority to proceed with construction of three deceleration lanes at each of the following entrances to the N.C.R. Building located at 37th and Rock Road:

1. West entrance on Rock Road, approximately 600 feet South of 37th Street.
2. North entrance on 37th Street, approximately 450 feet East of Rock Road.
3. North entrance on 37th Street, approximately 1,575 feet East of Rock Road.

Dimensions of deceleration lanes shall be in accordance with the accompanying sketch. Please complete the lanes in the same time frame as the 37th Street paving.

The work herein described will be paid for by the Wichita Land Company upon completion of job and acceptance by the Sedgwick County Engineering Department.



PROPERTY MANAGEMENT / COMMERCIAL & INDUSTRIAL / RESIDENTIAL SALES / SHOPPING CENTERS / COUNSELING & APPRAISING

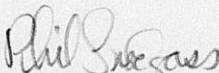


Please send statement to:

Wichita Land Company
c/o Weigand Management, Inc.
110 North Main
Wichita, Kansas 67202

Cordially,

WEIGAND MANAGEMENT, INC.


Phil Snodgrass

PS:sm

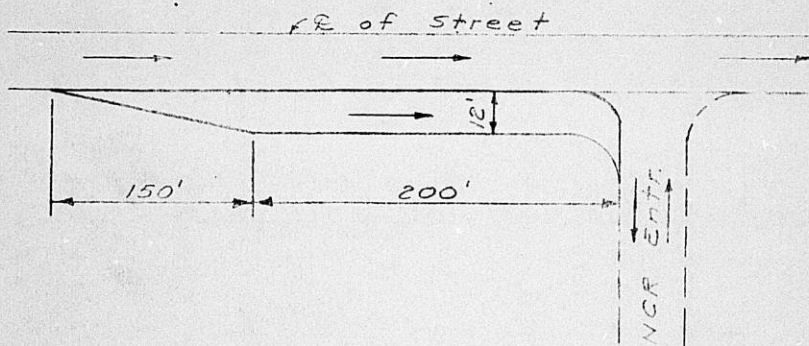
Encl.

cc: Curtis Newby
M.A.P.C.
104 South Main
Wichita, Kansas 67202

Mr. Grover McClure
Sedgwick County Eng. Dept.
1015 Stillwell
Wichita, Kansas 67213

Mr. Douglas Dyck
Wichita Land Company
P. O. Box 249
King of Prussia, Pa. 19406

Mr. Thomas A. Sherby
General Manager, N.C.R.
37th and Rock Road
Wichita, Kansas 67226



DECELERATION LANE DETAILS

Note: Type of construction to be identical to 37th St. and Rock Rd.

THE CITY OF WICHITA

OFFICE OF Ass't. Supt. of Public
Works Maint.

DATE Dec. 3, 1973



TO Jack Galbraith, Chief Planner, MAPD
FROM M. S. Mitchell

SUBJECT -- Comotara Industrial Park, Lot A
Addn.

Reference is made to my request before the Subdivision Committee for a drainage plan for subject plat. Please be advised that on July 5th I received a plan from the architectural firm Schaefer, Schirmer & Associates which was approved as were subsequent revisions requested by letter dated August 13th.

If further information is desired, please advise.

A handwritten signature in cursive script that reads 'M. S. Mitchell'.

M. S. Mitchell;
Ass't. Superintendent of
Public Works Maintenance

MSM/glm

cc: G. H. Wilton
Schaefer, Schirmer & Assoc.-% Sid Lane
John Lundblade, Van Doren-Hazard-Stallings-Schnacke,
Suite 250, Rockborough Bldg.
260 No. Rock Rd.
Comotara Industrial Park, Lot A. Addn.



UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
4100 Maple
Wichita, Kansas 67209
943-9471

June 14, 1973

Mr. Jack Galbraith, Senior Planner
Wichita-Sedgwick County
Metropolitan Area Planning Dept.
City Building Annex, 104 S. Main
Wichita, Kansas

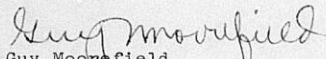
Dear Jack,

Attached is the erosion and sediment control plan for Comotara. It will apply to all additions. Should future on-site assistance be needed, it can be provided if requested.

Copies of the plan, along with soils map and interpretations and the erosion hazard map, have been given to John Gist of Oblinger and Smith and to Phil Snodgrass of Jack B. DeBoer and Associates.

Additional copies of the attached are available to fill future needs.

Sincerely,



Guy Moorefield
District Conservationist

Attachment (1)



Grow Through Agricultural Progress



COMOTARA

Located: Generally between 21st and 45th and Woodlawn

Date: May 25, 1973

Assisted by: Guy Moorefield, District Conservationist,
Soil Conservation Service, 4100 Maple, Wichita, Kansas
67209, phone: 943-9471

CONSERVATION TREATMENT FOR EROSION AND SEDIMENT CONTROL

GENERAL DESCRIPTION -

Comotara is an area approximating 4,000 acres. It is being developed by a series of subdivisions into a complete unit: an urban area with residential, commercial and industrial segments.

Comotara is now largely agricultural land. Many farms are being converted to urban lands. Croplands, pasturelands, rangelands and woodlands comprise the current land use. Farmsteads scattered over the area are currently being moved or otherwise disposed of.

Much of the cultivated land is terraced. Both grassed waterways and concrete drop spillways are being used as terrace outlets. Small and medium farm ponds are providing livestock water for the grassland areas.

There are several excellent windbreaks in Comotara. Most of them trace back 20 or more years. Each contains five to seven rows of deciduous and evergreen trees and shrubs. Trees and shrubs are also growing along the several small streams traversing the area. Osage orange hedgerows mark many field boundaries and parallel the township or section line roads.

The soils are generally moderately deep to deep and of clay characteristics. They are known as heavy or tight soils.

The overall area is gentle to moderately sloping.

SPECIFIC PROBLEMS:

The heavy clay content of the soils coupled with the sloping terrain presents erosion and sediment hazards ranging from slight to severe. The soils are droughty and erosive. They present severe limitations for septic tank sewage disposal systems. Groundwater and surface water is unavailable in reliable quantities. The droughty nature of the soils coupled with the limited water supply contributes to the difficulty of rapid establishment of vegetative erosion and sediment control measures.

Terraces crisscrossing fields will frequently present drainage and erosion problems on areas where building, street and other types of construction will occur. When terraces are cut or otherwise broken above the established outlets, the terrace water will be discharged on unprotected areas, creating gullies and eroding areas.

The erosive nature of the soil renders it susceptible to both water and wind erosion. Water erosion will transport silt from unprotected land and deposit it in streams, natural drainageways, man-made channels, streets and other places where it is not wanted and where it will create expensive problems. Wind striking unprotected areas will similarly transport soil particles.

Note and study carefully the inclosed:

1. Soil Capability Map
2. The Erosion Hazard Map
3. Soil Ratings-Association Chart, and
4. Key Characteristics and Hazards

The latter two are to be used in conjunction with each other. They must be used to interpret the Soil Capability Map.

PLAN TO MINIMIZE EROSION AND SEDIMENTATION

This plan will apply to all of Comotara, addition by addition as they are developed. Specific areas or plats that need more detailed on site technical planning can receive such assistance by requesting it from the Soil Conservation Service, 4100 Maple, Wichita, Kansas, phone: 943-9471.

SOLUTIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values. Mark, label, outline or in some way identify trees or groups of trees, shrubs and grass areas to be saved.
3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
4. Install sediment basins and diversion dikes if needed before disturbing the land draining into them.
5. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
6. Install erosion and sediment control practices as indicated in the plan and according to Sedgwick County Conservation District standards and specifications. The practices must be maintained in effective working condition during the development phase and until the drainage area has been permanently stabilized. Reference is made primarily to vegetative measures.
7. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone if permanent stabilization is to be delayed for 4 weeks or longer. Permanently stabilize these areas as work on the land is completed. Adapted permanent perennial grasses for seeding are tall fescue, bluegrass species, and native prairie grasses. Seed introduced grasses at the rate of 2 pounds per 1,000 square feet. Seed native prairie grasses at the rate of 25 pounds Pure Live Seed (PLS) per acre or .5 pound PLS per 1,000 square feet. Apply nitrogen fertilizer at the rate of 2 pounds per 1,000 square feet or have soil tested for plant nutrient needs and apply fertilizer accordingly. Adapted perennial grasses for sodding are bermuda, zoysia and some bluegrass species.
8. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation

- backfill or until the lot is ready for final grading and permanent vegetation.
9. Stabilize each lot within 4 months after work starts on home or other building construction.
 10. Backfill, compact, seed, and mulch trenches within 30 days after they are opened.
 11. After areas draining into them are stabilized, level diversion dikes, sediment basins, and silt traps. Establish permanent vegetation on these areas. Sediment basins that are to be retained for storm-water detention may be seeded to permanent vegetation soon after they are built.
 12. Discharge water from outlet structures at non erosive velocities.
 13. OTHER: Level out or otherwise destroy existing terraces that cross residential, commercial or industrial lands where the terraces will be cut during construction. Parks or other areas where a major segment of a terrace or terraces including the outlets exist, the terrace or terraces need not be leveled out. The disturbed areas should be permanently seeded as described under item no. 7.

THE CITY OF WICHITA
OFFICE OF WATER DEPARTMENT

DATE April 25, 1973



TO Jack H. Galbraith, Chief Planner
FROM Bill H. Otten, Design & Planning Supt.

SUBJECT Comotara Industrial Park-
Lot "A"

The plattors of Comotara Industrial Park, Lot "A" have submitted a valid petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.

Bill H. Otten
Bill H. Otten
Design & Planning Supt.

cc: John D. Wynkoop, Operations Chief Engineer

BHO/le

GEORGE B. POWERS
JOHN F. EBERHARDT
STUART R. CARTER
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT H. HARTFIDGE
ROBERT M. SIEFKIN
RICHARD C. HARRIS
GERALD SAMATSKY
DONALD L. CORDES
ROBERT L. HOWARD
CHARLES J. WOODIN
MIREL L. STOUT
BENJAMIN C. LANGOLF
JERRY G. ELLIOTT
WILLIAM H. OYE
PHILIP B. PRICE
JOHN E. FOULSTON
STANLEY G. ANDEEL
FREDERICK L. HANG
RICHARD D. EWY

DAVID G. CROCKETT
DARRELL L. WARTA
RODNEY R. HATTEY
ROBERT E. SHIELDS

LAW OFFICES

FOULSTON, SIEFKIN, POWERS & EBERHARDT

SUITE 600 FOURTH NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

TELEPHONE 267-6371, AC 316

ROBERT C. FOULSTON (1888-1947)
GEORGE SIEFKIN (1888-1984)

PAUL G. WHITE
OF COUNSEL

April 16, 1973

Wichita-Sedgwick County Metropolitan Area
Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Attention: Curtis Newby

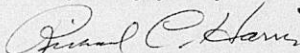
Re: Final Plat of Comotara Industrial
Park - Lot A

Gentlemen:

Enclosed is our title opinion covering the land to
be included in the above plat, which finds title satisfactory
and taxes for the year 1972 paid.

Please let me know if anything further is required.

Very truly yours,



Richard C. Harris
of FOULSTON, SIEFKIN, POWERS & EBERHARDT

RCH:cl
Encls.

cc: Wm. A. McAdoo
William H. Talmage
Dr. T. A. Sherby



GEORGE B. POWERS
JOHN F. EBERHARDT
STUART R. CARTER
ROBERT C. FOULSTON
MALCOLM MILLER
ROBERT H. PARTRIDGE
ROBERT H. SIEFKIN
RICHARD C. HARRIS
GERALD BANATERY
DONALD L. CONDES
ROBERT L. HOWARD
CHARLES J. WOODIN
MIKE L. STOUT
BENJAMIN C. LANGEL
JERRY O. ELLIOTT
WILLIAM H. OYE
PHILLIP S. FRICK
JOHN E. FOULSTON
STANLEY G. ANDERL
FREDERICK L. HAAG
RICHARD D. EWY

DAVID G. CROCKETT
DARRELL L. WARTA
RODNEY B. HATZER
ROBERT E. SHIELDS

LAW OFFICES

FOULSTON, SIEFKIN, POWERS & EBERHARDT
SUITE 600 FOURTH NATIONAL BANK BUILDING

WICHITA, KANSAS 67202

TELEPHONE 267-6371, AC 316

April 16, 1973

TITLE OPINION

ROBERT C. FOULSTON 1888-1947
GEORGE SIEFKIN 1888-1984

PAUL H. WHITE
OF COUNSEL

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA
PLANNING COMMISSION:



Re: Final Plat of Comotara Industrial
Park - Lot A

This is to certify that we have examined the attached
instruments covering the following described property, and
report upon title herein as follows:

PROPERTY:

A tract of land lying in the Northwest Quarter
of Section Thirty-two (32), Township Twenty-six
(26) South, Range Two (2) East of the 6th Principal
Meridian, Sedgwick County, Kansas, more particularly
described according to the State Plane Coordinate
System (Lambert), as follows:

Beginning at the Northwest corner of the Northwest
Quarter (NW/4) of said Section Thirty-two (32);
thence along the North line of said Northwest
Quarter (NW/4), bearing North 89°07'32" East, a
distance of 1,750.00 feet; thence parallel with
the West line of said Northwest Quarter (NW/4),
bearing South 1°05'19" East, a distance of 1,120.00
feet; thence South 44°07'32" West, a distance of
232.71 feet; thence along a curve to the left with
a radius of 561.81 feet, an arc distance of 441.24
feet, a long chord of 430.00 feet, bearing North
68°22'28" West to a point; thence parallel with the

Wichita-Sedgwick County Metropolitan Area
Planning Commission
April 16, 1973
Page Two

North line of said Northwest Quarter (NW/4), bearing South 89°07'32" West, a distance of 1,188.18 feet to a point on the West line of said Northwest Quarter (NW/4); thence along said West line, bearing North 1°05'19" West, a distance of 1,120.00 feet to the place of beginning.

INSTRUMENTS EXAMINED:

(1) Original unnumbered abstract, prepared by The Security Abstract and Title Co., Inc., covering captioned land, containing entries 1 to 99 inclusive, together with various court proceedings attached thereto, and certifying title from inception thereof to August 22, 1972, at 7:00 o'clock a.m.

(2) Supplemental unnumbered abstract, prepared by The Security Abstract and Title Co., Inc., covering captioned land, containing entries 1 to 9 inclusive, together with a probate court proceeding attached thereto, and certifying title from last date to February 5, 1973, at 7:00 o'clock a.m.

(3) Abstracting records to date.

FEE SIMPLE TITLE:

From our examination of the above instruments, we are of the opinion that on the date hereof the fee simple title to the captioned property was vested in:

THE NATIONAL CASH REGISTER COMPANY,
a Maryland Corporation

Wichita-Sedgwick County Metropolitan Area
Planning Commission
April 16, 1973
Page Three

LIENS AND ENCUMBRANCES:

None

TAXES:

Taxes for the year 1972 and prior years are paid.

COMMENT:

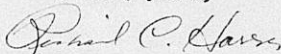
None

REQUIREMENTS:

None

Title is satisfactory for platting.

Very truly yours,



Richard C. Harris
of FOULSTON, SIEFKIN, FOWERS & EBERHARDT

RCH:c1

February 9, 1973

VanDoren-Hazard-Stallings-Schnacke
260 North Rock Road
Wichita, Kansas 67206

Re: S/D 72-132 - Final Plat of
COMOTARA INDUSTRIAL PARK
LOT "A"

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 8, 1973, 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 February 2, 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.
- ok* Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- ok* Certification by an attorney that fee title is vested in the plattor.
- ok* 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: Jack P. DeBoer Associates, Inc., 260 N. Rock Road 67206
Dean Sellers, Assistant City Engineer

February 2, 1973

Van Doren-Hazard-Stallings-
Schnacke
260 North Rock Road
Wichita, Kansas 67206

Subject: S/D 72-132 - Final Plat
of COMOTARA INDUSTRIAL PARK LOT "A"

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 1, 1973, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- KJK* The applicant shall guarantee the installation of the future, permanent acceleration-deceleration lanes along Rock Road and 37th Street North to urban standards.
- OK* The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- C* It shall be the responsibility of the applicant to make the necessary drainage improvements within the drainage easements being granted on the plat. M. S. Mitchell of the Maintenance-Flood Control Office shall be contacted regarding this matter.
- OK* *petitioned* The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- OK* *see letter to Eng advised ok by phone* The applicant shall contact the County Engineer relative to the submission of a satisfactory guarantee for the temporary accel-decel lanes to be installed on Rock Road and 37th Street North, and street improvements to said streets.

* *petition submitted also for paving of North 1/2 of 35th St No. 1*
is approved by B.C.C. on 9-18-73

Page 2 - Final Plat of COMOTARA INDUSTRIAL PARK

LOT "A"

February 2, 1973

see letter

The applicant shall contact Guy Moorefield of the Soil Conservation Service relative to taking adequate precautions to prevent erosion of subject property from wind and water.

- 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. 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, February 8, 1973, 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: Jack P. DeBoer Associates, Inc., 260 North Rock Road, 67206
Dean Sellers, City Engineering

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-132 Name COMOTARA INDUSTRIAL PARK LOT "A"
Date Application Rec'd. 12-4-72 Preliminary Approval 1-4-73
Scheduled S/D Meeting 2-1-73

DESCRIPTION

General Location At the southeast corner of 37th Street and Rock Road

Owner Jack P. DeBoer Associates, Inc.
Surveyor/Engineer Van Doren-Hazard-Stallings-Schnacke
Address 260 North Rock Road Phone 686-7303

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>45.78</u> | 7. Lineal Feet of New Streets: |
| 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> </u> 1 | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u> </u> 1 | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u> </u> 1045 ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> </u> 189,882 sq. ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u> </u> R-1 & LC | |
| 6. Proposed Zoning <u> </u> E | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> Yes <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> ; Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated zone case SCZ-0299 - "LC" & "R-1" to "E".
- B. The applicant shall guarantee the ultimate improvement of 35th Street North and the future, permanent acceleration-deceleration lanes along Rock Road and 37th Street North to urban standards.
- C. The applicants engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- D. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- E. 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.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, Jack P. DeBoer Associates, Inc.

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

A strip of land 100.00 feet in width lying 50.00 feet on each side of the following described center line; Beginning at a point 1170.00 feet south and 50.00 feet east of the northwest corner of the northwest quarter of Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence easterly, parallel with the north line of said northwest quarter, a distance of 1138.00 feet; thence along a curve to the right with a radius of 511.81 feet, an arc length of 401.97 feet, a long chord of 391.72 feet, and a central angle of 45° 00' 00", to the end point of the center line herein described, containing 3.54 acres, more or less.

do hereby dedicate the above described real estate to the public for _____ street _____ purposes.

Executed this 22nd day of January 19 73.

Witness:

William Masado
Asst. Sec.

JACK P. DEBOER ASSOCIATES, INC.

Jack P. DeBoer
President

STATE OF KANSAS)
SEDGWICK COUNTY)^{SS}

BE IT REMEMBERED, that on this 22nd day of January, 1973,
came Jack P. DeBoer & William Masado

to me personally known to be the same persons 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 official 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,

this _____,

City Clerk

Joseph A. Hartman
Notary Public

My Commission Expires: _____



DRAINAGE EASEMENT

THIS EASEMENT made this 22nd day of January, 19 73,
by and between Jack P. DeBoer Associates, Inc. of the first part
and the City of Wichita on the second part.

WITNESSETH: That the said first party, in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant and convey unto the said second party a perpetual right-of-way and easement for the purpose of constructing, maintaining, and repairing drainage system according to the plans and specifications now on file in the office of the City Engineer of the City of Wichita, Kansas, over, along and under the following described real estate situated in Sedgwick County, Kansas; to wit:

Beginning at a point 1750.00 feet East and 25.00 feet South of the Northwest corner of the Northwest quarter of Section 32, Township 26 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas; thence Southerly, parallel with the West line of said Northwest quarter, a distance of 535.00 feet; thence Easterly, parallel with the North line of said Northwest quarter, a distance of 50.00 feet; thence Northerly parallel with the West line of said Northwest quarter, a distance of 535.00 feet; thence Westerly, parallel with the North line of said Northwest quarter, a distance of 50.00 feet, to the point of beginning, containing 0.61 acres, more or less.

And said second party is hereby granted the right to enter upon said premises at any time for the purpose of constructing, operating, maintaining, and repairing such drainage system.

IN WITNESS WHEREOF: The said first party have signed these presents the day and year first written.

Attest:
William A. McAdoo
Asst. Sec.

JACK P. DEBOER ASSOCIATES, INC.

James A. Hartman
President

STATE OF KANSAS }
SEDGWICK COUNTY } SS

Personally appeared before me, a notary public, in and for the County and State aforesaid Jack P. DeBoer & William A. McAdoo to me personally known to be the same person S who executed the foregoing instrument of writing and said person S duly acknowledged the execution thereof.

Dated at Wichita, Kansas, this 22nd day of January, 19 73

James A. Hartman
Notary Public

My Commission Expires _____



1-19-75

Conestoga Industrial Park
Meeting between applicant & public works

60 ft
all the
way

Rock Rd. - will carry most traffic 60' half
R-O-W

37th North - determine geometrics for 60' odd
10' $\frac{1}{2}$ R-O-W for decel lane.

New St. temporary black top and urban
improvement later - need to guarantee both

Temporary decel improvements guaranteed
by requirements on construction plans
which City Engineer shall ~~approve~~ review.

Annexation? building permits?
timing?

applicant to guarantee ultimate improvements
of streets, drainage, decel lanes to urban standards

VAN DOREN - HAZARD - STALLINGS - SCHNACKE
ENGINEERS - ARCHITECTS
WICHITA, KANSAS

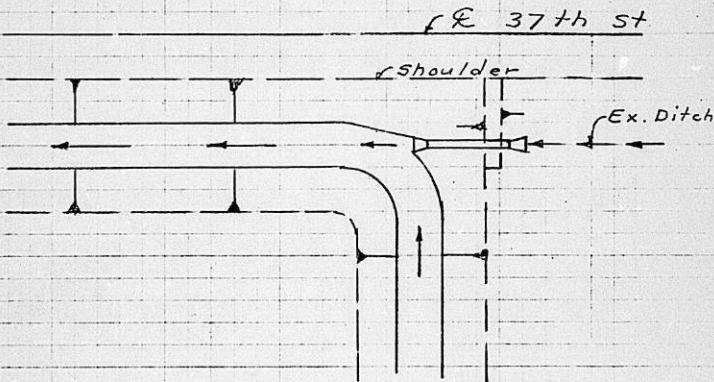
Job No. 072-033

Date 1-18-73

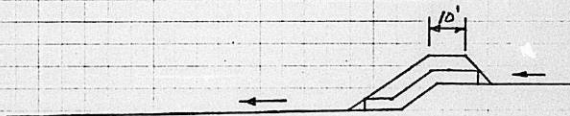
Sheet 1 of 1

Project COMOTARA INDUSTRIAL AREA By JEL

Subject NCR PLAT Ck'd.



PLAN



SECTION

W. R. DOREN - HAZARD - STALLINGS - SCHNACKE
ENGINEERS - ARCHITECTS
WICHITA, KANSAS

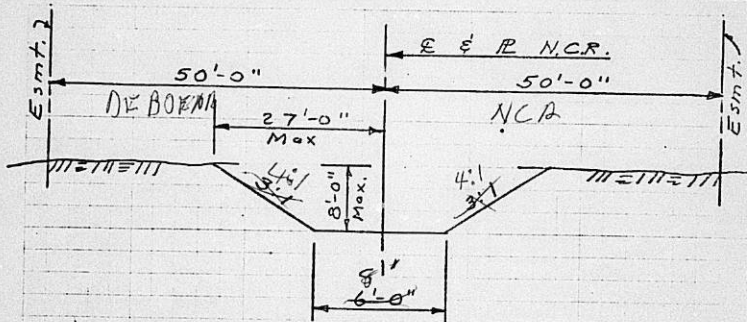
Job No. 072-033

Date 1-18-73

Sheet 1 of 1

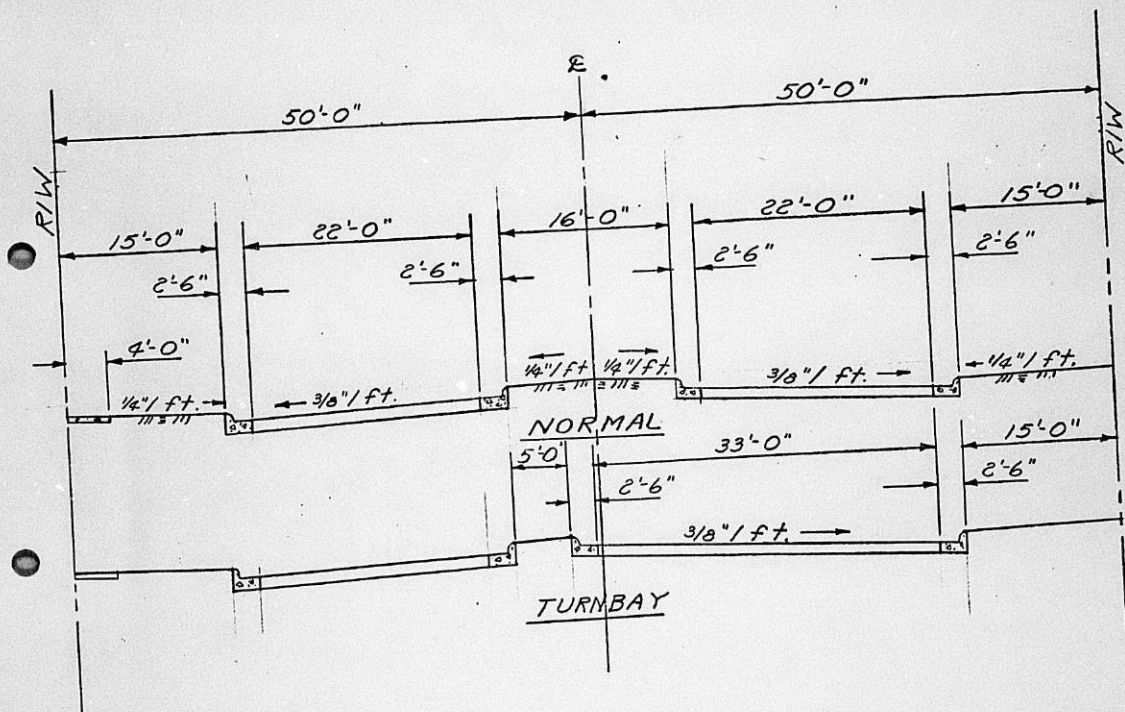
Project COMOTARA INDUSTRIAL AREA By JEC

Subject NCR PLAT Ck'd. _____



TYPICAL CHANNEL SECTION
EAST SIDE

*DRAINAGE: Esm't along east line
of plat - 50' on site 50' east of site*



TYPICAL SECTIONS

VAN DOREN - HAZARD - STALLINGS - SCHNACKE
ENGINEERS - ARCHITECTS
WICHITA, KANSAS

Job No. 072-033

Date 1-18-73

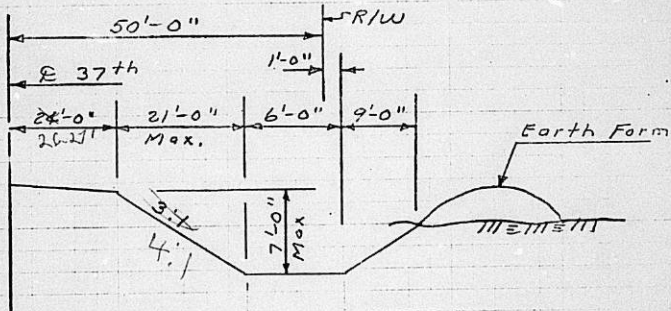
Sheet 1 of 1

Project COMOTARA INDUSTRIAL AREA

By JEL

Subject NCR PLAT

Ck'd.



37th ST DRAINAGE

January 5, 1973

Van Doren-Hazard-Stallings-
Schnacke
260 North Rock Road
Wichita, Kansas 67206

Subject: S/D 72-132 - Preliminary
Plat of COMOTARA INDUSTRIAL PARK
LOT "A"

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 4, 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. Approval of the plat is subject to the approval of the associated zone case SCZ-0299 - "LC" & "R-1" to "E".

OK There is an apparent dimensional error on the curve geometrics indicated along the south line of Lot A. This should be checked by the applicants engineer.

dedicated by separate instrument
C. The new proposed street adjacent on the south of Lot A is to be a part of this plat and shall be delineated as such on the final plat.

D. The applicant and/or his engineer shall contact Bob Vinson of the Department of Public Works relative to an appropriate name for the new street to be indicated on the final plat.

E E. A 10 foot utility easement shall be indicated adjacent to the east line of the plat.

Page 2 - Preliminary Plat of COMOTARA INDUSTRIAL
PARK LOT "A"
January 5, 1973

CLN The applicant and/or his engineer shall contact the Traffic Engineering Division of the Department of Public Works relative to the possible need for acceleration-deceleration lanes to serve subject property.

- G. The applicant shall guarantee the paving of the new street to the south.
- H. The applicants engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- I. The applicant shall guarantee the extension of sanitary sewer and City water to serve 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: Jack P. DeBoer Associates, Inc., 240 North Rock Road, 67206
Oblinger-Smith Corp., c/o John Seeman, 625 First National
Bank Bldg., 67202

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 72-132 Name COMOTARA INDUSTRIAL PARK LOT "A"
Date Application Rec'd. 12-4-72 Preliminary Approval _____
Scheduled S/D Meeting 1-4-73

DESCRIPTION

General Location At the southeast corner of 37th Street and Rock Road

Owner Jack P. DeBoer Associates, Inc.
Surveyor/Engineer Van Doren-Hazard-Stallings-Schnacke
Address 260 North Rock Road Phone 686-7303

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>45.78</u> | 7. Lineal Feet of New Streets: |
| 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> </u> <u>1</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> </u> <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u> </u> <u>1045</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u> </u> <u>189,882</u> sq.ft. | streets? <u> </u> yes <u>X</u> no |
| 5. Existing Zoning <u> </u> <u>R-1 & LC</u> | |
| 6. Proposed Zoning <u> </u> <u>E</u> | |
| 9. Public Water Supply No (Yes-No), Name <u> </u> <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>NO</u> (Yes-No), Name <u> </u> <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u> </u> <u>Yes</u> (Yes-No) | |
| 12. City of Wichita <u> </u> ; Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated zone case SCZ-0299 - "LC" & "R-1" to "E".
- B. If possible, the applicant shall have available at the Subdivision Committee meeting, a copy of the proposed site development plan as access controls to Rock Road and Woodlawn will be discussed at the meeting.
- C. It should be noted that the proposed new street indicated adjacent to the south line of subject property may be reduced to 70 feet in width which is the standard for an industrial street.
- D. The applicant shall guarantee the extension of sanitary sewer and City water to serve subject property.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



ENGINEERS - ARCHITECTS

VAN DOREN-HAZARD-STALLINGS-SCHNACKE

250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67218 - TEL. 316 686-7303

December 20, 1972

Re: Comotara Industrial Park
Lot "A"
Our Job No. 072-033 G0

Wichita - Sedgwick County
Metropolitan Area Planning Dept.
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Gentlemen:

Submitted herewith for your review are 29 copies of the preliminary plat for Comotara Industrial Park, Lot "A". Included with this submittal is the Comotara check in the amount of \$50.00 to cover filing fees.

As requested by your comments in your review letter dated December 7, 1972, the property line of Lot "A" has been revised to eliminate the triangular piece of land at the Southeast corner of the tract. The Application for Subdivision Approval Form submitted with the sketch plat should be amended to reflect this change as follows:

Item 1 - From 45.00 acres to 45.78 acres.

Item 4 - From 156,000 sq. ft. to 189,882 sq. ft.

Very truly yours,

John E. Lundblade

JEL/cp

December 7, 1972

Mr. John Lundblade
Van Doren-Hazard-Stallings-Schnacke
250 Rockborough Building
260 North Rock Road
Wichita, Kansas 67206

Subject: S/D 72-132 - Comotara
Industrial Park Lot "A".
Generally located at the southeast
corner of 37th Street North and
Rock Road.

Dear Mr. Lundblade:

We have reviewed the above referred to sketch plat and the only real concern we have at this time is the alignment of the proposed new street adjacent to the south line of the plat. At the point where said street curves to the south a small triangular pocket of land is created adjacent to the southeast corner of the sketch plat. This pocket of land would appear to be unuseable for any type of development should it be incorporated in a future plat as a part of a lot. With this in mind we hereby authorize the preparation and submission of a preliminary plat based on the following conditions and comments:

- A. Approval of the plat is subject to the approval of the associated County zone case SCZ-0299 "R-1" & "LC" to "E".
- B. Incorporating into the plat the triangle of land created by the alignment of the proposed new street to the south, or in lieu thereof changing the alignment of said street so as to eliminate the triangle of land.
- C. The right-of-way indicated on the sketch plat for the proposed new street may be reduced to 70 feet in width, the urban standard for industrial streets as required in the Subdivision Regulations.

Page 2 - Mr. John Lundblade
December 7, 1972

D. The applicant and/or his engineer shall be prepared to discuss appropriate access controls along Rock Road and 37th Street North at the hearing of the preliminary plat by the Subdivision Committee.

OK Complete access control adjacent to the west 40 feet of the north line and the north 40 feet of the west line of Lot A, shall be indicated on the preliminary plat.

OK Indicate 35 foot building setbacks from all streets.

OK G. Requirements for a preliminary plat of the MAPC Subdivision Regulations.

In addition to the above, it is noted that the application indicates that it is proposed to serve subject property with City of Wichita sanitary sewer and water. It will therefore be a condition of the plat approval that satisfactory arrangements be made for the extension of said facilities to serve the plat.

Enclosed is a marked "engineers copy" of the sketch plat for your information and records. If copies of the proposed site development plan are available at the time the preliminary plat is submitted, and if you feel copies would be beneficial to the members of the Utility Advisory Committee, please submit 15 copies for distribution.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme

Enclosure

cc: Jack P. DeBoer Associates, Inc.
Attention: Bill Macado
240 North Rock Road, 67206



ENGINEERS - ARCHITECTS

VAN DOREN-HAZARD-STALLINGS-SCHNACKE
250 ROCKBOROUGH BUILDING, 260 NORTH ROCK ROAD WICHITA, KANSAS 67218 - TEL. 316 686-7303

December 4, 1972

Re: COMOTARA INDUSTRIAL PARK - LOT "A"
Our Job No. 072-033 GO

Subdivision Committee
Wichita - Sedgwick County
Metropolitan Area Planning Department
City Building
104 South Main
Wichita, Kansas 67202

Gentlemen:

Submitted herewith for your review are five (5)
copies of the sketch plat for COMOTARA INDUSTRIAL PARK,
LOT "A" along with the Application for Subdivision
Approval form.

Very truly yours,

John E. Lundblade

John E. Lundblade

JEL/cp

Map No.: B-10-1
Section No.: 32
Twp. No.: T26S
Range: R2E

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: COMOTARA Industrial Park Lot "A"

General Location: Southeast corner of 37th Street and Rock Road

Name of Property Owner: Jack P. DeBoer Associates, Inc.

Address: 240 North Rock Road Phone: 685-8261

Name of Subdivider: Van Doren-Hazard-Stallings-Schnacke

Address: 260 North Rock Road Phone: 686-7303

Name of Agent/Surveyor: Van Doren-Hazard-Stallings-Schnacke

Address: 260 North Rock Road Phone: 686-7303

Date of Application: _____

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 45.00 acres
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 1
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 1045 ft.
4. Minimum Lot Area 156,000 ft.
5. Existing Zoning R-1 & LC
6. Proposed Zoning E
7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL _____ ft.
8. Sidewalk adjacent to all streets? yes X no
9. Public Water Supply No (Yes-No), Name City of Wichita
10. Public Sanitary Sewers No (Yes-No), Name City of Wichita
11. Health Department Approval (where applicable) Yes (Yes-~~No~~)
12. City of Wichita Three-Mile Area

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc. shall be assumed and paid by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: By: Jack P. DeBoer Associates, Inc.
Executive Vice President

Attest: Joseph A. Hartman
Secretary

Wichita-Sedgwick County Metropolitan Area
Planning Commission, Room 402, City Building
Annex, 104 South Main Street, Wichita, Kansas

Received by Curt Hendry
Date Dec. 4, 1972
Fee Submitted _____

T9-301B
(2-71)

APPROVED:
AS TO FORM
LEGAL DEPT.
T.D.B.

FORM 22

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

Bldg & Elev.	Elec.	Elev. Insp.	Exam. Fees
Hse. Mvr.	Hse. Moving	Licse.	Mech.
Oil Well	Pav. Cuts	Plan.	Plbg. Cert.
Sanitation	Sewer	Signs	Sidewalk
Street	Trailer		

750.00

DESCRIPTION	AMOUNT
<i>Subcontractor work</i>	
<i>for the amount of \$750.00</i>	

Name *Wichita Electric Illuminating Co.*

Address *1111 W. 12th St. Wichita, Kan.*

Type *12-17*

Due Date *4/7/03*

Comments:

Date *Dec 24*

By *P. L. Hendry*