

Box 18

PLAT NO. S/D 73-51 MAP NO. 5345
NAME SANTA FE ORIENT INDUSTRIAL TRACT ^{DISTRICT} SECOND ADDITION

LOCATION Between St. Clair and Dodge, in an area North of
Orient Blvd.

ENGINEER Professional Engineering Consultants

OWNER Santa Fe Industrial Realty, Co,

APPLICATION FILED 4-23-73

SKETCH PLAT FILED 4-23-73

S/D 6-5-75 Recommend redesign

PRELIMINARY FILED 1-5-76

S/D ACTION 1-15-76 defer indefinitely

S/D 2-26-76 approved revised final filed

FINAL FILED 3-1-76 3-29-76 6-2-78

S/D ACTION 3-11-76 4-8-76 approved 6-15-78 approve

MAPC ACTION 7-10-75 4-15-76 Approved; 6-22-78 Approved

BCC ACTION 9-26-74 Approved

RECORDED October 9, 1978

REMARKS _____

ACTION

	DATE
S/D COMMITTEE recommended <i>referred</i>	<u>6-5-75</u>
M.A.P.C. <i>see below</i>	<u>7-12-75</u>
B.C.C./B.C.C. <i>Approved</i>	<u>9-26-78</u>
S/D (green) <i>debr. indefinitely</i>	<u>1-15-76</u>
S/D (pink) <i>approved</i>	<u>2-26-76</u>
S/D (green)	<u>3-11-76</u>
S/D (green)	<u>4-8-76</u>
M.A.P.C. <i>Approved</i>	<u>4-15-76</u>
S/D <i>Revised final - approved</i>	<u>6-15-78</u>
M.A.P.C. <i>Approved</i>	<u>6-22-78</u>

S/D 73-51 SANTA IS ORIENT INDUSTRIAL ~~PLANT~~ SECOND ADDITION - Between St. Clair and Dodge in an area N of Orient Blvd. By PEC

Map No. 5345
Sec. No. 30
Twp. No. 27
Range 1E

Subdivision Report and Progress

S/D No.: 73-51

Name: SANTA FE ORIENT INDUSTRIAL ^{DISTRICT} TRACT SECOND ADDITION

General Location: Between St. Clair and Dodge in an area North of Orient Blvd.

Owner: Santa Fe Industrial Realty Co.

Address: 900 Polk St. Amarillo, Texas 79101 Phone: 806/376-5131 X445

Subdivider: Santa Fe Land Improvement Co.

Address: 900 Polk Street, Amarillo, Tx. 79101 Phone: 806/376-5131 X445

Engineer/Surveyor: Professional Engineering Consultants

Address: 1440 E. English Phone: 262-2691

Also send correspondence to: Joe S. Clark 900 Jackson St. Topeka, Mo. 66628

Application Received 4-23-73 FINAL PLAT RECEIVED 3-4-76

Conf. with Applicant _____ S/D Comm. Action 3-11-76

* Sketch Plat Received 4-23-73 4-8-76 Approved

Present Zoning "F" Dept. Report on Final 6/16/78

Proposed Zoning "E" M.A.P.C. ACTION 7-10-75 4-15-76

Letter of Intent _____ Dept. Report on Final 6-22-78 Approved

S/D 6-5-75 recommend re design Letter on Irons Received NA

PREL. PLAT RECEIVED 1-5-76 Title/Taxes Rec'd & Reviewed 9-6-78

S/D Comm. Action 1-15-76 *Refer index* Final Review 9-18-78

S/D 8-26-76 approve Referral to B.C.C. 9-18-78

Dept. Report on Prel. _____ B.C.C. ACTION 9-26-78 Approved

TRACING PROGRESS:

Received _____ Recorded 10-9-78

Released _____ *S/D 6-15-78 (Revised final) approve*

Received _____

Released _____ *MAP 6-22-78 - Approved*

Comments:

* *Revised sketch submitted 4-29-75*

JOE S. CLARK
MANAGER
REAL ESTATE AND INDUSTRIAL DEVELOPMENT
900 JACKSON ST.
TOPEKA, KANSAS 66628
913/235-0041
THE ATCHISON, TOPEKA AND SANTA FE RAILWAY COMPANY

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

SANTA FE ORIENT INDUSTRIAL DISTRICT 2nd ADDITION was

filed for record on October 9, 1978

*JD 73-514
no zone case
B
10-12-78*
Boone J. McQuinn
Register of Deeds

Return to: Wichita-Sedgwick County
Metropolitan Area Planning Department
(Inter-Office Mail)

Figg Ave.

125'



St. Chair

Scale: 1" = 40'

350' R. to E

100'

LEGEND

-  = PROPOSED PAVEMENT
-  = EXIST. PAVEMENT TO BE REMOVED

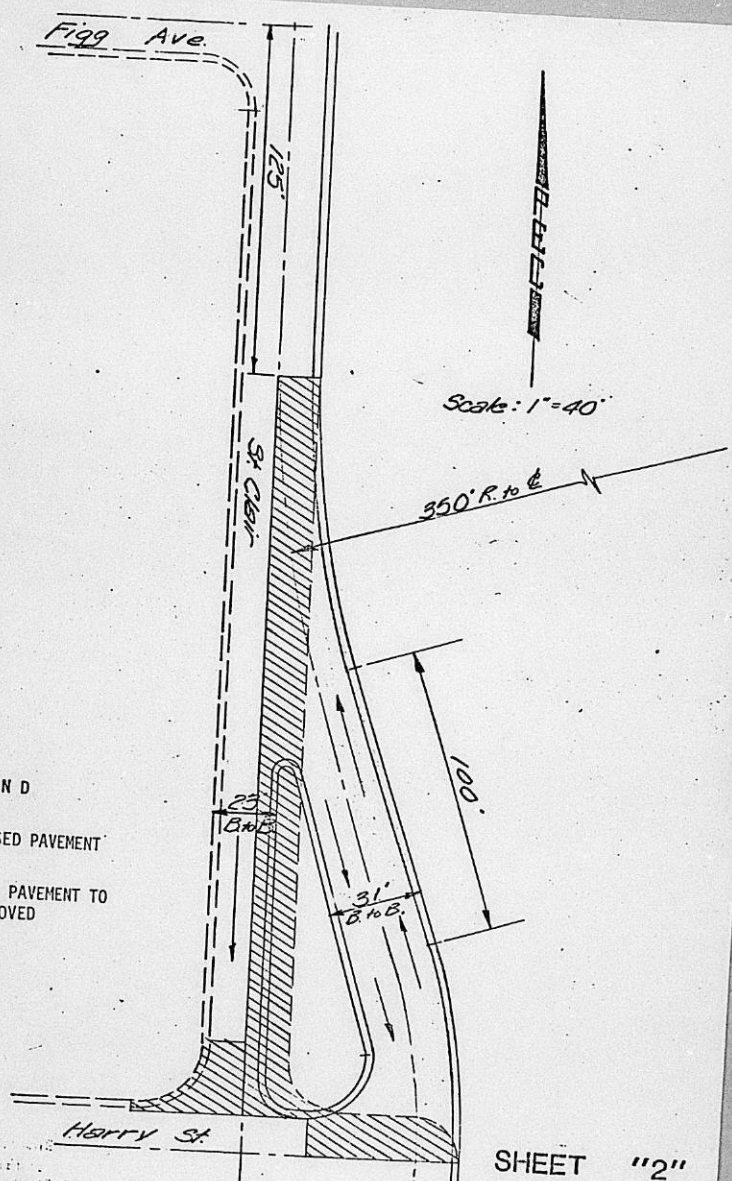
25' R. to E

31' R. to E



Harry St.

SHEET "2"

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
ENGINEERS
WICHITA, KANSAS



LEGEND

-  = PROPOSED PAVEMENT
-  = EXIST. PAVEMENT TO BE REMOVED

SHEET "2"

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 ENGINEERS
 WICHITA, KANSAS

COVENANT

The Amsden Lumber Company, fee owner of the following described real property located in the City of Wichita, County of Sedgwick, State of Kansas, the same being the real property now platted as Santa Fe Orient Industrial District Second Addition, a subdivision of the City of Wichita, the same being described as:

All that part of South University Place Addition and Reserve in Orchard Grove Addition to the City of Wichita, Sedgwick County, Kansas, in the Northwest Quarter (NW/4) of Section 31, Township 27 South, Range 1 East of the Sixth Principal Meridian, described as follows:

Beginning at the northwest corner of Lot 1 in Block A of Santa Fe Orient Industrial District according to the plat thereof, recorded in Sedgwick County records on February 4, 1974, in Book 84 of Plats;

Thence North 0° 00' 00" East, along the west line of Block C in said South University Place Addition, a distance of 320.39 feet, to a point that is 10.39 feet north of the southwest corner of Lot 27 in said Block C;

Thence North 89° 53' 40" East, a distance of 1458.35 feet to a point that is 150.00 feet northwesterly of and normally distant to the northwesterly line of Orient Avenue; said line also being 10.39 feet north of and parallel to the south line of Lots 27 and 28 in Block C and Lots 27 and 28 in Block D of said South University Place Addition;

Thence South 57° 12' 10" West, along a line that is 150.00 feet northwesterly of and parallel to the northwesterly line of Orient Avenue, a distance of 591.22 feet;

Thence South 89° 49' 50" West along the north line of said Lot 1 in Block A of Santa Fe Orient Industrial District, a distance of 961.38 feet to the Point of Beginning;

Containing 8.88100 acres of land, more or less;

hereby makes the following declarations with respect to said subdivision, and hereby specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and all persons claiming under them, and for the benefit of and limitations on all future owners of such subdivision.

The Amsden Lumber Company covenants and agrees to construct and maintain a drainage ditch parallel to St. Clair Avenue in the area of the drainage easement shown on the plat referred to above. In the event the drainage ditch is not maintained as hereinabove set forth, it is further agreed that the City of Wichita shall have the right to perform such work as is reasonable and necessary to maintain the drainage ditch and to charge the cost of said maintenance to the owner of the property.

IN WITNESS WHEREOF, The Amsden Lumber Company has executed this Covenant on this 23rd day of August, 1978.

THE AMSDEN LUMBER COMPANY

By Floyd T. Amsden
Floyd T. Amsden, President

By Keith Stevens
Keith Stevens, Treasurer

STATE OF KANSAS)
)ss:
COUNTY OF SEDGWICK)

Be it remembered that, on this 23^d day of August, 1978, before me, a Notary Public in and for said state and county, came The Amsden Lumber Company, Inc., by Floyd T. Amsden, President, and Keith Stevens, Treasurer, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the same. In Testimony whereof I have hereunto set my hand and affixed my notarial seal the day and year above written.

Helen Smith
Notary Public

My Commission Expires:
6-17-81



received 9-6-78

AMERICAN LAND TITLE ASSOCIATION COMMITMENT - 1966

CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

CHICAGO TITLE INSURANCE COMPANY, a corporation of Missouri, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Chicago Title Insurance Company has caused this Commitment to be signed and sealed as of the effective date of Commitment shown in Schedule A, the Commitment to become valid when countersigned by an authorized signatory.

Issued by:
THE SECURITY ABSTRACT &
TITLE COMPANY, INC.
434 North Main Street
Wichita, Kansas 67202
(316) AM 7-8371

CHICAGO TITLE INSURANCE COMPANY

Alvin W. Long
President.

ATTEST:

Chester C. McCullough
Secretary.

Arbell
Authorized Signatory



CONDITIONS AND STIPULATIONS

1. The term "mortgage," when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.
3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions, the Exclusion from Coverage and the Conditions and Stipulations of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.
4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

SCHEDULE A

Number
266566

Effective Date
July 11, 1978 @ 7:00 A. M.

1. Owners Policy to be issued: ALTA Form B - 1970 Amount: **Unknown**
Proposed Insured: (Amended 10-17-70)

City of Wichita

Loan Policy to be issued: ALTA Form 1970 Amount:
Proposed Insured: (Amended 10-17-70)

2. The estate or interest in the land described or referred to in this Commitment and covered herein is a fee simple and title thereto is at the effective date hereof vested in:

The Amsden Lumber Company

3. The land referred to in this Commitment is described as follows:

All that part of South University Place Addition and Reserve in Orchard Grove Addition to the City of Wichita, Sedgwick County, Kansas, in the Northwest Quarter of Section 31, Township 27 South, Range 1 East of the Sixth Principal Meridian, Sedgwick County, Kansas, described as follows:

Beginning at the Northwest Corner of Lot 1 in Block A of Santa Fe Orient Industrial District according to the plat thereof, recorded in Sedgwick County records on February 4, 1974, in Book 84 of Plats;

Thence North 0°00'00" East, along the West line of Block C in said South University Place Addition, a distance of 320.39 feet, to a point that is 10.39 feet North of the Southwest Corner of Lot 27 in said Block C;

Thence North 89°53'40" East, a distance of 1458.35 feet to a point that is 150.00 feet Northwesterly of and normally distant to the Northwesterly line of Orient Avenue; said line also being 10.39 feet North of and parallel to the South line of Lots 27 and 28 in Block C and Lots 27 and 28 in Block D of said South University Place Addition;

Thence South 57°12'10" West, along a line that is 150.00 feet Northwesterly of and parallel to the Northwesterly line of Orient Avenue, a distance of 591.22 feet;

Thence North 89°49'50" West along the North line of said Lot 1 in Block A of Santa Fe Orient Industrial District, a distance of 961.38 feet to the Point of Beginning.

Plat to be filed
"When sending instruments for filing please include the above referenced commitment number"

Form 3616 - K.C. Division

SCHEDULE B

Upon payment of the full consideration to, or for the account of, the grantors or mortgagors, and recording of the deeds and/or mortgages, the form and execution of which is satisfactory to the Company, the policy or policies will be issued containing exceptions in Schedule B thereof to the following matters (unless the same are disposed of to the satisfaction of the Company):

1. If an owner's policy is to be issued, the mortgage encumbrance, if any, created as part of the purchase transaction.
2. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
3. Rights or claims of parties in possession not shown by the public records.
4. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
5. Easements or claims of easements not shown by the public records.
6. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
7. Taxes or special assessments which are not shown as existing liens by the public records.
8. General and special taxes and assessments as hereafter listed, if any (all amounts shown being exclusive of interest, penalties and costs): Year 1977 Taxes \$1,328.06 Paid. Key #D-2756 to D-2761 Inc. 6D-61006.
9. Easements, if any, to Kansas Gas and Electric Company and The City of Wichita, for public utilities, sewer lines, drainage and street cul-de-sacs, as disclosed by a Warranty Deed dated November 24, 1972, from The Atchison, Topeka and Santa Fe Railway Company, to Santa Fe Industrial Realty Company, filed March 16, 1973, on Film 51, Page 1383.

June 22, 1978

Gary Wiley
Professional Engineering Corp.
1440 East English
Wichita, Kansas 67211

Re: S/D 73-51 - Final Plat of Santa Fe Orient Industrial
District Second Addition

Dear Mr. Wiley:

At the regular meeting of the Metropolitan Area Planning Commission on June 22, 1978, 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 June 16, 1978.

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 Department.
- 9-6 2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- 9-6 3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
- 9-6 4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

Yours very truly,

Jack H. Galbraith
Chief Planner

JHG:bh

cc: Dean Sellers, Assistant City Engineer
Perfection Truss Co., c/o Keith Stevens, 1732 S. St. Clair, 67213

newly

THE CITY OF WICHITA

OFFICE OF Flood Control Maintenance

DATE June 20, 1978

TO Jack Galbraith, Chief Planner, MAPD

FROM Max Greene, Flood Control Engineer

SUBJECT Santa Fe Orient Industrial Dist.
2nd Addn.

In compliance with my request before the Subdivision Committee for a Lot Grading Plan for subject Addn., Mr. Wiley of P.E.C. submitted a drainage plan, "Drainage Concept-Drawing 13". The plan is compatible with the previously approved drainage plan for the area and is approved.

I trust this information is sufficient to permit final processing of the plat; however, if further information or discussion is desired, please advise.

Max Greene

Max Greene
Flood Control Engineer
Flood Control Maintenance

gc

cc: G. H. Wilton, Superintendent of Public Works Maintenance
Santa Fe Orient Industrial Park 2nd Addn.
John Riddel, Central Inspection
Professional Engineering Consultants, Gary Wiley



June 16, 1978

Gary Wiley
Professional Engineering Corp.
1440 East English
Wichita, Kansas 67211

Re: S/D 73-51 Final plat of Santa Fe Orient Industrial
District 2nd Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 15, 1978, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ✓ A. The A.T. & S.F. Railroad right-of-way shall be labeled on the face of the plat.
- B. Complete access control to Orient Boulevard shall be labeled on the face of the plat and referenced in the plat's text.
- ✓ C. A 35-foot building setback and drainage easement from St. Clair shall be added to the plat.
- 6-22-78 ✓ D. A lot grading plan shall be submitted to the Public Works Department for review and approval.
- 6-28-78 ✓ E. A covenant providing for the construction and maintenance of the drainage ditch shall be submitted to the Planning Department for forwarding with the plat to the City Commission.
- ✓ F. The applicant shall be advised that this property is subject to future assessments for storm drainage.
- ✓ G. Recording of the plat within 30 days after approval by the City Commission.

Re: S/D 7-51
June 16, 1978
Page Two

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, June 22, 1978, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Junior Planner

LO:et
cc:

Dean Sellers, Assistant City Engineer
Perfection Truss Co., Keith Stevens, 1732 S. St. Clair, Wichita,
Kansas 67213

~~Joe S. Clark, 900 Jackson, Topeka, Kansas 66628~~

REVISED FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-51 Name Santa Fe Orient Industrial District 2nd Addition
Date Application Rec'd. 4-23-73 Preliminary Approval 2-26-76
Scheduled S/D Meeting 6-15-78

DESCRIPTION

General Location East of St. Clair in an area north of Orient Boulevard

Owner Perfection Truss Co. & Keith Stevens
Surveyor/Engineer P.E.C. (Gary Wiley)
Address 1440 E. English (67211) Phone 262-2691

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>8.88</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> 0 ft. |
| 3. Minimum Lot Frontage <u>320.38</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8.88</u> acres <u> </u> sq. ft. | streets? <u> </u> yes <u> </u> x <u> </u> no |
| 5. Existing Zoning <u> </u> E | |
| 6. Proposed Zoning <u> </u> E | |
| 9. Public Water Supply <u> </u> yes (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u> </u> yes (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> x <u> </u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

- A. The A.T. & S.F. Railroad right-of-way shall be labeled on the face of the plat.
- B. Access to Orient Boulevard will be discussed at the Subdivision Committee meeting.
- C. A 35-foot building setback from St. Clair shall be added to the plat.
- D. The applicant shall be advised that this property is subject to future assessments for storm drainage.
- E. Recording of the plat within 30 days after approval by the City Commission.

Map No.: 5345
Section No.: 31
Twp. No.: 27
Range: 1E

S/D No. 73-51

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe Orient Industrial District
2nd Addition
General Location: East of St. Clair in an area north of
Orient Blvd.
Name of Property Owner: Perfection Trust Co. 40 Keith Stevens
Address: 1732 S. St. Clair 67213 Phone: _____
Name of Subdivider: _____ Phone: _____
Address: _____
Name of Agent/Surveyor: P.E.C. (Gary Wiley)
Address: 1440 E. English Phone: 262-2691
Date of Application: 4-23-73

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 8.88 Acres
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 1
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 320.38 ft.
4. Minimum Lot Area 8.88 acres ft.
5. Existing Zoning E
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 no
9. Public Water Supply (Yes-No), Name _____
10. Public Sanitary Sewers (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (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: _____

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202.

Received by _____
Date _____
Fee Submitted _____


Mr. Don Wood
May 16, 1978
Page 2

of Meridian. The widening cost would be to the city-at-large (and to the abutting residential area). Traffic would be going by residential development in the area between Seneca and Orient Boulevard which is not in the most desirable condition. Also, if Harry were extended, depending on the design, a traffic light at Orient may be needed; or Orient may need to be dead-ended south and southwest of Harry raising access issues for other property owners.

If a crossing connecting the area west of the tracks to Orient Boulevard at a point north and northeast of where Harry now intersects Orient from the east is submitted, the problems would seem to be more limited. However, based on the traffic volume estimated for the area, Orient Boulevard may need to be reconstructed with a deceleration lane on the north side of Orient at the intersection of the new Harry. If Dodge is used much as access to the Stanley school, then school signals may be needed at Dodge and Orient. The City is currently building a community center at Aley Park next to Stanley School which may increase the use of Dodge. If all the industrial traffic is pulled to Orient Boulevard, then Seneca and Orient may need signalization. There is a somewhat blind corner on the northwest corner of that intersection. Also, if Orient is used, there may be some use of Harry anyway for those coming from or going to the east and south. This would be via Fern (a sand street) from Orient to Harry. This could be closed off (with the people's consent), however, that type of movement might just move over to the east one street.

The opening of traffic to the east will, in my opinion, impact the residential area. Of the alternates submitted, the last one with the traffic being directed to Orient is probably the best. However, I would urge you to contact the CPO and PTA groups for this area early, rather than let them enter into the discussion at the final approval phase.

This memo is authorization (reluctantly) to submit a preliminary plat with Harry intersecting Orient between Millwood and Fern.


Robert A. Lakin
Director of Planning

RAL:rme

cc: Ray Bruggeman, Director of Public Works
Dick Linn, City Engineer
Paul Graves, Traffic Engineer

5/4/78

Met on this date with Industrial Designer
Anderson, Parson, Wood, Fabian, Sulbrath,
Jain, Draves, SmeKintz; and discussed
the possible extension of the east west
industrial street across the R.R. tracks
ticking into Harry. Several objections were
raised by Planning Staff about taking
industrial type traffic thru residential area.
Suggested that any physical be taken to CPD
Paul Dyer and School because of improvements
being made to the south.

T.E. objected to Harry crossing
across the tracks as they felt the
street would then be a major arterial
and felt there were no volumes that
justified such a street improvement to be
made.

We provided the various alternatives that had
once been discussed and offered the one
that had an industrial street on the
north side of the tracks out to Seneca as
being the preferred.

Graves felt it would be 6 mo to a year
before a replot would be accomplished. Guy
estimate would be 90 days to 6 mo whenever
they started to replot. JDS

RE: AGENDA ITEM NO.
WICHITA-SEDGWICK COUNTY

DATE

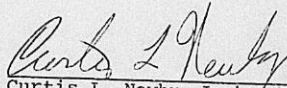
July 2, 1975

METROPOLITAN AREA PLANNING DEPARTMENT

TO Metropolitan Area Planning Commission
FROM Curtis L. Newby, Junior Planner
SUBJECT S/D 73-51 - Sketch plat of Santa Fe Orient Industrial Tract Second Addition. Generally located between St. Clair and Dodge in an area north of Orient Boulevard.

This is to advise you that the applicant on the above referred to sketch plat has requested that said sketch plat be placed on the agenda for your July 10, 1975 meeting. The major area of discussion centers on access to the subject property and site drainage.

This sketch plat was considered by the Subdivision Committee on June 5, 1975 with the resulting action of the Committee to recommend that the sketch plat be designed with an east-west street system which would limit or eliminate north-south industrial traffic movement through the residential area to the north and that the applicant and staff if necessary should obtain from the Board of City Commissioners a policy determination on how the drainage of subject property should be handled; and who should pay for the improvements necessary to accomplish the drainage. Minutes of the Subdivision Committee meeting are herewith attached.


Curtis L. Newby, Junior Planner

CLN:rme
Attachments

Background:

In April of 1973, the original sketch plat of Santa Fe Industrial tract Second Addition was submitted on property involving all of the old Santa Fe Orient Shops property except a small portion thereof which was platted in 1972-73 into a one lot industrial plat. The original sketch plat was comprised of 80 acres bounded by Dooley Street on the north, Dodge on the east, Santa Fe tracks on the south and St. Clair Avenue on the west, and proposed 22 industrial lots. In the very first review and discussion, the Planning Staff and City Traffic Engineer advised the applicant that the plat should be designed to provide for east-west traffic access to subject property from Meridian and Seneca and every effort should be made in the design of the plat to discourage north-south movement of industrial traffic through the residential area adjoining subject property on the north. Also, the applicant was advised that the drainage of subject property may be difficult to accomplish due to the location and elevation of the existing storm sewer on the eastern edge of subject property. During the intervening months, the applicants engineer has submitted several alternate plat designs, none of which completely resolved the problem of limiting the major traffic flow to and from subject property to an east-west direction.

Present access to subject property is in a north-south direction by way of Hiram, the one north-south street in the residential area to the north which is paved. The Staff has recommended that Dooley Street be widened, extended east to Dodge and Walker and improved by the applicant to provide access from Seneca. The interior street design on subject property should connect to Harry Street on the west to provide site access from Meridian. The latest design proposal which is being scheduled for your consideration provides for all of the access to subject property by way of Hiram through the residential area to the north. In discussing this latest proposal, the applicant has indicated that the staff preference, involving extensive improvements to Dooley, would be too costly to make the development of subject property feasible. The various alternate proposals previously submitted by the applicant's engineer will be available at your meeting for discussion.

EXCERPT FROM SUBDIVISION COMMITTEE MEETING OF JUNE 5, 1975:

12. S/D 73-51 - Sketch Plat of SANTA FE ORIENT INDUSTRIAL TRACT SECOND ADDITION, generally located between St. Clair and Dodge in an area north of Orient Boulevard.

NEWBY outlined the area on the map and pointed out that the problem with this plat is that all of the existing and open streets in the area are north-south residential streets and the applicant is proposing to have access to their plat by way of Hiram. He said it was the staff's contention that the residential neighborhood to the north of this tract through which Hiram runs, should be protected from industrial traffic as much as possible. It has also been the staff's proposal that an east-west traffic movement should be developed on this site for the industrial traffic to move in an east-west direction, either out to Meridian on the west or east to Dodge and to Seneca, and to terminate the north-south residential streets with cul-de-sacs at the north line of subject property whenever possible, to eliminate the possibility of industrial traffic filtering through residential areas to the north. He continued that the applicants have indicated that, based on the study they have done, the cost of installing a new east-west street would make the development of this site prohibitive, cost-wise and development-wise.

BILL KELTNER, Professional Engineering Consultant, representing Santa Fe Orient Industrial Development, stated that it was his understanding that the existing storm drain in Doolley flowing to the east, was inadequate in size, and the applicant recognizes this but was willing to become part of a benefit district. He said if it was the City's position that no further development should occur in this area until a benefit district has been established, the applicant would like to know about it at this time.

JOE CLARK, Real Estate Management and Industrial Development, Topeka, Kansas, said that he made a study of the cost involving development of access to their property. The development cost was so high that they thought it was not feasible to develop the property into an attractive industrial district until later years. They felt this district could be better developed with fewer sites, but larger parcels and under the sketch plat arrangement, the maximum number of sites that could be developed is 5. He pointed out their lead railroad track has to run east and west. He went on to say that when their shops were at this location, their main access was by way of Hiram and they were employing 300 people when the shops were closed in 1968. In this new development, they won't sell or lease to just any industry, they have to have sufficient rail useable needs to qualify, so any lessee will be using rail service and maybe some trucks.

KELTNER pointed out that access by way of Dodge to Walker to Seneca would be somewhat difficult, as it is a traffic problem at best. There is a signalized intersection at Seneca and Walker which has inadequate turning radius and width.

M. S. MITCHELL, Maintenance-Flood Control, stated that the storm drainage system for District #43 which use to drain the industrial tract from west of Hiram to the River is undersized. He said there were two problems with the drainage; one, if they have the legal right to discharge into the site and, two, any additional drainage will compound the problems. He said that sometime in the future, District #43 will be reassessed for storm drainage improvements.

TAYLOR asked Mitchell if the question of a drainage system was brought up at the time of the change of zoning.

MITCHELL replied that the drainage question had been brought up each time there has been suggestions of developing the east portion of this site. It was his opinion that we are overburdening an already overburdened system.

TAYLOR asked how long it would take to get a plan developed for the drainage in this area. MITCHELL said he was not sure.

TAYLOR felt that there should be some agreement between the staff and the applicant on this and felt a deferrment would be in order because the Committee does not have the time to go through each problem of this plat in detail, since it is just at the sketch stage.

CLARK added that this plat was not a good industrial development site because of the location. Their main argument was that this property could be developed easier with fewer sites to industries requiring larger parcels.

ROBERT BLEVINS, Kansas Gas & Electric, suggested that an east-west street in alignment with Harry Street, which now dead-ends at the east line of the site, would be one solution and would move the traffic east and west to the arterials quicker than ending up at Dooley.

TAYLOR suggested that in the policy area, the plat include the east-west traffic orientation and in the area of drainage, the plat have both physical and legal access to the existing storm drain system in Dooley. The recommendation should be made to the Planning Commission for a later recommendation to the City Commission to protect the residential area to the north from industrial traffic.

CLARK requested that the Committee submit the plat to the Planning Commission for a later decision for their approval of the two policy areas of access and drainage.

MOTION: Taylor moved, Hopper seconded and it carried unanimously that the Subdivision Committee recommend to the Planning Commission that the plat be designed with an east-west street system which would limit or eliminate north-south industrial traffic movement through the residential area to the north, and that the applicant and staff, if necessary, should obtain from the Board of City Commissioners a policy determination on how the drainage of subject property should be handled and who should pay for the improvements necessary to accomplish the drainage.

July 2, 1975

Metropolitan Area Planning Commission

Curtis L. Newby, Junior Planner

S/D 73-51 - Sketch plat of Santa Fe Orient Industrial Tract Second Addition. Generally located between St. Clair and Dodge in an area north of Orient Boulevard.

This is to advise you that the applicant on the above referred to sketch plat has requested that said sketch plat be placed on the agenda for your July 10, 1975 meeting. The major area of discussion centers on access to the subject property and site drainage.

This sketch plat was considered by the Subdivision Committee on June 5, 1975 with the resulting action of the Committee to recommend that the sketch plat be designed with an east-west street system which would limit or eliminate north-south industrial traffic movement through the residential area to the north and that the applicant and staff if necessary should obtain from the Board of City Commissioners a policy determination on how the drainage of subject property should be handled; and who should pay for the improvements necessary to accomplish the drainage. Minutes of the Subdivision Committee meeting are herewith attached.

Curtis L. Newby, Junior Planner

CLN:rme
Attachments

Background:

In April of 1973, the original sketch plat of Santa Fe Industrial tract Second Addition was submitted on property involving all of the old Santa Fe Orient Shops property except a small portion thereof which was platted in 1972-73 into a one lot industrial plat. The original sketch plat was comprised of 80 acres bounded by Dooley Street on the north, Dodge on the east, Santa Fe tracks on the south and St. Clair Avenue on the west, and proposed 22 industrial lots. In the very first review and discussion, the Planning Staff and City Traffic Engineer advised the applicant that the plat should be designed to provide for east-west traffic access to subject property from Meridian and Seneca and every effort should be made in the design of the plat to discourage north-south movement of industrial traffic through the residential area adjoining subject property on the north. Also, the applicant was advised that the drainage of subject property may be difficult to accomplish due to the location and elevation of the existing storm sewer on the eastern edge of subject property. During the intervening months, the applicants engineer has submitted several alternate plat designs, none of which completely resolved the problem of limiting the major traffic flow to and from subject property to an east-west direction.

Present access to subject property is in a north-south direction by way of Hiram, the one north-south street in the residential area to the north which is paved. The Staff has recommended that Dooley Street be widened, extended east to Dodge and Walker and improved by the applicant to provide access from Seneca. The interior street design on subject property should connect to Harry Street on the west to provide site access from Meridian. The latest design proposal which is being scheduled for your consideration provides for all of the access to subject property by way of Hiram through the residential area to the north. In discussing this latest proposal, the applicant has indicated that the staff preference, involving extensive improvements to Dooley, would be too costly to make the development of subject property feasible. The various alternate proposals previously submitted by the applicant's engineer will be available at your meeting for discussion.



The Atchison, Topeka and Santa Fe Railway Company

A Santa Fe Industries Company

P.O. Box 1738, 900 Jackson Street, Topeka, Kansas 66628

Telephone 913/235-0041

C - 115-293-22

May 9, 1978

Mr. Phil Ruffin, President
Town & Country Markets, Inc.
P. O. Box 17087
Wichita, Kansas 67217

Dear Phil:

Further reference is made to my letter of May 5 advising that our people were agreeable to extending Harry Street across our tracks to serve the Orient Property subject to your assuming the entire cost of installing flasher crossing protection and the entire expense of installing and maintaining the crossing.

I have further been advised by our engineering people that in addition to the above conditions, we will require a sketch from you showing the type paving, the proposed use, the distance back to back of curbs, the number and width of driving lanes, sidewalks, if any, and their width, the width of the shoulders on either side and the type crossing service you desire installed--timber, rubber or plastic foam. This will be required by our engineering people for their approval before the crossing is constructed and also in order for them to prepare the cost estimates for the crossing within our right-of-way, as well as the flasher crossing protection.

Sincerely,

J. S. Clark
Manager Industrial Development
Real Estate & Industrial Development Dept.

May 10, 1977



Mr. Keith Stevens
Perfection Truss Company
1732 South St. Clair
Wichita, Kansas 67213

Dear Mr. Stevens:

In reviewing the plat of the old Santa Fe yards, it is apparent that the City of Wichita did not take complete access control along the north side of Orient Boulevard; therefore, strictly speaking, you would have access to Orient Boulevard.

It was the intent of the platting process to prohibit direct access to Orient Boulevard since it was felt that industrial traffic should not be mixed with the residential area to the south. It was for this reason that all public access in to the area was limited to the north, east and west.

Sincerely,

William G. McKinley, P. E.
Assistant Traffic Engineer

WGM/g1
cc: R. W. Bruggeman, Director of Public Works
Jack Galbraith, Current Plans-MAPD



KANSAS GAS AND ELECTRIC COMPANY

August 23, 1976

Metropolitan Area Planning Commission
455 North Main
Wichita, Kansas 67201

Dear Mr. Newby:

This is to advise that K&E The Electric Company has no objections to, or requests to make prior to filing of plat of Santa Fe Orient Industrial District Second Addition.

Sincerely,

A handwritten signature in cursive script that reads "Robert L. Blevins".

Robert L. Blevins
Senior Estimator

RLB:pw



IMPORTANT MESSAGEFOR S/D73-51
DATE 8-19-76 TIME _____ A.M.
P.M.**WHILE YOU WERE AWAY**By George Eckner
OF The Service Co.
PHONE No. _____

TELEPHONED	PLEASE CALL	
CALLED TO SEE YOU	WILL CALL AGAIN	
WANTS TO SEE YOU	RETURNED YOUR CALL	

MESSAGE Called to say Bill Keltner had made satisfactory arrangements for re-loading gas lines

SIGNED _____

FORM 000-017

IMPORTANT MESSAGEFOR Curt
DATE _____ TIME _____ A.M.
P.M.**WHILE YOU WERE AWAY**By Mitchell
OF _____
PHONE No. 4591

TELEPHONED	PLEASE CALL	<input checked="" type="checkbox"/>
CALLED TO SEE YOU	WILL CALL AGAIN	
WANTS TO SEE YOU	RETURNED YOUR CALL	

MESSAGE Keltner Santa Fe-Orient Ind tract #2 - Drainage - Approved!
SIGNED do you need anything more?

FORM 000-017

April 16, 1976

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211Re: S/D 73-51 - Final Plat of
SANTA FE ORIENT INDUSTRIAL
TRACT SECOND ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 15, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of April 9, 1976.

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 platlor.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Carl Merritt, Santa Fe Industrial Realty Co.
900 Polk Street, Amarillo, Texas 79101
Joe S. Clark, 900 Jackson Street, Topeka, Kansas 66628
Dean Sellers, Assistant City Engineer

April 9, 1976

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 73-51 - Final plat of
SANTA FE ORIENT INDUSTRIAL
TRACT SECOND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 8, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. A dimension shall be indicated for the limits of the access control shown on the plat to Dooley Street adjacent to Lot 4.
- B. The Engineer's text shall include the following statement: The lots, blocks, streets, easements and portions thereof of the aforescribed platted additions in this replat are to be vacated by virtue of K.S.A. 1970 Supp. 12-705(B).
- C. The plattor's text shall be amended as follows: "...all abutter's rights of access...are hereby granted to the City of Wichita, Kansas."
- D. The plattor's text shall contain a statement indicating what Reserve A and Reserve B are to be used for.
- E. The overall dimension for the north line of Lot 4 should read "1,442 feet". The appropriate correction shall be made on the plat tracing.
- F. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- G. The applicant shall guarantee the extension of City water to serve each lot.

S/D 73-51
April 9, 1976
Page 2

- H. The applicants shall guarantee the paving of Harry Court, including the cul-de-sac.
- I. The applicants shall install or guarantee the installation of the storm water sewer from Harry Court to the existing storm water sewer system to the north.
- J. The applicant shall guarantee by petition the paving of the cul-de-sacs on Elizabeth and Martinson.
- K. The applicants shall submit an acceptable instrument assuring that the future owners of lots in subject plat will participate in a storm sewer benefit district when formed.
- L. 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, April 15, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Mr. Carl Merritt, Santa Fe Industrial Realty Co.
900 Polk Street, Amarillo, Texas 79101

Mr. Joe S. Clark, 900 Jackson St., Topeka, Ks., 66628

Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-51 Name SANTA FE ORIENT INDUSTRIAL TRACT SECOND ADDITION
Date Application Rec'd. 1-5-76 Preliminary Approval 2-26-76
Scheduled S/D Meeting 4-8-76

DESCRIPTION

General Location Between St. Clair and Dodge in an area north
of Orient Blvd.

Owner Santa Fe Industrial Realty Co.
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | |
|---|----------------------------------|
| 1. Gross Acreage of Plat <u>81.1±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>5</u> R/W <u>660</u> ft. |
| Residential _____ | b. <u>70</u> R/W <u>1750</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>8</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>8</u> | TOTAL <u>2410</u> ft. |
| 3. Minimum Lot Frontage <u>315</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>180,000 sq.</u> ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>E</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. A dimension shall be indicated for the limits of the access control shown on the plat to Dooley Street adjacent to Lot 4.
- B. The Engineer's text shall include the following statement: The lots, blocks, streets, easements and portions thereof of the aforescribed platted additions in this replat are to be vacated by virtue of K.S.A. 1970 Supp. 12-705(B).
- C. The plattors text shall be amended as follows: "... all abutters rights of access... are hereby granted to the City of Wichita, Kansas."
- D. The plattors text shall contain a statement indicating what Reserve A and Reserve B are to be used for.
- E. The applicants shall guarantee the paving of Harry Court including the cul-de-sac.
- F. The applicants shall install or guarantee the installation of the storm water sewer from Harry Court to the existing storm water sewer system to the north.
- G. The applicant shall guarantee by petition the paving of the cul-de-sacs on Elizabeth and Martinson.
- H. The applicants shall submit an acceptable instrument assuring that the future owners of lots in subject plat will participate in a storm sewer benefit district when formed.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

February 27, 1976

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 73-51 - Preliminary plat
of SANTA FE ORIENT INDUSTRIAL
TRACT SECOND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 26, 1976, 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 30 foot utility easement centered on the sanitary sewer line extending south from Elizabeth, shall be indicated on the plat.
- The utility easement extending from the cul-de-sac on Harry Court north to Dooley shall be indicated as a 20 foot utility easement.
- A 10 foot utility easement shall be indicated centered on the common lot line between Lots 5 and 6.
- A 35 foot building setback line from all streets shall be indicated on all lots. *except Dooley 25' no ok since no access & reserve.*
- The applicant shall contact the City Engineer and the Gas Service Company relative to providing appropriate easements for existing facilities on the property and/or appropriate guarantees for abandonment of some of the facilities.
- Prior to issuance of any building permits on any of the lots, the Wichita Fire Department shall be furnished copies of site development plans for review.

S/D 73-51
February 27, 1976
Page 2

- G. The applicants shall guarantee the paving of Harry Court including the cul-de-sac.
- H. The applicants shall install or guarantee the installation of the storm water sewer from Harry Court to the existing storm water sewer system to the north.
- J. The applicant shall guarantee by petition the paving of the cul-de-sacs on Elizabeth and Martinson.
- K. The applicants shall submit an acceptable instrument assuring that the future owners of lots in subject plat will participate in a storm sewer benefit district when formed.
- L. Right-of-way for Dooley should terminate at the east line of Fern, with enough right-of-way being left to provide for a 20 foot east-west alley east of Fern.
- M. 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.
- N. 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
Encl.

cc: Mr. Carl Merritt, Santa Fe Industrial Realty Co.
900 Polk Street, Amarillo, Texas 79101
Mr. Joe S. Clark, 900 Jackson St., Topeka, Ks., 66628
Dean Sellers, Assistant City Engineer

January 16, 1976

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 73-51 - Preliminary plat
of SANTA FE ORIENT INDUSTRIAL
TRACT SECOND ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 15, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be deferred for an indefinite period of time at the applicants request.

Upon receiving notice from you, we will reschedule this case for consideration by the Subdivision Committee. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme

cc: Mr. Carl Merritt, Santa Fe Industrial Realty Co.
900 Polk Street, Amarillo, Texas 79101

Mr. Joe S. Clark, 900 Jackson St., Topeka, Kansas 66628

Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 73-51 Name SANTA FE ORIENT INDUSTRIAL TRACT SECOND ADDITION
Date Application Rec'd. 1-5-76 Preliminary Approval _____
Scheduled S/D Meeting 1-15-76

DESCRIPTION

General Location Between St. Clair and Dodge in an area north of
Orient Blvd.

Owner Santa Fe Industrial Realty Co.
Surveyor/Engineer Professional Engineering Consultants
Address 1440 East English Phone 262-2691

- | | | | |
|---|-----------------------|--|-----------------|
| 1. Gross Acreage of Plat | <u>81.1±</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>5</u> R/W <u>660</u> ft. | |
| Residential | | b. <u>70</u> R/W <u>1750</u> ft. | |
| Commercial | | c. _____ R/W _____ ft. | |
| Industrial | <u>8</u> | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>8</u> | TOTAL | <u>2410</u> ft. |
| 3. Minimum Lot Frontage | <u>315</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>180,000</u> sq.ft. | streets? <u>yes</u> <u>X</u> <u>no</u> | |
| 5. Existing Zoning | <u>E</u> | | |
| 6. Proposed Zoning | <u>E</u> | | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | | | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | | | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | | | |

STAFF COMMENTS:

- A. A 35 foot building setback line from all streets shall be indicated on all lots.
- B. The applicants shall guarantee the paving of Harry Court including the cul-de-sac.
- C. The applicants shall install or guarantee the installation of the storm water sewer from Harry Court to the existing storm water sewer system to the north.
- D. The applicants shall dedicate by separate instrument right-of-way for cul-de-sac at the south end of Elizabeth and Martinson.
- E. The applicant shall guarantee by petition the paving of the cul-de-sacs on Elizabeth and Martinson.
- F. The applicants shall submit an acceptable instrument assuring that the future owners of lots in subject plat will participate in a storm sewer benefit district when formed.
- G. Right-of-way for Dooley should terminate at the east line of Fern. This shall be discussed at the Subdivision Committee meeting.
- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: 5346
Section No.: 30
Twp. No.: 27
Range: 1E

S/D No. 73-51

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe Orient Industrial District Second Addition
General Location: Lying south of Walker, East of St. Clair and north of Orient Blvd.

Name of Property Owner: Santa Fe Industrial Realty Company
Address: 900 Polk St., Rm. 500, Amarillo, Texas 79101 Phone: 806-376-5131
Name of Subdivider: Same Phone: _____
Address: _____
Name of Agent/Surveyor: Professional Engineering Consultants, P.A.
Address: 1440 E. English Phone: 262-2691
Date of Application: 12-30-75

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat: 81.1 + Acres
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial 8
 - Other _____
3. Minimum Lot Frontage: 315' ft.
4. Minimum Lot Area: 180,000 Sq. ft.
5. Existing Zoning: "E"
6. Proposed Zoning: "E"
7. Lineal Feet of New Streets:
 - a. 5 R/W 660 In. ft.
 - b. 70 R/W 1750 In. 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 (Yes-XXX), Name City of Wichita
10. Public Sanitary Sewers (Yes-XXX), Name City of Wichita
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita ~~XXXXXXXXXXXX~~

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 *[Signature]*
X SANTA FE INDUSTRIAL REALTY COMPANY
Its Land Agent

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

Received by *[Signature]*
Date 1-5-75
Fee Submitted 76.00

Map No.: _____
Section No.: _____
Twp. No.: _____
Range: _____

S/D No. _____

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe Orient Industrial District Second Addition

General Location: Lying south of Walker, East of St. Clair and north of Orient Blvd.

Name of Property Owner: Santa Fe Land Industrial Realty Company
Address: 900 Polk St., Rm. 500, Amarillo, Texas 79101 Phone: 806-376-5131
Name of Subdivider: Same Phone: _____
Address: _____
Name of Agent/Surveyor: Professional Engineering Consultants, P.A.
Address: 1440 E. English Phone: 262-2691
Date of Application: 12-30-75

SUBDIVISION INFORMATION:

- | | | | |
|---|-----------------------------|--|--|
| 1. Gross Acreage of Plat | <u>81.14</u> Acres | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>5</u> R/W <u>660</u> In. ft. | |
| Residential _____ | | b. <u>70</u> R/W <u>1750</u> In. ft. | |
| Commercial _____ | | c. _____ R/W _____ ft. | |
| Industrial <u>8</u> | | d. _____ R/W _____ ft. | |
| Other _____ | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>8</u> | TOTAL _____ ft. | |
| 3. Minimum Lot Frontage | <u>315'</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> | |
| 4. Minimum Lot Area | <u>180,000</u> Sq. ft. | | |
| 5. Existing Zoning | <u>"E1"</u> | | |
| 6. Proposed Zoning | <u>"E1"</u> | | |
| 9. Public Water Supply <u>(Yes-XX)</u> | Name <u>City of Wichita</u> | | |
| 10. Public Sanitary Sewers <u>(Yes-XX)</u> | Name <u>City of Wichita</u> | | |
| 11. Health Department Approval (where applicable) | _____ (Yes-No) | | |
| 12. City of Wichita XXXXXXXXXXXX | | | |

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: _____

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

Received by _____
Date _____
Fee Submitted _____



MEMO

2 K
1 newly
3 full

File

PROJECT NO. 30-74147-275

PROJECT: Santa Fe Orient
2nd Addition

DATE: December 11, 1975

FROM: W. H. Keltner

REFERENCE: Preliminary Plat as Proposed by
Santa Fe

COPIES TO:

Bob Lakin ✓ Joe Clark

Ray Bruggeman Carl Merritt

Paul Graves

M. S. Mitchell

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Met in Bob Lakin's Office at 8:30AM this date with the following persons present. Joe Clark, Carl Merritt, Bob Lakin, Ray Bruggeman, Jack Galbraith, Paul Graves, Bill McKinley, and Bill Keltner. Discussion centered on requirements Santa Fe would have to comply with for 2nd Addition plat to subject property.

Summary of agreed on conditions is as follows:

1. There will be complete access control to Santa Fe property as follows:
 - a. To Dooley
 - b. To St. Clair N/o Harry and S/o Harry to the lead track (W/H)
 - c. To Glenn
2. Santa Fe will not be required to make financial guarantees or participate in future paving on Dooley or Glenn so long as the complete access control is maintained.
3. Santa Fe will be required to put up financial guarantees (petitions) for hammer-head turn-a-rounds for Elizabeth and Martinson. The Department of Public Works will probably proceed with construction on the Elizabeth turn-a-round as this street is paved N/o Dooley. They probably will not proceed with the Martinson turn-a-round because it is not now paved N/o Dooley. The city would look with favor on a vacation of Martinson S/o Walker if at all possible.
4. The intersection at Harry and St. Clair can be reconstructed without alignment of St. Clair, due to the access controls N/o Harry.



FORM 423-061

PAID BY NOTICE
City of Wichita
PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
Application Application Santa Fe Orient Industrial Dist. Second add.	71.00

Name: Professional Engineering Consultants
Address: 1440 East English
Type: AA--407103
Due Date:
Comments:

Date: 12/30/75
By: rme

5. Santa Fe understands that their property will be included in a future drainage district that will convey runoff to the river because the existing S.D. line in Dooley is grossly undersized.
6. Santa Fe will provide 10 year return design conduit for the S.D. in their district in accordance with current City criteria. Santa Fe understands that some method of routing the major storm out of the Harry Street Cul-de-sac will be required.
7. The City has agreed that Santa Fe can tie their new proposed S.D. (see 6 above) within the 2nd Addition area into the existing Dooley Street S.D. for temporary conveyance of storm water runoff to the river.
8. Depending on use of Santa Fe property N/o Dooley the City may require a reduction in zoning. MAPD personnel will check to see if this portion of property is currently unplatted. If it is, Santa Fe can delete it from the 2nd Addition plat, and proceed with the remaining property S/o Dooley. The City wants to be sure that this portion of the Santa Fe property (bounded by Hiram, Walker, Glenn and Dooley) cannot be used until it is replatted.
9. Santa Fe will file a Preliminary Plat incorporating the above data, hopefully by December 22, 1975, with a note that the subdivision hearing should be on January 15, 1975.

12/11/75

Johani Bruggeman, Bruce Dalbrink and
McKinley met with Keltner, Clark
and Merritt on the date to discuss
Santa Fe Orient Industrial District
2nd Add.

Specifically the following items were
discussed and agreed upon.

1. There would be total access control
reflected to Dooley and platton
will not be required to guarantee
giving Dooley a guarantee sidewalk.
2. Smartenon and Elizabeth should
terminate in either cul-de-sac or
"T". Discussed that Smartenon
might be vacated.
Adjacent area will not be included
in the plat, however, separate instruments
will be submitted for the dedications
and guarantees with the petitions
for Smartenon not being exercised
until all of Smartenon is paved.
The "T" on Elizabeth should be
paved.

3. Access Control to Down with no proving, being required for ~~down~~
guarantee
4. Access Control to St Clair from lot 2 and lot 5. This will eliminate the reconstruction of the intersection of St Clair and Harry.
5. Keltner advised that he had talked to Smith and Jan Dyer and they advised that subject area could be drained to storm sewer in Dooley although there was inadequate capacity. A petition for the storm sewer from the cul-de-sac area will not be acceptable, developer is to construct cul-de-sac + storm sewer.

Document of some type that future owners of plots will be in a storm sewer benefit district.

Santa Fe Unit District Oct. 2nd 12/11
Merritt, Joe Clark, Keltner - George, Bruce
M. Kennedy, Jb. RR

1. Rooley (gen) RR on N, access control = no improvement required.
2. Elyahetti, Martinson > dead in. Require some form of ~~the~~ termination.
alt: Martinson vacate.

We separate dedication plus guarantee
Elyahetti will be built.

3. Sat 1, Access control to Walker

Want Walker:

Glenn - ?
↑
OK to Glenn.
Access control.

4. Harry + St Clair inventory.
AK for alt design of St Clair.

5. Drainage -
- agreement w/MS - Linn / Keltner.

MEMO



TO: Joe Clark PROJECT NO. 30-74147-275
Manager, Industrial Development PROJECT Santa Fe Orient 3rd
The Atchison, Topeka & Santa Fe Addition
Railway Co., 920 Jackson
Topeka, Kansas 66612 DATE: July 28, 1975

COPIES TO:

Ray Bruggeman
Bob Lakin
Paul Graves

FROM: W. H. Keltner

REFERENCE: Required Improvements along Dooley

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Ray Bruggeman called this P.M. with regard to our earlier request concerning Public Works Dept. requirements for a Santa Fe Orient 2nd Addition plat. He had discussed the proposed plat with Bob Lakin and with Traffic Engineering.

He indicated that access control was the key to improvement of Dooley. Under the conditions of "complete access control" for Santa Fe land, he felt that the existing paved streets (Fern and Elizabeth) should have some type of low cost hammer head turnaround installed, but that the City could pick up cost of turnarounds on the unpaved streets at the time that they are paved. The hammer heads at Fern and Elizabeth would be at Santa Fe expense. We will contact Engineering and determine size, R.W. requirement, etc., so a cost estimate can be prepared for your use. Alleys were not mentioned. He also indicated a willingness to meet with you concerning specific and more detailed requirements at your convenience. We would recommend a morning meeting on the day the subdivision committee meets to consider a preliminary plat. When you decide to proceed, advise us and we will set up such a meeting.



SANTA FE LAND IMPROVEMENT COMPANY

A Santa Fe Industries Company

Room 500 - 900 Polk Street, Amarillo, Texas 79101
Telephone 806/376-5131 Ext. 445 or 457

June 23, 1975

K-07-6

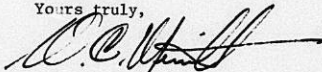
Mr. Curtis L. Newby, Junior Planner
Wichita-Sedgwick County Metropolitan
Area Planning Commission
City Building Annex
104 South Main Street
Wichita, Kansas 67202

Re: S/D 73-51 - Sketch plat of Santa Fe
Orient Industrial Tract Second Addition

Dear Mr. Newby:

In reply to your letter of June 9, 1975, we are hereby requesting that the
above captioned sketch plat be forwarded to the Planning Commission for
their consideration of July 10.

Yours truly,



W. C. Merritt
Division Manager

cc: Mr. J. S. Clark, Manager-Industrial Development
The Atchison, Topeka and Santa Fe Railway Company
9th and Jackson Streets
Topeka, Kansas 66628

Mr. William Keltner
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Mr. Dean Sellers
Assistant City Engineer
City of Wichita
104 South Main Street
Wichita, Kansas 67202





MEMO

TO: Mr. Joe Clark
Manager, Industrial Development
A T & S F Railway Company
920 Jackson Street
Topeka, Kansas 66612

PROJECT NO. 30-74147-275

PROJECT: Santa Fe Orient
2nd Addition

DATE: June 12, 1975

COPIES TO:

R. W. Linn

Curtis Newby ✓

Tom Powell

FROM: W. H. Keltner *WHK*

REFERENCE: Request for Drawings and City
Drainage Meeting

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith are 3 copies of the alternates as you requested by telephone this morning.

I just returned from the meeting with the City Staff concerning drainage restrictions on the subject area. The Law Department was of the initial opinion that there would be no legal problems with allowing drainage from the Santa Fe Orient District to flow into the existing S.W.D. No. 43 line in Dooley. Mr. Powell, representative from the Wichita Law Department, indicated they would review the matter and contact Mr. Linn, Wichita City Engineer, with regard to their final decision. It was noted that all existing storm drains in the vicinity of the District were overloaded and it was the City's intent to assess future relief to the total area served. No plans are currently underway at the present, though.

I left the meeting with the feeling that the Law Department would have their opinion ready before the MAPC hearing, and that the legal question with tying new storm drains from the Orient Industrial District into the existing line in Dooley would not be a problem.

Those present at the meeting this afternoon were as follows:

M. S. Mitchell, Wichita-Sedgwick County Flood Control
R. W. Linn, P. E., City Engineer
Dean Sellers, P. E., Asst. City Engineer
D. Brewer, P. E., City Engineering Dept.
Tom Powell, City Law Dept.
W. H. Keltner, P. E., P.E.C., P.A.



June 9, 1975

Mr. Carl Merritt
Santa Fe Industrial Realty Company
900 Polk Street
Amarillo, Texas 79101

Re: S/D 73-51 - Sketch plat of
SANTA FE ORIENT INDUSTRIAL
TRACT SECOND ADDITION.

Dear Mr. Merritt:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 5, 1975, the above captioned sketch plat was considered. The action of the Committee was to recommend that the plat be designed with an east-west street system which would limit or eliminate north-south industrial traffic movement through the residential area to the north and that the applicant and staff if necessary should obtain from the Board of City Commissioners a policy determination on how the drainage of subject property should be handled and who should pay for the improvements necessary to accomplish the drainage.

At your request this sketch plat will be forwarded to the Planning Commission for their consideration on July 10, regarding the recommendation of the Subdivision Committee on the street system. We would suggest that your engineer contact our office as soon as possible relative to setting up a meeting with the City Engineer, Flood Control, Department of Law and Planning staff, to discuss the alternatives for handling the drainage of subject property.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rne

cc: Mr. Joe S. Clark, 900 Jackson St., Topeka, Kansas 66628
Mr. William Keltner, Professional Engineering Consultants
1440 East English, 67211
Dean Sellers, Assistant City Engineer

May 30, 1975

The Subdivision Committee and Utility
Advisory Committee
Curtis L. Newby, Junior Planner

S/D 73-51 - Sketch plat of SANTA FE ORIENT
INDUSTRIAL TRACT SECOND ADDITION. Generally
located between St. Clair and Dodge in an
area north of Orient Boulevard.

This is to advise you that the applicant on the above referred
to sketch plat has requested that said sketch plat be placed on
the agenda for your June 5, 1975 meeting. The major unresolved
problems to be discussed are access to subject property and
site drainage.

In April of 1973, the original sketch plat of Santa Fe Industrial
tract Second Addition was submitted on property involving all of
the old Santa Fe Orient Shops property except a small portion
thereof which was platted in 1972-73 into a one lot industrial
plat. The original sketch plat was comprised of 80 acres
bounded by Dooley Street on the north, Dodge on the east, Santa
Fe tracks on the south and St. Clair Avenue on the west, and
proposed 22 industrial lots. In the very first review and
discussion, the Planning Staff and City Traffic Engineer
advised the applicant that the plat should be designed to provide
for east-west traffic access to subject property from Meridian
and Seneca and every effort should be made in the design of the
plat to discourage north-south movement of industrial traffic
through the residential area adjoining subject property on the
north. Also, the applicant was advised that the drainage of
subject property may be difficult to accomplish due to the location
and elevation of the existing storm sewer on the eastern edge
of subject property. During the intervening months, the applicants
engineer has submitted several alternate plat designs, none of
which completely resolved the problem of limiting the major
traffic flow to and from subject property to an east-west
direction.

Present access to subject property is in a north-south direction
by way of Hiram, the one north-south street in the residential
area to the north which is paved. The Staff has recommended
that Dooley Street be widened, extended east to Dodge and Walker
and improved by the applicant to provide access from Seneca.
The interior street design on subject property should connect
to Harry Street on the west to provide site access from Meridian.
The latest design proposal which is being scheduled for your

S/D 73-51
May 30, 1975
Page 2

consideration provides for all of the access to subject property by way of Hiram through the residential area to the north. In discussing this latest proposal, the applicant has indicated that the staff preference, involving extensive improvements to Dooley, would be too costly to make the development of subject property feasible. The various alternate proposals previously submitted by the applicant's engineer will be available at your meeting for discussion.

Curtis L. Newby, Junior Planner

CLN:rme

cc: Santa Fe Industrial Realty Company
Attn: Mr. Carl Merritt
900 Polk Street
Amarillo, Texas 79101

William H. Keltner
Professional Engineering Consultants
1440 East English, 67211

May 13, 1975

Professional Engineering
Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 73-51 - Santa Fe Orient
Industrial Tract Second Add.
Sketch plat - Generally
located between St. Clair and
Dodge in an area north of
Orient Blvd.

Gentlemen:

We have reviewed the most recent revised sketch plat of said proposed addition, received by our office on April 29, 1975. Having received comments on said sketch plat from the Flood Control Office, Traffic Engineer and City Engineer, it appears that as before, major concern has been expressed over the plat providing for industrial vehicular traffic circulation east to Seneca to avoid having industrial traffic filter through the residential area to the north. This latest sketch plat which proposes an industrial cul-de-sac street aligning directly with Hiram, utilizing poor existing access from Meridian by way of Dooley Street and providing for no access east to Seneca would seem to us to encourage industrial traffic to utilize Hiram running north and south through the residential area for the main route of access to the subject property. We would therefore still recommend that this plat provide for the widening and extension of Dooley east to Dodge and that the location of the cul-de-sac street be changed so as not to align with any of the north-south residential streets. In reviewing this file we find that this approach has been recommended to you by letter dated May 30, 1973, and later with you in our discussion on July 15, 1975.

We have also been advised by the Flood Control Office, that it is doubtful that subject property can be drained to the existing storm sewer system crossing the east portion of the plat. You should therefore, contact the Flood Control Office concerning this matter prior to submission of a preliminary plat.

S/D 73-51
May 13, 1975
Page 2

We are still of the opinion that the sketch plats which have been submitted to date have not really addressed the traffic circulation problems associated with this site and we see little to gain in scheduling this sketch plat for consideration by the Subdivision Committee. It would seem at this point, no further along than this plat is, that about all the Subdivision Committee could decide is to either allow industrial traffic to use Hiram or not to use Hiram. It is our recommendation therefore, that the plat be redesigned to indicate Dooley extended east to Dodge as proposed by plan alternate D dated October 25, 1974. This would perhaps permit several of the north-south streets to terminate in cul-de-sacs and discourage industrial traffic from using the north-south residential streets. We would also recommend that you consider the drainage of the site as this will have a bearing on the design of streets and termination of streets by cul-de-sacs.

If you still feel that the sketch as submitted is the only acceptable solution to your client, please advise and we will schedule it for consideration by the Subdivision Committee. Please be prepared however, to discuss other design alternates that have been previously submitted.

If you would like to meet again to discuss this plat or have any questions, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rne

cc: Santa Fe Industrial Realty Company
Attn: Mr. Carl Merritt
900 Polk Street
Amarillo, Texas 79101

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE May 5, 1975

TO Curt Newby, Junior Planner

FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Santa Fe-Orient Industrial Site

It is still the recommendation of the Traffic Engineering Division that some sort of east-west circulation be provided throughout the Santa Fe-Orient Industrial site. We would recommend that this roadway start at the west property line at Harry Street and extend in an easterly to northeasterly direction to Dodge Street on the east property line of said property.

We still believe running all this traffic north on one residential street (Hiram) is too much to ask of any residential area.

William G. McKinley

William G. McKinley
Assistant Traffic Engineer

WGM/gl
cc:R. W. Bruggeman





MEMO

TO: Metropolitan Area Planning Dept.
City Building Annex
104 South Main Street

Wichita, Kansas 67202

ATTN: Jack Galbraith

PROJECT NO. 30-74147-275

PROJECT: Santa Fe

Orient 2nd Addition

DATE: April 28, 1975

COPIES TO:

Carl Merritt

FROM: W. H. Keltner

REFERENCE: Sketch Plat Submittal

PLEASE ADVISE IMMEDIATELY OF ANY MISCONCEPTIONS OR OMISSIONS YOU BELIEVE TO BE CONTAINED HEREIN.

Transmitted herewith are five (5) prints of a sketch plat for the remaining portion of Santa Fe Orient Industrial District in Wichita. In accordance with our discussions, please schedule this before the Subdivision Committee at the earliest possible date. If you would advise me as to when the hearing will be held, I will notify the appropriate Santa Fe officials so they can attend.

If you need additional copies of the sketch plat, please advise.

Thank you for your attention to this matter.

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE March 3, 1975



TO R. W. Bruggeman, Director of Public Works
FROM William G. McKinley, Assistant Traffic Engineer

SUBJECT Santa Fe Orient Tracks
Development - Dooley Street

We received a copy of a memo from Joe Bogle, Assistant City Attorney, directed to you with regard to Dooley Street between Glenn and Vine. It seems the City has presently lost their court case with the property owner adjacent to the Dooley right-of-way from Glenn to one half block east.

After reviewing the proposed Orient Shops roadway development plans to service the industrial tract of land, we are of the opinion that this road would be needed under any of the alternates proposed by the developer. As you know, this area is surrounded by residential dwellings and access to Seneca Street is proposed under all of the plans by way of Dooley Avenue. It is the Traffic Engineering Divisions opinion, supported by the Planning Department, that this would be the proper way to route industrial traffic instead of north through the residential area. Therefore, we are requesting that the City of Wichita's Law Department proceed to either appeal this decision or condemn the property for public right-of-way.

William G. McKinley
Assistant Traffic Engineer

WGM:cg

cc: Jack Galbraith, Chief Planner ✓
G. H. Wilton, Supt., Public Works Maint.



THE CITY OF WICHITA
OFFICE OF City Prosecutor



DATE February 24, 1975

ZERO
ON SAFETY
PHASE II

TO R. W. Bruggerman, Director of Public Works
FROM Joe M. Bogle, Jr., Assistant City Attorney

SUBJECT City of Wichita vs. Elmer and Ethel
Dowell, Barricading of Dooley Ave.
Adjacent to 1326 S. Glenn

This memo is to bring you up to date on the matter of the Dowell family claiming Dooley Avenue adjacent to their property and converting it to their own use.

A petition was filed by the City in the District Court to force the Dowell's to relinquish their claims on this street, and they in turn counter-claimed to have their title to the street quieted. The matter finally came to trial on February 13, 1975, and the court held that the City had lost its street dedication based on K. S. A. 1974 Supp. 58-3401, et seq; the Kansas Marketable Record Title Act.

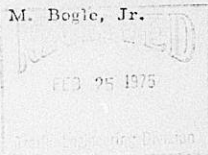
This act essentially says that if a person has a record title dating back at least 40 years that they are deemed to have a valid marketable title to the land. In this case the deeds to the Dowell's property began to show in 1929 that the portion of Dooley Avenue adjacent to their land had been vacated by a plat, even though no plat or vacation ordinance has ever been found vacating this portion of the street. There are several exceptions included in the act which we felt would cause the court to rule in our favor, however the Judge held that they did not apply. The Court only awarded them that portion from their property line to the center of the 60 foot street (i. e.) a strip 30 x 135 feet. The Dowell's have indicated a willingness to sell the property to the City of Wichita or to possibly will it to the City at their death.

Thus, due to the unfavorable court decision we are faced with deciding whether to appeal the courts ruling or to simply purchase the property when and if we need it. In order to make that decision we need to know if that portion of Dooley is really needed for a street and if so when it would actually need to be opened.

We would appreciate it if you could furnish us with any information which you might have concerning the possible future need for Dooley Avenue and any other suggestions which you would like to make. Your reply is needed at your earliest convenience in order to reach a decision on the appeal.

Joe M. Bogle, Jr.
Joe M. Bogle, Jr.

cc: John Dekker, Director of Law
Paul Graves, Traffic Engineer
George Wilton, Supt. Public Work Maintenance



THE CITY OF WICHITA
OFFICE OF City Prosecutor

DATE February 24, 1975

ZERO
in
ON SAFETY
PHASE II

TO R. W. Bruggerman, Director of Public Works
FROM Joe M. Bogle, Jr., Assistant City Attorney

SUBJECT City of Wichita vs. Elmer and Ethel
Dowell, Barricading of Dooley Ave.
Adjacent to 1326 S. Glenn

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Joe M. Bogle, Jr.

Joe M. Bogle, Jr.

cc: John Dekker, Director of Law
Paul Graves, Traffic Engineer
George Wilton, Supt. Public Work Maintenance

FEB 25 1975

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

July 16, 1974

TO The File

FROM Jack H. Galbraith, Chief Planner *JHG*

SUBJECT S/D 73-51 - SANTA FE ORIENT INDUSTRIAL TRACT
SECOND ADDITION - Between St. Clair and Dodge
in an area north of Orient Boulevard.

On July 15, 1974, Newby and I met with Bill Keltner, Paul Graves and Bill McKinley in the Traffic Commission conference room to discuss a new concept on the above captioned plat. Specifically, we were advised that Santa Fe was interested in finaling only the west 1/2 of the area and the major access was now proposed from Hiram to be extended as a cul-de-sac. Also proposed was the termination of Everett and Bonn by cul-de-sacs with no industrial access proposed to these two streets.

After discussing this revision with Lakin, I advised Keltner that it was our opinion that the major access through this site should still be from Meridian to Seneca, that access through the residential area to the north should be discouraged, and that a street like Hiram should not be designed to provide the major traffic movements to this industrial area.

John Richter is doing a sketch and Keltner advised that he would pass our comments onto representatives of Santa Fe.

JHG:rme

January 16, 1974

Mr. Elmer Dowell
1326 South Glenn
Wichita, Kansas 67213

Dear Mr. Dowell:

Our records indicate that the area adjacent to and south of your property located at 1326 South Glenn is dedicated for public use. I have enclosed a copy of part of the recorded plat of Block A, Shearman's Addition, which shows an area sixty (60) feet in width for Dooley Street.

Please proceed immediately to vacate this area by removing the barricade placed across the right-of-way.

If you have questions, I will be available to discuss this matter at your convenience.

Yours truly,

RWB
R. W. Bruggeman
Director of Public Works

RWB:gg

cc: John Dekker, Director of Law
Robert Lakin, Director of Planning
Paul B. Graves, City Traffic Engineer
G. H. Wilton, Supt. of Public Works Maintenance
Bob Loveland, Street Maintenance Supervisor



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THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE December 31, 1973



ON SAFETY
PHASE II

TO R. W. Bruggeman, Director of Public Works

FROM Paul B. Graves, City Traffic Engineer

SUBJECT Dooley Between Glenn & Vine

In a routine check in the area around the Orient Yards, one of our investigators discovered that Dooley West of the alley between Vine and Glenn is closed to vehicular traffic. In fact, from the aerial photographs, it looks like this portion of Dooley has been closed for several years. The actual in-the-field survey indicated an existing street name sign is presently at the intersection of Glenn and Dooley and also this area has somewhat limited street lighting. There is evidence that various utility companies are using this closed segment of Dooley for their use.

In checking the city records, we believe the property owner of lots 27, 29 and 31 of Block A Shearman's Edition is Mr. Dowell. There is evidence that Dooley has not been vacated in this area although Mr. Dowell claims he has title to this property and has, in fact, run a traffic investigator off of said property.

In checking with Mr. Bob Loveland of the City Maintenance Division, he indicates they have never graded this street during his employment and he has always felt that this was private property. The Planning Department and Public Works Administration Department indicate that the right-of-way is still public property. We would recommend that if this is indeed public property, Dooley Street be reopened by the Maintenance Division, especially as the Orient Shops are now being sub-divided by the Santa Fe Railroad. Your comments on this matter will be appreciated.

Paul B. Graves
City Traffic Engineer

PBG:BM/mm

cc: George Wilton, Supt. of Public Works Maintenance
Bob Lakin, Director of Planning
Bob Loveland, Street Maintenance Supervisor



Mr. W. C. Merritt
January 8, 1973

January 8, 1973

Mr. W. C. Merritt
Land and Tax Agent
Santa Fe Land Improvement Company
Room 500, 900 Polk Street
Amarillo, Texas 79101

Re: Santa Fe Industrial District
Final Plat for Lot 1, Block A
PEC File 30-72233-275

Dear Carl:

I attended a meeting last Friday with Ray Bruggeman (Director of Public Works), Dick Linn (City Engineer), Dean Sellers (Assistant City Engineer), and M.S. Mitchell (Assistant Superintendent of Public Works - Flood Control) in the Industrial Development Office. Mike Farmer and Gary Rickard were also present. The topic of conversation was of course the storm drainage conditions, problems, and final recommendations relative to the Amsden Tract final plat referenced above.

The outcome of the meeting was that the Director of Public Works has requested an underground storm drainage system be guaranteed as one of the requirements for a final plat.

We have attempted to summarize the overall drainage situation with the series of sketches and data sheets enclosed. Following is an explanation of each of the pages attached.

Sketch 1 - This shows the total area involved and the approximate net development acreage in each block with the street layout system as proposed for the sketch plat for the northern portion.

Sketch 2 - This shows the Preliminary Drainage Layout for the entire area. This sketch would have to be filed with the City as a part of the subject plat requirements. It is of course based on the proposed street layout that would be suggested to the M.A.P.D. for the sketch plat for the remaining area. It would establish general area size for the two drainage areas though, and future changes in street layouts etc. would have to conform to this drainage concept.

(continued)

Should be
"Rickard"

Mr. W. C. Merritt
January 8, 1973
Page 2

Sketch 3 - This shows what the City feels is necessary for first stage drainage construction, relative to the subject plat. They feel that costs for such an improvement should be spread over the entire southwest drainage area, and not just to the Lot 1, Block A parcel now being platted. (See our comments relative to this below.)

Sketch 4 - This shows what would be considered as stage 2 construction for the southwest drainage area, if the streets were actually constructed as shown. Costs for this would ordinarily be spread over the benefiting area also.

Sketch 5 - This shows the minimum system that would be acceptable to the City if the northeast drainage area was developed as shown. Ordinarily the costs for this system would be spread only to the benefiting area. Because of the considerable difference in storm drainage costs for the two drainage areas. We would recommend that any development of the entire area have total drainage costs spread evenly to all 79 net acres. Unit Costs for the various ways to distribute the costs are shown on page 6 and 7 of the attached data.

Data Page 6 - This indicates the various unit costs for the southwest drainage area depending on how the total costs were distributed.

Data Page 7 - This indicates the various unit costs for the northeast drainage area, and also unit costs for the entire 79 acre area if all of the drainage costs were spread evenly.

Please note that these are for an "interim" system only. Both of the existing storm drain lines to which these new drains would be connected are considerably overloaded and at such time in the future when a benefit district was formed for the entire southwest section of town (or portion thereof), additional storm drainage costs would very likely be assessed.

Data Page 8 - This is presented for your information only. We attempted to estimate total development costs so the entire scope of the problems involved could be studied.

So far as the Mnsden Plat is concerned, the City is requesting financial guarantees for the Stage 1 southwest drainage area construction only at this time. These are shown on Sketch 3 and Page 6 of the attached data. Guarantees for Stage 2 construction in the southwest drainage area and Stage 1 construction in the northeast drainage area would be a part of the platting for the remainder of the property.

(continued)

Mr. W. C. Merritt
January 8, 1973
Page 3

Please note that all costs shown are total development costs as we see them on a preliminary basis. We have included an additional 18% for Engineering, Inspection, Administration, Legal, and Contingency. It is possible that actual construction costs would be about 80 to 85% of the figures shown. This may be quite important if you charge the various engineering and administrative costs to other accounts.

If you should decide to proceed with the project a new drainage easement from the end of St. Clair to Meridian would have to be negotiated. This would allow the new storm drain line to be located further north of the main line tracks than the existing ditch is now.

I am sure you will want to study this before deciding on what further action you wish to take. I have forwarded copies of all the data to Joe Clark in Topeka. We have not discussed any of the above with Don King or his Architect as yet, and will await your directions before proceeding further.

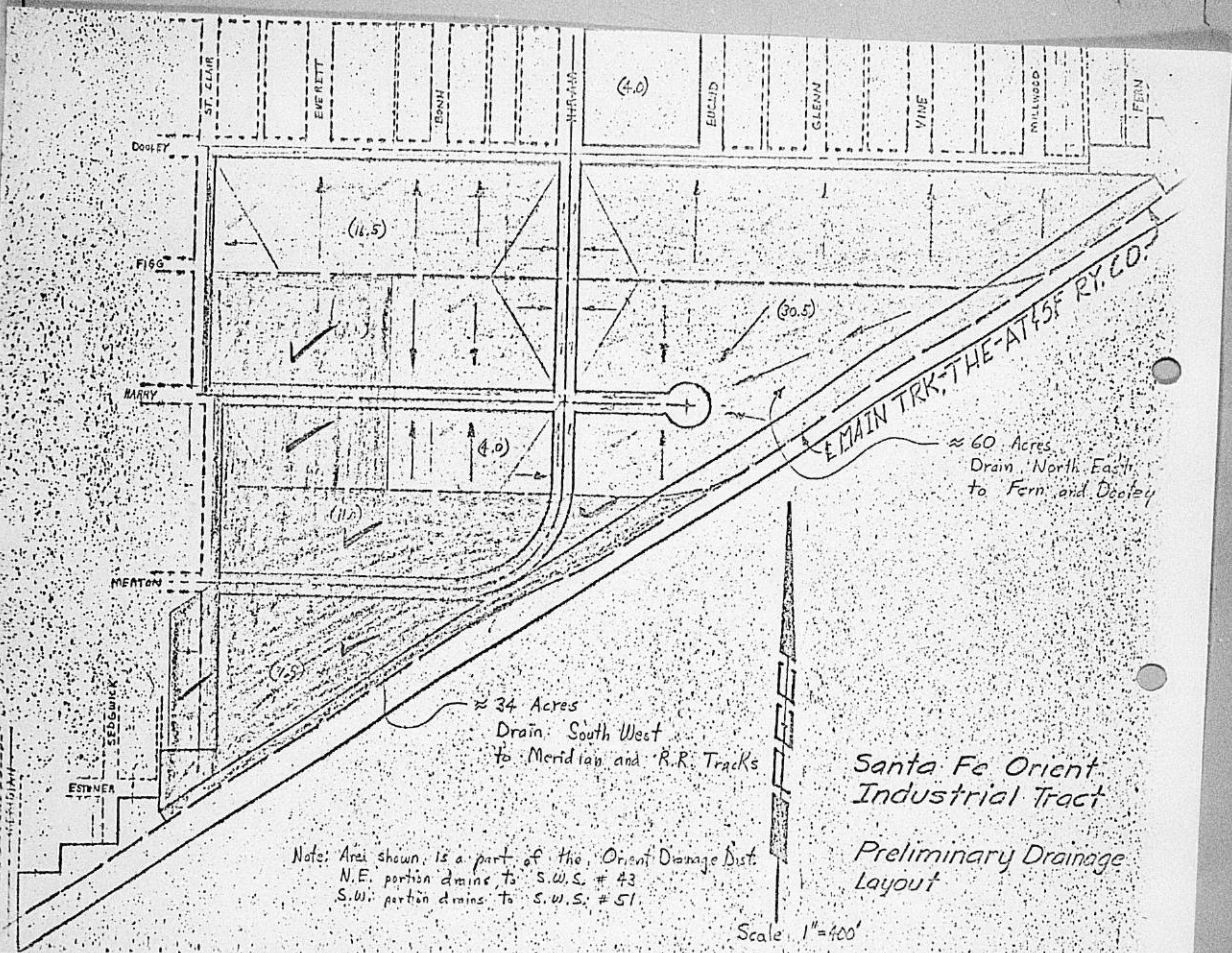
Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

W. H. Keltner, P.E.
Vice-President

is

cc: Joe S. Clark

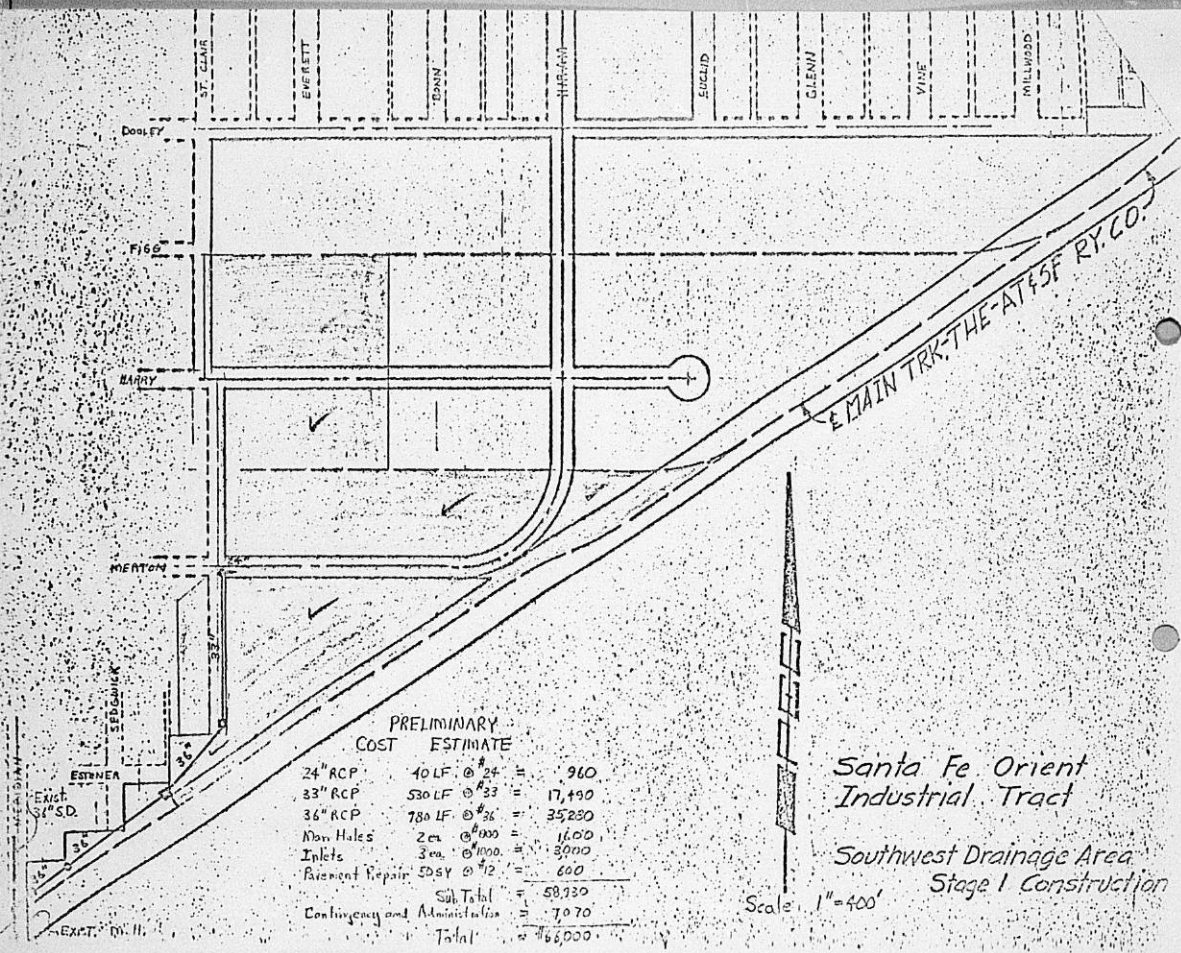


Note: Area shown is a part of the Orient Drainage Dist.
 N.E. portion drains to S.W.S. # 43
 S.W. portion drains to S.W.S. # 51

Santa Fe Orient
 Industrial Tract

Preliminary Drainage
 Layout

Scale 1"=400'



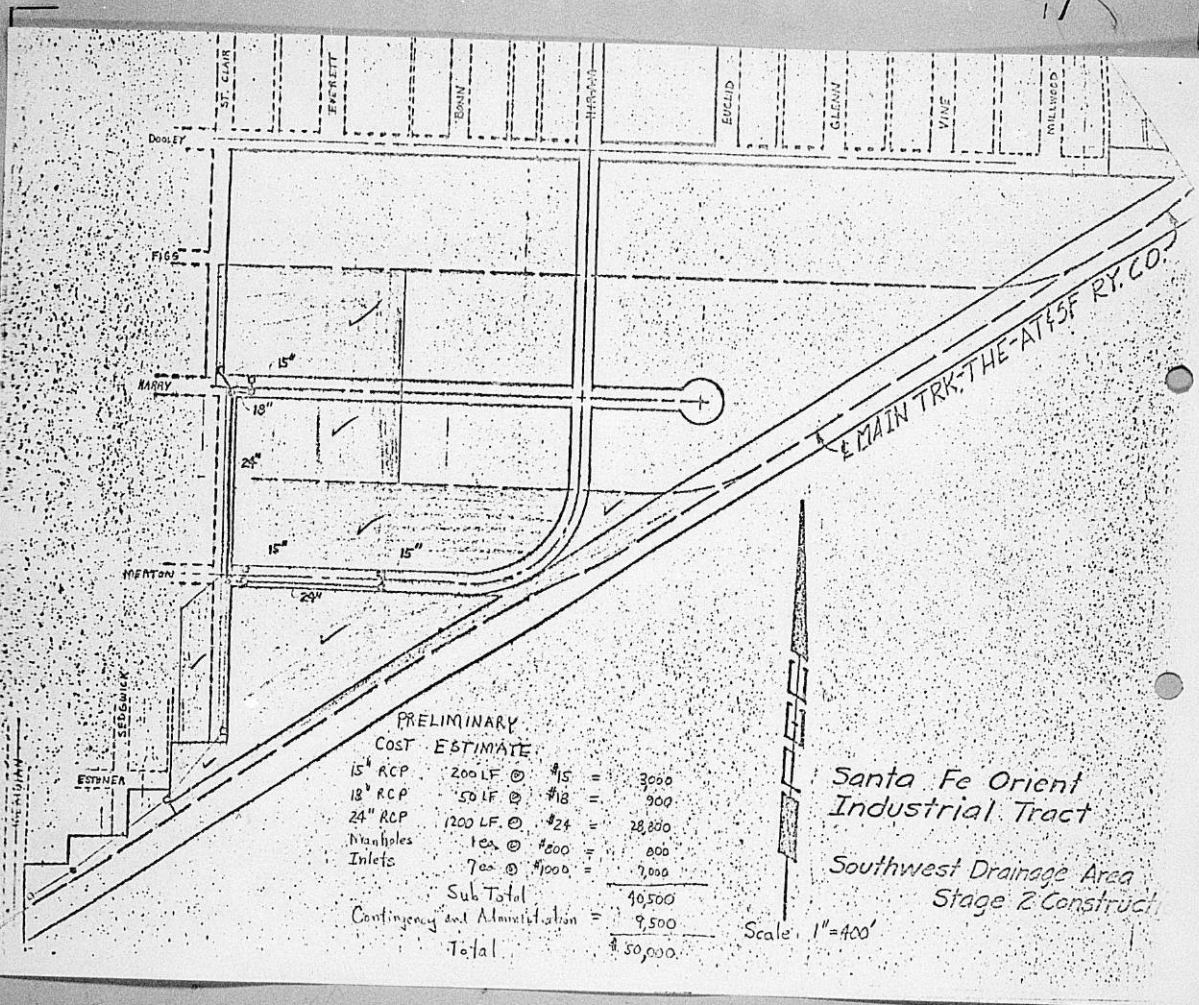
PRELIMINARY
COST ESTIMATE

24" RCP	40 LF. @ #24	=	960
33" RCP	530 LF. @ #33	=	17,490
36" RCP	780 LF. @ #36	=	35,280
Man Holes	2 ea. @ #000	=	1,600
Inlets	3 ea. @ #100	=	300
Alignment Repair	SDSY @ #2	=	600
	Sub Total	=	58,930
	Contingency and Administration	=	7,070
	Total	=	\$66,000

*Santa Fe Orient
Industrial Tract*

*Southwest Drainage Area
Stage I Construction*

Scale 1" = 400'



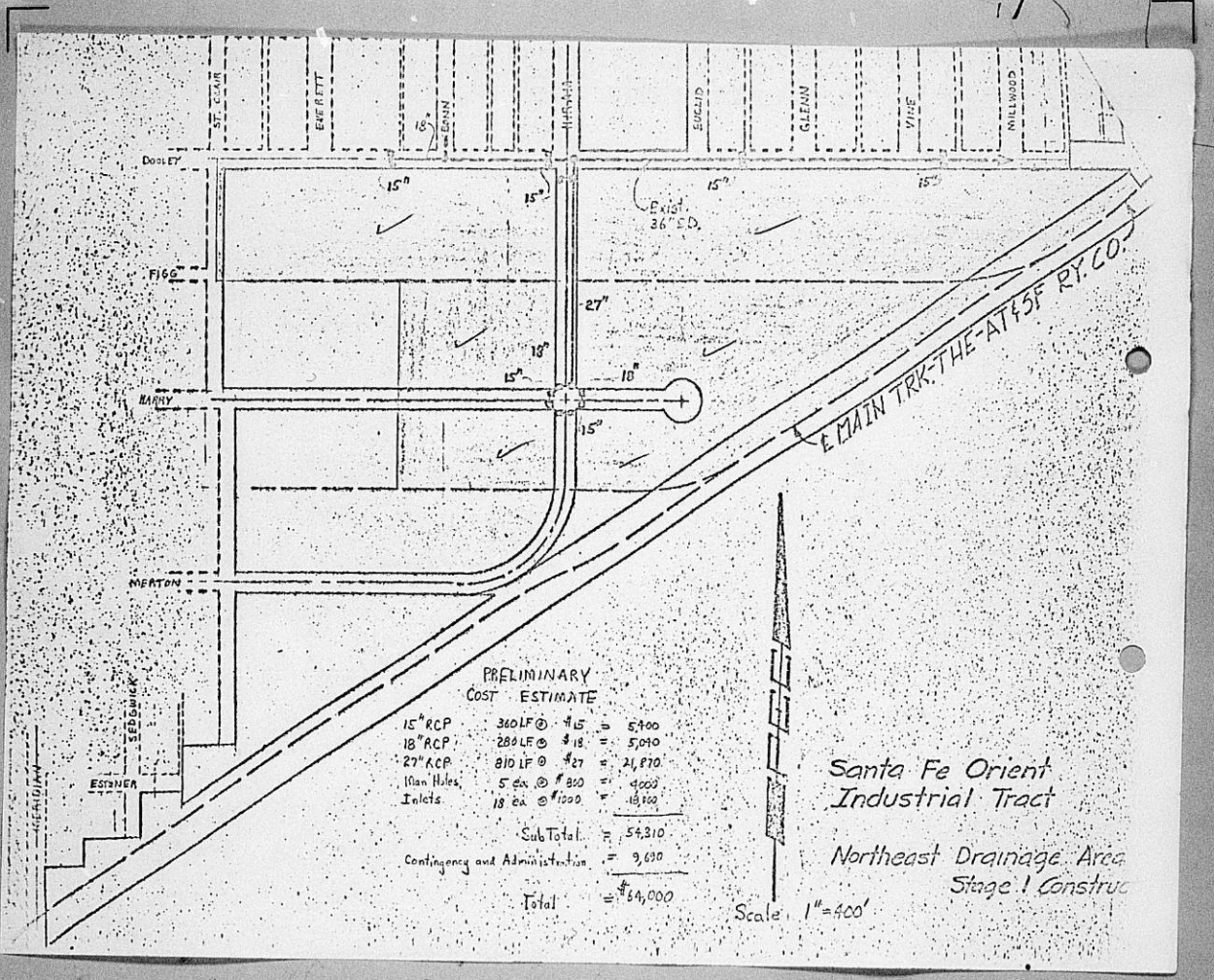
PRELIMINARY
COST ESTIMATE

15" RCP	200 LF @ \$15	=	3,000
18" RCP	50 LF @ \$18	=	900
24" RCP	1200 LF @ \$24	=	28,800
Manholes	1 ea @ \$800	=	800
Inlets	7 ea @ \$1,000	=	7,000
	Sub Total		40,500
	Contingency and Amortization	=	9,500
	Total		\$50,000

Santa Fe Orient
Industrial Tract

Southwest Drainage Area
Stage 2 Construct

Scale: 1" = 400'



PRELIMINARY
COST ESTIMATE

15" RCP	360 LF @ \$15	=	5,400
18" RCP	280 LF @ \$18	=	5,040
27" RCP	810 LF @ \$27	=	21,870
Man Holes	5 ea @ \$200	=	1,000
Inlets	18 ea @ \$100	=	1,800
	Sub Total	=	54,310
	Contingency and Administration	=	9,690
	Total	=	\$64,000

Santa Fe Orient
Industrial Tract

Northeast Drainage Area
Stage 1 Construct

Scale 1" = 400'



Date Jan 8, 1973 Page 6 of 8

Project Santa Fe Orient Industrial District

Item Storm Drain Cost Breakdown

Southwest Drainage Area

Approximate contributing area = 34 acres
(Shown in Orange on Sketch No. 2)

Approximate net area for development = 25 acres

Stage 1 Storm Drain System
(Shown on Sketch No. 3)

Estimated Cost (Preliminary) = \$16,000

Unit Cost

Distributed to 25 acres in S.W. Drainage Area = \$640/acre
Distributed to 79 acres in Total Development = \$835/acre
Distributed to 7 1/2 acre Amsden Tract = \$8800/acre

Stage 2 Storm Drain System
(Shown on Sketch No. 4)

Estimated Cost (Preliminary) = \$50,000

Unit Cost

Distributed to 25 acres in S.W. Drainage Area = \$2000/acre
Distributed to 79 acres in Total Development = \$633/acre
Distributed to 17 1/2 acres remaining in S.W. Drainage Area* = \$2860/acre

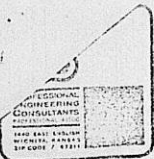
Interim Storm Drain System (Stage 1 plus Stage 2)

Estimated Cost (Preliminary) = \$116,000

Unit Cost

Distributed to 25 acres in S.W. Drainage Area = \$4640/acre
Distributed to 79 acres in Total Development = \$1470/acre

* This deletes the Amsden Tract from the S.W. drainage area



Date Jan 8, 1973 Page 1 of 8
Project Santa Fe Orient Industrial District
Item Storm Drain Cost Breakdown

Northeast Drainage Area

Approximate contributing area = 60 acres
(shown in Green on Sketch No. 2)

Approximate Net Area for development = 50 acres

Storm Drain System
(shown on Sketch No. 5)

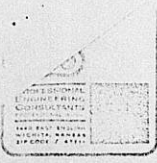
Estimated Cost (Preliminary) = \$64,000

Unit Cost
Distributed to 50 acres in N.E. Drainage Area = \$1280/acre
Distributed to 79 acres in Total Development = \$810/acre

TOTAL STORM DRAINAGE COST SUMMARY (INTERIM SYSTEM)

S.W. Area Stage 1	66,000
S.W. Area Stage 2	50,000
N.E. Area	64,000
Total	\$180,000

Unit Cost Distributed to 79 acres in Total Development = \$2280/acre



Date Jan 8 1973 Page 8 of 8

Project Santa Fe Orient Industrial District

Item Total Development Costs - Estimated

ITEM	TOTAL COST	UNIT COST PER 79 NET ACRES
SANITARY SEWERS	48,000	610
WATER SUPPLY AND FIRE PROTECTION	45,000	570
STREETS	312,000	3,950
STORM DRAINS	180,000	2,280
TOTALS	\$ 525,000	\$ 7,410
Cul-De-Sac at South End of St. Clair	5,000	640
SUM	\$ 590,000	\$ 8,050



Date Dec 27, 1972 Page 1 of 1
Project Santa Fe Orient Industrial Tract
Item Lot 1 Cul-de-sac Cost Estimate

New Pmt. 6" Thick	438.4 SY @ 7.30 =	3200.00
Remove Exist. Mono-curb	110.0 LF @ 0.50 =	55.00
Remove Exist. Pmt.	70.0 SY @ 2.00 =	140.00
New Mono-curb	174.5 LF @ 2.75 =	480.00
Underpinning	110 LF @ 4.50 =	495.00
Miscellaneous Earthwork	Lump Sum	630.00
	TOTAL	# 5000.00

May 30, 1973

Mr. W. H. Keltner, P.E.
Professional Engineering
Consultants, P.A.
1440 East English
Wichita, Kansas 67211

Subject: S/D 73-51 - Santa Fe
Orient Industrial Tract Second
Addition.

Dear Mr. Keltner:

Last Friday we met with representatives of the Engineering Division, Traffic Division and Flood Control Division of the Department of Public Works to discuss the above captioned plat. Our files reflect that when the use of the Santa Fe Shops were terminated, we received copies of proposals at that time which were dated July 29, 1968 and revised March 3, 1969. In our early discussions, the traffic into and out of this proposed industrial park as well as drainage problems have been the prime concerns. As you are aware access to this interior industrial area is through residential areas and since our early discussions with Santa Fe pointed this out to be of major concern, we were sorry that this apparently was not a factor taken into consideration in the redesign of this latest submitted sketch.

One of the previously submitted sketch plans indicated Dooley Avenue being extended through the block bounded by Hiram and Glenn. We also have expressed that Dooley should be extended onto the east to provide direct industrial access to Seneca. In viewing the area, however, Dodge Avenue, north of Walker is presently being paved and there is a new industrial warehouse at the southeast corner of Martinson and Walker, and it appears that it may be difficult to reconstruct Dooley intersecting with Walker. One of the solutions proposed in our meeting was that Dooley extend and tie in with Martinson, which in turn intersects with Walker. This would seem to provide the most direct route for industrial traffic to reach Seneca.

Page 2
W. H. Keltner, P.E.
May 30, 1973

Although other routes to major streets are by means of residential streets, streets that should be encouraged to be used for means of ingress and egress are Hiram to McCormick and Harry and Dooley to Meridian.

In addition to these comments, the following should be taken into consideration in your redesign of the plat.

1. Geometrics of the intersection of St. Clair and Harry need correcting. To aid in accomplishing this needed improvement, 5 additional feet of street right-of-way is needed for St. Clair south of Harry, 10 feet of additional right-of-way north of Harry to Dooley with appropriate radius at the intersection of Harry and St. Clair. Five feet of additional street right-of-way should be indicated for Walker.
2. Extend Dooley to tie into Martinson.
3. As it is expected that the area on the north side of Dooley will remain as residential, the additional 10 feet of street right-of-way to bring Dooley to industrial standards should be provided from subject property.
4. Elizabeth should be terminated by a cul-de-sac, 100 feet in diameter.
5. Provide 35 foot building setbacks from all streets for the block bounded by Walker, Glenn, Dooley and Hiram.
6. Guarantee the paving of all streets.
7. Submit your design for a storm sewer system, to tie into the existing systems, to the Engineering and Flood Control Divisions for their review and approval.

These are most of the comments we have at this time. Please be advised that the reason for requesting the additional 10 feet of street right-of-way to meet the 70 foot industrial standard on St. Clair and Dooley is that it is not expected the normal half right-of-way will come from the adjacent residential areas to the north and west. We are of the opinion that the adjacent residential areas will remain and that it should not be expected that 5 additional feet would come from their lots. However, as you are aware, the Subdivision Committee often has only taken the normal half right-of-way from each side.

Page 3
W. H. Reltner, P.E.
May 30, 1973

After you have an opportunity to review these comments, if you would like a meeting to discuss this plat in more detail, please advise. We are particularly interested in any proposal you might suggest in providing for Dooley to extend to the east and provide good access to Seneca.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:rme
Enclosure

cc: Santa Fe Industrial Realty Co.
A Delaware Corp.
900 Polk Street
Amarillo, Texas, 79101

Santa Fe Land Improvement Co.
A California Corp.
900 Polk Street
Amarillo, Texas, 79101

Gary Richert, Industrial Development

May 16, 1973

Dick Linn, City Engineering

John Richter, Planning Analyst

S/D 73-51 - Sketch plat of Santa Fe
Industrial Tract Second Addition

Recently submitted to our office was the above mentioned sketch plat. Subject property is presently zoned "F" Heavy Industrial with "F" Light Industrial proposed. We are interested in your comments on the general street layout, drainage, and the termination of adjacent streets and alleys; i.e., Martinson Avenue. We would appreciate your comments no later than May 25, 1973 so that these may be included in our reply to the applicants.

JR:rme

Attachment

Memos also sent to: M. S. Mitchell, Maintenance-Flood Control
Paul Graves, Traffic Engineering

THE CITY OF WICHITA

OFFICE OF Asst. Supt. of Public
Works Maintenance

DATE May 10, 1971



ON SAFETY
PHASE II

TO Jack Kaltrner, Chief Planner - Ward
FROM M. S. Mitchell

SUBJECT Santa Fe Orient Industrial
District 417

Reference is made to my request before the Subdivision Committee for the opportunity to review plans for drainage subject plant and other adjacent areas along the Santa Fe Railroad right-of-way. An outlet west of Kirtland, after several attempts, Mr. Wm. Kaitner, Engineer for the Railroad Company, has furnished cross sections of a proposed ditch which Santa Fe is to construct on an easement Santa Fe will dedicate to the City. The location of the easement as defined in a letter from Mr. Kaitner dated April 13, 1971 and the revised width can be shown on similar drawings if you require.

At the present time, the engineer has not prepared descriptions for the drainage easement or ingress/egress easement but has agreed to do so.

Implication of building pad elevation of 100.0 City Datum on the subject site just should complete the arrangements necessary to provide a temporary storm drainage system for subject plant. I trust this information is sufficient for your purposes; however, if further information or discussion is desired, please advise.

M. S. Mitchell,
Asst. Superintendent of
Public Works Maintenance

MSM/plb

cc: G. R. Wilton,
Wm. Kaitner,
Santa Fe Orient Ind. Dist. Adm. East File
John Kiddel, Central Insp.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

DIRECTORS

L. K. BAXTER, JR. P.E.
C. O. KNOP, P.E.
E. E. MYSON, P.E.
R. E. FEUGH, P.E.
C. J. FREUND, P.E.
W. H. KELTNER, P.E.
R. D. PLETCHER, P.E.
F. D. MIDDLETON, JR. P.E.



**PROFESSIONAL
ENGINEERING
CONSULTANTS**
PROFESSIONAL ASSOCIATION

April 19, 1973

City of Wichita
Metropolitan Area Planning Department
City Building Annex
104 S. Main
Wichita, Kansas 67202

Re: Santa Fe Orient Industrial Tract
Second Addition
PEC File 30-72233-275

Gentlemen:

Transmitted herewith are twenty nine (29) copies of a sketch plat for the above referenced project.

So far as we are aware the drainage concept has been approved by Mr. Mitchell as a part of the final plat on case S/D-72-126. Items to be resolved for this particular case have to do with the traffic situation and other points as you feel necessary.

We will be pleased to discuss this with you in the near future.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

W. H. Keltner

W. H. Keltner, P.E.
Vice-President

is

enclosures



1440 EAST ENGLISH
WICHITA, KANSAS 67211
(316) 262-2691

Map No.: 5346
Section No.: 30
Twp. No.: 27
Range: 1E

S/D No. 73-51

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Santa Fe Orient Industrial Tract, Second Addition

General Location: Between St. Clair and Dodge, N/o Orient Blvd.

Name of Property Owner: Santa Fe Industrial Realty Co., A Delaware Corp.
Address: 900 Polk Street, Amarillo, Tex. 79101 Phone: 806-376-5131 x445
Name of Subdivider: Santa Fe Land Improvement Co., A California Corp.
Address: 900 Polk Street, Amarillo, Tex. 79101 Phone: 806-376-5131 x445
Name of Agent/Surveyor: Professional Engineering Consultants, P.A.
Address: 1440 East English Phone: 262-2691
Date of Application: _____

SUBDIVISION INFORMATION:

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>80</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>7000</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>22</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>22</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>118</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>60,000</u> ft. | |
| 5. Existing Zoning <u>F</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>Three-Mile Area</u> | |

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 William H. Keltner For Professional Engineering Consultants, P.A.
Agent for Santa Fe Industry Realty Company

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

Received by Carl Hawley
Date 4-20-73
Fee Submitted none

T9-301B
(2-71)

