

Box 76-1

Box 3

PLAT NO. S/D 74-2 MAP NO. 5043

NAME ECCO ~~EST~~ INDUSTRIAL ~~2ND~~ ADDITION

LOCATION: On the West side of Hoover in an area South
of 31st Street South

ENGINEER Baughman Co.

OWNER Eby Construction Co.

APPLICATION FILED 1-7-74

SKETCH PLAT FILED 1-7-74

PRELIMINARY FILED 3-25-74

S/D ACTION 4-4-74
S/D .. 9-18-75 (Revised Prelim) approved
FINAL FILED 12-22-75

S/D ACTION 1-2-76 (final) approved

MAPC ACTION 1-8-76 Approved

BCC ACTION 3-23-76 Approved

RECORDED May 17, 1976

REMARKS

ACTION

DATE

S/D COMMITTEE Public Approved 4-14-74
 " " (Reg. Review) Approved 7-18-74
 " " (Finance) Approved 1-2-76
 " M.A.P.C. Approved 1-8-76

B.C.C. / B.C.C.C. Approved 3-23-76

Bd G Com Granted extension to 2/11/76
complete plot to
Aug 8, 1976

S/D 74-2 ~~INDUSTRIAL~~ ~~ADDN.~~
 On the WS of Hoover in an area S.
 of 31st St. S. - Eby Construction
 Co. by Baughman Co.

Map No. 5043
Sec. No. 10
Twp. No. 28S
Range 1W

Subdivision Report and Progress

S/D No.: 74-2

Name: ECCO ~~INDUSTRIAL 2ND~~ ADDITION

General Location: On the West side of Hoover in an area South of 31st Street South

Owner: Eby Construction Co.
Address: 610 N. Main 67203 Phone: 267-1771
~~SOBOL~~ Agent: Don Bottenberg
Address: 1st National Bk. Bldg. 67202 Phone: 264-5031
Engineer/Surveyor: Baughman Co.
Address: 330 Laura Phone: 262-7271

Application Received 1-7-74
Conf. with Applicant none
Sketch Plat Received 1-7-74
Present Zoning B-1
* Proposed Zoning E
Letter of Intent 2-27-74

PREL. PLAT RECEIVED 3-25-74/9-8-75
S/D Comm. Action 4-4-74 Appr.
9-18-75, Rev. Dublin approved
Dept. Report on Prel. 4-8-74

TRACING PROGRESS:
Received 2-6-76
Released _____
Received _____
Released _____

FINAL PLAT RECEIVED 12-22-75
S/D Comm. Action 1-27-76 (final) approved
Dept. Report on Final 1-2-76
M.A.P.C. ACTION 1-8-76 approved
Dept. Report on Final 1-4-76
Letter on Irons Received n/a
Title/Taxes Rec'd & Reviewed usual
Final Review 3-18-76
Referral to B.C.C. 3-18-76
B.C.C. ACTION 2-23-76 Approval
Recorded May 17, 1976

Comments: _____

ECCO
~~INDUSTRIAL 2ND~~ ADDITION

Dean A. Spencer, Trustee
Waco Township
R.R. #1
Clearwater, Ks., 67026

Superintendent of Schools
USD #261
230 East Grand
Haysville, Ks. 67060

* Wood County gone case SCZ-0312
3-26-76 prints from City Blue
5-3-76 Called Jerry Meyer - Estes Land Co to pick up
tracing per recording

REGISTER OF DEEDS
SEDGWICK COUNTY, KANSAS

ECCO INDUSTRIAL ADDITION was
filed for record on May 17, 1976

Robert J. McCall
Register Of Deeds

21074-2
SCZ-0312
1853-76

THE CITY OF WICHITA

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

DATE April 29, 1976



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

SUBJECT - Final Plat of Ecco Industrial
Addn. - S/D 74-2

Please be advised on this date I have received revised plans for the drainage system for subject plat. I am enclosing a copy of the cover letter from the consultant for your information. The plans are approved.

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

A handwritten signature in black ink, appearing to read "M. S. Mitchell".

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

MSM/gln

cc: G. H. Wilton
G. C. McLure w/copy of letter
Ecco Industrial Addn. Plat File

Attach. - 1



MOEHRING & ASSOCIATES

CONSULTING ENGINEERS

29 April 1976

Mr. M. S. Mitchell
Assistant Superintendent
Public Works Maintenance
City Hall
455 N. Main
Wichita, Kansas 67202

Re: S/D 74-2 - Final Plat
ECCO Industrial Addition

Dear Mr. Mitchell:

We are submitting plan, profile and cross sections for drainage channel to be constructed parallel to Hoover Road, adjacent to the above referenced subdivision.

The ultimate surface water runoff from the subdivision together with adjacent contributing drainage areas can be accommodated by this channel, resulting from runoff resulting from 100 year rainfall intensities.

Tentative verbal approval has been given by Mr. Ron Bruton in behalf of Davis Manufacturing for the modification of the existing concrete lined flume emanating from J. I. Case Addition.

It is anticipated that surface water drainage within ECCO Industrial Addition will be routed to the interior street system and ultimately to the principal drainage channel to be constructed in Hoover Road right of way, via approved surface openings and/or underground storm water sewers.

This information is submitted in behalf of the applicant in the platting process for the above referenced subdivision and we would appreciate your letter to MAPC at your earliest convenience.

Very truly yours,

MOEHRING & ASSOCIATES
CONSULTING ENGINEERS

Don C. Moehring II
Don C. Moehring II

cc: Mr. Jess Meyers, Eby Construction Co.
Mr. Wm. Korber, Baughman Company

314 brown building

wichita, kansas 67202

Received

316-263-6781

APR 29 1976

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERS

SUBDIVISION APPROVAL

S/D Number 74-2 Name ECCO INDUSTRIAL ADDITION
Application & Sketch Filed: 1-7-74
Preliminary Plat Filed: 9-8-75 Approved by S/D: 9-18-75
Final Plat Filed: 12-22-75 Approved by S/D: 1-2-76
Approved by Metropolitan Area Planning Commission: 1-8-76

DESCRIPTION

General Location: West side of Hoover in an area
south of 31st Street South

Surveyor or Engineer: Baughman Company
Owner: Eby Construction Company
Address: 601 North Main 67203

- | | | | |
|-------------------------------|-----------|-----------------------|----------------|
| 1. Gross Acreage of Plat | 81.3 | 6. Access Control | |
| 2. Number of Lots: | | St. Hoover | No. Openings 0 |
| Residential | | St. | No. Openings |
| Commercial | | St. | No. Openings |
| Industrial | 28 | 7. Req'd Improvements | |
| Other | | St. Paving | X Water |
| Total Number of Lots: | 28 | Sidewalk | Drainage X |
| 3. Minimum Lot Area: | 1.2 Acres | Sewer | X Other |
| 4. Existing Zoning | "R-1" | | |
| 5. Special Problems Discussed | None | | |

Valid petitions have been submitted guaranteeing the paving of the interior streets, installation of storm water sewer and the installation of City sanitary sewer to serve subject property. Satisfactory arrangements have been made with the Water Department for the extension of City water to serve subject property. A certificate has also been submitted certifying (the petitions.

Planning Commission Recommendation:

That this plat be approved subject to recording of the plat within 30 days after approval by the Board of City Commissioners. Gragg moved, Goebel seconded and it carried unanimously. Porter was absent.

NOTE: Associated County zone Case SCZ-0312, "R-1" to "E" has been approved by the Board of County Commissioners subject to platting.

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

CERTIFICATE

City of Wichita)
Sedgwick County) ss
State of Kansas)

I, James R. Grier, III, Executive Vice President of Martin K. Eby Construction Co., Inc., owner of ECCO INDUSTRIAL ADDITION do hereby certify that petitions for the following improvements have been submitted to the Board of Commissioners of the City of Wichita, Kansas:

1. Paving for 34th Street South, Webster Street, and Calvert Street - four (4) petitions.
2. Sanitary sewer main and laterals - three (3) petitions.
3. Storm water drain - one (1) petition.
4. Water - one (1) petition.

As a result of the above-mentioned petitions for improvements, lots or portions thereof within Ecco Industrial Addition may be subject to special assessments assessed thereto for the cost of constructing the above-described improvements.

Signed this 6th day of February, 1976.

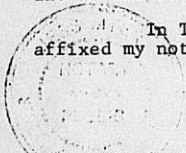
MARTIN K. EBY CONSTRUCTION CO., INC.

James R. Grier, III
James R. Grier, III

City of Wichita)
Sedgwick County) ss
State of Kansas)

Be it remembered that on this 6th day of February, came James R. Grier, III, Executive Vice President of Martin K. Eby Construction Co., Inc. to me personally known to be the same person who executed the foregoing instrument of writing and duly acknowledged the execution of same for and on behalf and as the act and deed of said corporation.

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



My Commission Expires:

March 8, 1977

RESTRICTIVE COVENANT

RESTRICTIVE COVENANT AFFECTING ECCO INDUSTRIAL ADDITION

THIS DECLARATION made this 6th day of February, 1976 by
MARTIN K. EBY CONSTRUCTION CO., INC., hereinafter called the
Grantor.

WITNESSETH

WHEREAS, Grantor is owner of Ecco Industrial Addition to
Sedgwick County, Kansas, which property is located near public
owned airports in said County and State and is accordingly
subject to considerable noise from the operation of aircraft,
and

WHEREAS, the City of Wichita in connection with approval
of the plat of said addition considers it to be in the public
interest to require any buildings constructed on said addition
to be designed and constructed giving proper consideration to
noise pollution in the area:

NOW THEREFORE, Grantor, hereby declares that Ecco Industrial
Addition, shall be and the same is subjected to the following
restrictive covenant, to-wit:

Any building constructed on the premises
shall be so designed and constructed as to
minimize noise pollution in any such struc-
ture, giving due consideration to the use
for which such structure is designed and
built. This covenant is for the benefit of
said property and shall run with the land
and shall inure to the benefit of and pass
with said property and shall apply to and
bind the successors in interest and any owner
thereof.

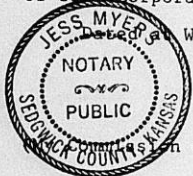
EXECUTED the day and year first above written.

MARTIN K. EBY CONSTRUCTION CO., INC.

By: James R. Grier

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the
County and State aforesaid James R. Grier, III Executive Vice President
of Martin K. Eby Construction Co., Inc. to me personally known to
be an officer in said Company and the same person who executed the
foregoing instrument of writing and said person duly acknowledged
the execution thereof for and on behalf of and as the act and deed
of said Corporation.



Dated at Wichita, Kansas, this 6th day of February, 1976.

Jess Myers
Notary Public

My commission expires March 8, 1977

AVIGATIONAL EASEMENT

KNOWN ALL MEN BY THESE PRESENTS:

That for a good and valuable consideration, the receipt of which is hereby acknowledged, that MARTIN K. EBY CONSTRUCTION CO., INC., does hereby grant a permanent Avigational Easement to the public authority authorized by law to own and operate public-owned airports in Sedgwick County, Kansas, for the use of "Navigable Airspace" as defined by the Federal Aviation Act of 1958, over all of the following described real estate, to-wit:

Lots 1 through 16 inclusive, Block 1
and Lots 1 through 12 inclusive, Block 2,
Ecco Industrial Addition, Sedgwick
County, Kansas

By virtue of this easement, the grantor, for and on behalf of himself and all successors in interest to any and all of the real property above described, waives as to the public authority only any and all claims for damage of any kind whatsoever incurred as a result of aircraft using the "Navigable Airspace" granted herein. This easement does not grant or convey any surface use rights, nor is it to be construed to grant any right to private persons or corporations.

"Navigable Airspace" means air space above the minimum altitudes of flight prescribed by regulations issued under the Federal Aviation Act of 1958, Section 101 (24) 49 U.S. Code 1301, and shall include air space needed to insure safety in take-off and landing of aircraft.

To have and to hold said easement forever.

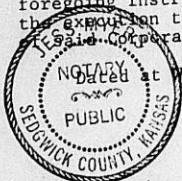
IN WITNESS WHEREOF: The grantor has signed these presents the day and year first written.

MARTIN K. EBY CONSTRUCTION CO., INC.

By: James R. Grier

STATE OF KANSAS)
SEDGWICK COUNTY) SS

Personally appeared before me a notary public in and for the County and State aforesaid James R. Grier, III, Executive Vice-President of Martin K. Eby Construction Co., Inc. to me personally known to be an officer in said Company and the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof for and on behalf of and as the act and deed of said Corporation.



Witnessed at Wichita, Kansas, this 6th day of February, 1976.

Jess Myers
Notary Public

(My Commission expires March 8, 1977)



MARTIN K. EBY CONSTRUCTION CO., INC.

GENERAL CONTRACTORS • P.O. BOX 1679 • 610 NORTH MAIN • (316) 267-1371 • WICHITA, KANSAS 67201

March 12, 1976

PLEASE ADDRESS REPLY TO THE COMPANY
ATTENTION OF THE WRITER

Mr. Curtis L. Newby
Metropolitan Area Planning Commission
City Hall
455 North Main 10th Floor
Wichita, Kansas 67202

Re: Ecco Industrial Addition

Dear Curtis:

In accordance with our conversation of this date, I am forwarding some letters stating that it is my considered opinion that Martin K. Eby Construction Co., Inc. has title to the property which is being platted as Ecco Industrial Addition and that taxes for 1975 and prior years are paid in full. Please attach these letters to the plat.

If you need additional information to present Ecco Industrial Addition to either the City Commission or the Board of County Commissioners, please contact either Bill Korber at 262-7271 or myself immediately. I would like to get this matter concluded before we run into another time problem. As you are aware, we have been granted until May 8, 1976, to conclude this matter. That date is rapidly approaching.

Thank you for your continuing assistance in this matter.

Sincerely,

Jess Myers
Corporate Counsel

JM:h

cc: Mr. Bill Korber
Baughman Company
330 Laura
Wichita, Kansas 67211



JESS MYERS
ATTORNEY AT LAW
P.O. BOX 1679, 618 NORTH MAIN
WICHITA, KANSAS 67201
(316) 267-1371

March 12, 1976

City Commission
for the City of Wichita, Kansas
and
Board of County Commissioners
of Sedgwick County, Kansas
Wichita, Kansas

Gentlemen:

Please be advised that Martin K. Eby Construction Co., Inc. has title
to the property described as

The South Half of the Northeast Quarter
of Section 10, Township 28 South, Range 1
West of the 6th P.M., Sedgwick County,
Kansas, also known as Ecco Industrial
Addition to Sedgwick County, Kansas.

and that the taxes for 1975 and prior years are paid in full.

Sincerely,

Jess Myers

Jess Myers

JM:h

February 13, 1976

Mr. Jess Meyers, Corporate Counsel
Eby Construction Co.
P.O.Box 1679
Wichita, Kansas 67201

Re: ✓ S/D 74-2 - Ecco Industrial Addition, and SCZ=0312, "R", "R-1", and "LC" to "E"

Dear Mr. Meyers:

This is to advise you that the Board of County Commissioners considered your request for platting time extension on the above referred to case at their regular meeting of February 11, 1976. The action of the Commission was to grant an extension of the platting time with the new completion deadline to be May 8, 1976.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:el

THE CITY OF WICHITA

OFFICE OF WATER DEPARTMENT

DATE February 6, 1976

TO Jack H. Galbraith, Chief Planner

FROM Bill H. Otten, Chief Engineer-Water Engineering

SUBJECT Ecco Industrial Addition

The plattors of Ecco Industrial Addition have submitted a valid petition for a water benefit district to serve this plat. Therefore, our requirements for water service to this area have been fulfilled.



Bill H. Otten
Chief Engineer-Water Engineering

BHO:ar

cc: John D. Wynkoop, Director of Water

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 6, 1976

Mr. John Hale, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: SCZ-0312 - "R", "R-1" &
"LC" to "E" and associated
plat S/D 74-2 - Ecco
Industrial Addition.
Request for extension of
platting time limit.

Dear Mr. Hale:

We are in receipt of a copy of a letter to you from Jess Myers,
Attorney for the applicant requesting an extension of time to
complete the platting requirement of the zone case approval.

Our records indicate that two previous extensions of the one
year platting time limit condition of approval of zone case
SCZ-0312 have been granted. The zone case was approved by
the Board of County Commissioners on August 8, 1973. It would
appear that in the two years since that approval adequate time
has been granted to complete the plat. However, the final plat
of Ecco Industrial Addition was just approved by the Planning
Commission on January 8, 1976, and the applicant is in the pro-
cess of completing the guarantees for improvements and other
approval requirements associated with the plat. Therefore
we would concur in the requested 90 day extension time but we
certainly feel that no additional time extensions should be
permitted if the applicant has not recorded the plat within
the allotted time. The new completion time should be May 7,
1976 if the extension is approved.

In accordance with Planning Commission Policy Statement #5,
since this is a third request for platting time extension,
it will be necessary for this request to be considered by the
full Commission. This matter should be placed on your
February 11, 1976 meeting agenda. We would appreciate your
advising us as to the action taken by the Commission on this
matter.

Mr. John Hale
February 6, 1976
Page 2

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme

cc: Earl E. Rush, County Commissioner
Tom Scott, County Commissioner
Theodore Hill, County Counselor
G. C. McLure, Director, County Dept. of Public Works
Syd Werbin, Division Head, County Building, Planning
and Inspection
Jess Meyers, Corporate Counsel, c/o Martin K. Eby
Construction Co., Inc., P. O. Box 1679, 67201

January 12, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-2 - Final Plat of
ECCO INDUSTRIAL ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 8, 1976, the above-captioned plat was considered. The action of the Commission was to recommend the approval of the plat as recommended by the Subdivision Committee, subject to Conditions A through M as indicated in our letter of January 7, 1976, except that Condition I was amended to read as follows:

- I. Prior to construction, the applicant's engineer shall submit a copy of the plans for street improvements to the County Engineer.

In addition to complying with the above 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.
- Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
- Certification by an attorney that fee title is vested in the platlor.
- Certification that all taxes due and payable for 1975 and prior years have been paid.

Page 2 - Baughman Company
January 12, 1976

Please call if you have any questions.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:ber

cc: Eby Construction Co., 610 North Main 67203
Don Bottenberg, Attorney, 1st National Bank Bldg. 67202
James Grier III, Eby Construction Co., 610 N. Main 67203
Grover McLure, County Engineer, 1015 Stillwell 67213
Dean Sellers, Assistant City Engineer



SEDGWICK COUNTY COURTHOUSE

COUNTY OF SEDGWICK

HIGHWAY DEPARTMENT

1015 STILLWELL
WICHITA, KANSAS 67213
OFFICE OF
COUNTY ENGINEER

PHONE 268-7201

January 8, 1976

Mr. Robert A. Lakin, Director of Planning
Wichita-Sedgwick County Metropolitan Area
Planning Department
City Building
Wichita, Kansas

ATTENTION: Mr. Curtis Newby

RE: Ecco Industrial Addition
Sedgwick County, Kansas

Dear Mr. Lakin:

In the final plat sub-division report on the referenced plat, the staff comments have been reviewed by this office and we feel that paragraph "F" should be modified as follows:

The applicant's engineer should submit road plans and profile to the County Engineer for his approval before constructing any roadways within the platted area.

The owner has stated that he intends to petition for assessment paving in the area; therefore, this office must review and approve any plans for assessment paving within the County. This provides this office with complete control of such paving plans as may be submitted by the owner's engineer.

Yours very truly,

G. C. McLure, Jr., P.E.
County Engineer/Director of
Public Works

GCM/lt

January 7, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-2 - Final plat of
ECCO INDUSTRIAL ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 2, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- ✓ A. The 35-foot building setbacks indicated on the plat shall also be labeled as 35-foot sanitary sewer easements.
- ✓ B. 35-foot radiuses shall be indicated at the intersection of 34th Street South with Webster and Calvert.
- ✓ C. The applicants and/or their surveyor shall check with the County Fire Department as to the proposed location of fire hydrants on subject property.
- ✓ *petitioned* D. The applicant shall guarantee the extension of sanitary sewer to serve subject property. The applicant shall be advised that this will require the signing of an agreement to not oppose annexation. Waiver of this agreement can be given only by the Board of City Commissioners.
- E. The applicant's engineer shall submit a drainage plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- ✓ *petitioned* F. The applicant shall guarantee the improvement of the drainage ditch adjacent to Hoover Road.
- ✓ *petitioned* G. The applicant shall guarantee the paving of all interior streets on this plat to the standards of the City Engineer of the City of Wichita.

S/D 74-2
January 7, 1976
Page 2

- OK* The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- I. The applicant's engineer shall submit road plans and profiles to the County Engineer. *prior to construction; site development*
OK The applicant shall guarantee the extension of water to serve subject property. *petition see the memo from Otter*
- OK* K. Two guy and anchor easements as approved on the preliminary plat shall be shown on this final plat.
- L. The surveyor's certificate shall contain a statement certifying that the irons shown on the plat have been set.
- M. 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, January 8, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rms
Encl.

cc: Eby Construction Co., 610 N. Main, 67203
Don Bottenberg, Attorney, 1st National Bank Bldg., 67202
Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-2 Name ECCO INDUSTRIAL ADDITION
Date Application Rec'd. 9-8-75 Preliminary Approval 9-18-75
Scheduled S/D Meeting 1-2-76

DESCRIPTION

General Location On the west side of Hoover in an area south of 31st
Street South.
Owner Eby Construction Company
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat 81.3 7. Lineal Feet of New Streets:
2. Number of Lots: a. 70 R/W 4688.2 ft.
Residential _____ b. 100 R/W 200 ft.
Commercial _____ c. _____ R/W _____ ft.
Industrial 28 d. _____ R/W _____ ft.
Other _____ e. _____ R/W _____ ft.
Total Number of Lots 28 TOTAL 4888.2 ft.
3. Minimum Lot Frontage 260 ft. 8. Sidewalk adjacent to all
4. Minimum Lot Area 56,000 sq. ft. streets? yes no
5. Existing Zoning R-1
6. Proposed Zoning E

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

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve subject property. The applicant shall be advised that this will require the signing of an agreement to not oppose annexation. Waiver of this agreement can be given only by the Board of City Commissioners.
- B. The applicant's engineer shall submit a drainage plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- C. The applicant shall guarantee the improvement of the drainage ditch adjacent to Hoover Road.
- D. The applicant shall guarantee the paving of all interior streets on this preliminary plat to the standards of the City Engineer of the City of Wichita.
- E. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- F. The applicant's engineer shall submit road plans and profiles to the County Engineer.
- G. The applicant shall guarantee the extension of water to serve subject property.
- H. Two guy and anchor easements as approved on the preliminary plat are not shown on this final plat. The applicant's surveyor shall be prepared to discuss the reason for not showing these easements.
- I. The surveyor's certificate shall contain a statement certifying that the irons shown on the plat have been set.

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

December 26, 1975

Harry W. Saums
Attorney at Law
660 4th National Bank Building
Wichita, Kansas 67202

Re: SCZ-0312 - zone change from
"R", "R-1" and "LC" to "E", and
the associated plat S/D 74-2,
Ecco Industrial Addition.
Generally located on the south
side of 31st Street South, west
of Hoover.

Dear Mr. Saums:

As you will recall, the above captioned zone case was approved by the Metropolitan Area Planning Commission July 12, 1973, and by the Board of County Commissioners on August 8, 1973. The action of the governing body was to approve the request subject to the application area being platted within one year from the date of approval by the Board of County Commissioners; and that in the event the plat is not recorded with the Register of Deeds within one year from the date of approval by the governing body, this case is considered denied and closed. Since that date, two extensions to the allotted platting time have been approved by the Board of County Commissioners.

This is to advise you that the time limit will now expire on February 8, 1976, and in the event the plat has not been recorded by the expiration date, based on the action of the governing body, the case files will be marked "denied and closed".

We would appreciate your contacting our office at your earliest convenience and advising us as to your intent to comply with the condition of platting.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:JR:rme

cc: Martin K. Eby Construction Co., Inc., 610 North Main, 67203
Baughman Company, 330 Laura, 67211

September 23, 1975

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-2 - Preliminary plat
of ECCO INDUSTRIAL ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 18, 1975, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve subject property. The applicant shall be advised that this will require the signing of an agreement to not oppose annexation. Waiver of this agreement can be given only by the Board of City Commissioners.
- B. The applicant's engineer shall submit a drainage plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- C. The applicant shall contact the County Zoning Office relative to indicating appropriate street names on the plat.
- D. The applicant shall guarantee the paving of all interior streets on this preliminary plat to the standards of the City Engineer of the City of Wichita.
- E. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.

S/D 74-2
September 23, 1975
Page 2

- F. Additional easements as shown on the engineer's "marked" copy of this preliminary plat shall be indicated on the final plat.
- G. The applicant's engineer shall submit road plans and profiles to the County Engineer.
- H. The applicant shall guarantee the extension of water to serve subject property.
- I. Street names as shown on the engineer's "marked" copy of this preliminary plat shall be labeled on the final plat.
- J. A 20 foot building setback and sanitary easement shall be indicated adjacent to the west line of Hoover as shown on the engineer's "marked" copy of the preliminary plat.
- K. The applicant shall guarantee the improvement of the drainage ditch adjacent to Hoover Road.
- L. The applicant shall contact Larry L. Henry of the Soil Conservation Service relative to taking proper precautions to prevent soil erosion from wind and water during the development of subject property.
- 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- 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
Enclosure

cc: Eby Construction Co., 610 N. Main, 67203
Don Bottenberg, Attorney, 1st National Bank Bldg., 67202
Dean Sellers, Assistant City Engineer

SCCD-Cons-5 (6/75)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

Property Name 8000 Industrial Addition

MAILED TO:

Location West side of Hoover in an area So. of

Name - _____

31st St. South.

Date 9-17-75

Baughman Company
Firm _____

Prepared by Larry L. Henry, District Conservationist,
USDA-Soil Conservation Service,
4100 Maple, Wichita, Kansas 67209
Phone: 943 9471

Phone -- Date
111 _____
119 _____
102 _____
104 _____

Requested by: Wichita-Sedgwick County Metropolitan
Area Planning Commission

A. SOIL TYPE: Parman loam, 0 to 1% slope, consists of deep, well drained soils formed in old alluvium on uplands, severe limitation for septic tank and road fill.

B. SITUATION: The large coverage has a wind erosion problem if left bare. Must have a cover of some type.

Conservation Starts When Construction Starts. A Ground Plan Outdoors Is As Important As A Floor Plan Inside.

C. EROSION CONTROL RECOMMENDATIONS: (The recommendations which apply to the above named property will be indicated by a checkmark.)

- 1. Disturb only the area needed for construction.
- 2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
- 3. Stockpile topsoil and protect it with anchored straw mulch or jute mat material.
- 4. Disturbing as small an area as possible, install streets, curbs, water mains, electric and telephone cables, storm drains, and sewers in advance of home or other building construction.
- 5. Install erosion and sediment control practices according to the Sedgwick County Conservation District standards and specifications.
- 6. Temporarily stabilize each segment of graded or otherwise disturbed land, including the sediment-control devices not otherwise stabilized, by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District standards and specifications.

* CONTINUED *

The following are adapted perennial grasses and should be seeded at the following rates:

STANDARD RATES:

Native bluestem mix, 3 pounds per 1,000 square feet
Tall fescue, 3 pounds per 1,000 square feet
Bromegrass, 3 pounds per 1,000 square feet

SPECIAL RATES: _____

Apply nitrogen fertilizer at the rates listed below or have the soil tested and apply fertilizer accordingly.

STANDARD RATES:

Tall fescue, 2 pounds per 1,000 square feet
Bromegrass, 2 pounds per 1,000 square feet

SPECIAL RATES: _____

Adapted perennial grasses for sodding are fescue, zoysia, and bluegrass.

7. Loose-pile material that is excavated for building construction purposes. Keep it loose-piled until it is used for foundation backfill or until the lot is ready for final grading and permanent vegetation.
- ✓ 8. Stabilize each lot within 60 days after work starts on home or other building construction.
- ✓ 9. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
10. Discharge water from outlet structures at nonerosive velocities.
- ✓ 11. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: 316 943 9471.
12. Divert foreign runoff water around area during construction.
- ✓ 13. Remove all debris such as tree stumps, scrap lumber, mortar or concrete, and rocks. Do not bury them; wood will eventually rot and cause settling; rocks, mortar and concrete can cause real difficulties in lawn maintenance and later construction.
14. _____

Distribution: Original to Developer and/or Owner
Copy to Metropolitan Area Planning Department Staff
File Copy: Sedgwick County Conservation District

REVISED PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-2 Name ECCO INDUSTRIAL ADDITION
Date Application Rec'd. 9-8-75 Preliminary Approval _____
Scheduled S/D Meeting 9-18-75

DESCRIPTION

General Location On the west side of Hoover in an area south of 31st Street South.

Owner Eby Construction Company
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | | | |
|---|-----------------------|--------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>81.3</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>70</u> R/W <u>4688.2</u> ft. | |
| Residential | _____ | b. <u>100</u> R/W <u>200</u> ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>28</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>28</u> | TOTAL | <u>4888.2</u> ft. |
| 3. Minimum Lot Frontage | <u>260</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area | <u>56,000</u> sq. ft. | | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>E</u> | | |
| 9. Public Water Supply No. (Yes-No), Name | _____ | | |
| 10. Public Sanitary Sewer (Yes-No), Name | <u>NO</u> _____ | | |
| 11. Health Department Approval (where applicable) | _____ (Yes-No) | | |
| 12. City of Wichita _____; Three-Mile Area | <u>X</u> | | |

STAFF COMMENTS:

- A. It should be noted that this plat is a revision of a one lot preliminary plat formerly called Eby Industrial 2nd Addition.
- B. The associated zone case SCZ-0312 from "F", "R-1" and "IC" to "E" has been approved by the Board of County Commissioners subject to platting.
- C. The applicant shall guarantee the extension of sanitary sewer to serve subject property. The applicant shall be advised that this will require the signing of an agreement to not oppose annexation. Waiver of this agreement can be given only by the Board of City Commissioners.
- D. The applicant's engineer shall submit a drainage plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- E. The applicant shall contact the County Zoning Office relative to indicating appropriate street names on the face of the plat.
- F. The applicant shall guarantee the paving of all interior streets on this preliminary plat to the standards of the City Engineer of the City of Wichita.
- G. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that adequate construction standards will be utilized in the development of subject property as to minimize the effects of noise pollution within any structures to be built on subject property.
- 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.

(OVER)

I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Map No.: J-0-A
Section No.: 10
Twp. No.: 28 S
Range: 1 W

S/D No. 75-77

REVISED APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Ecco Industrial Addition
General Location: 35th St. (No. ^{SOUTH}) and Hoover

Name of Property Owner: Eby Construction Company Att: James R. Grier III
Address: 610 N. Main 67203 Phone: 267-1371
Name of Subdivider: _____ Phone: _____
Address: _____
Name of Agent/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271
Date of Application: September 3, 1975

SUBDIVISION INFORMATION:

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>81.3</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>4688.2</u> ft. |
| Residential _____ | b. <u>100</u> R/W <u>200</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>28</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>28</u> | TOTAL <u>4888.2</u> ft. |
| 3. Minimum Lot Frontage <u>260</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>56,000</u> sq. ft. | |
| 5. Existing Zoning _____ | |
| 6. Proposed Zoning _____ | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita <u>Three-Mile Area</u> <u>X</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: James R. Grier
Sr Vice Pres MARTIN K EBY CONST CO

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

Received by Wichita
Date 9/8/75
Fee Submitted 650

July 11, 1975

Martin K. Eby, Jr., President
Eby Construction Company
610 North Main
Wichita, Kansas 67203

Subject: SCZ-0312 - "R", "R-1" and
"LC" to "E" and S/D 74-2 -
Eby Industrial 2nd Add.
Generally located on the west
side of Hoover in an area south
of 31st St. South

Dear Mr. Eby:

This is to advise you that the Board of County Commissioners at their regular meeting on July 9, 1975, considered your request for an extension of time to complete the plat associated with the above captioned zoning request. Their action was to grant your request for an extension for six months, which will now make the necessary recording date of the plat to be February 8, 1976. If you have any questions, please contact our office.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:js

June 30, 1975

Charmaine McDonald, Deputy County Clerk
Curtis L. Newby, Junior Planner

Letter requesting an extension of time
from the Board of County Commissioners
to complete platting requirement of
zone case approval.

Attached herewith is a copy of our letter of recommendation
concerning a request from Martin K. Eby requesting an extension
of time to complete his plat. The original letter was hand
delivered to the County Commissioners' office on June 18, 1975.
Our letter suggested that the matter be considered by the
Commission on June 25, 1975 and we requested to be advised of
the action taken on this matter.

It is now our understanding that this request for platting
time extension has not been scheduled on the County Commission
agenda as our letter has apparently been misplaced. We would
therefore appreciate your placing this matter on the County
Commission agenda for July 2, 1975. If you have any questions
concerning this matter, please call.

Curtis L. Newby, Junior Planner

CLN:rme

cc: Jack Turner, County Counselor
Syd Werbin, County Zoning Administrator
Martin K. Eby, Jr., Eby Construction Company,
610 North Main, 67203

*7-2-75 - No action taken by B.C.C.
on this matter*

*7-9-75 - Bd of Co Com granted extension of
time for platting to Feb 8, 1976.*

IMPORTANT MESSAGE

FOR Curt
DATE _____ TIME 9:40 ^{A.M.} _{P.M.}

WHILE YOU WERE AWAY

MR. Ingrine Morrison
OF _____
PHONE No. 267-1371

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

MESSAGE
Z-0312
S/D 74-2
say request for extension
not heard on 25th and
has not been scheduled
SIGNED N

June 17, 1975

Mr. Earl Rush, Chairman
Board of County Commissioners
320 Sedgwick County Courthouse
525 North Main
Wichita, Kansas 67203

Re: SCE-0312 - zone change request
from "R", "P-1" and "LC" to
"E" and associated plat S/D 74-2,
Eby Industrial 2nd Addition.
Generally located on the west
side of Hoover in an area south
of 31st Street South.

Dear Mr. Rush:

We are in receipt of a copy of a letter to you from Martin K. Eby, Jr., requesting a second extension of the one year platting time limit as required in the approval of the above referred to zone case. We do not concur in Mr. Eby's request for an additional one year to complete the plat as our records indicate that there has been no further action on the associated plat, S/D 74-2 - Eby Industrial 2nd Addition, since the first one year extension of the platting time was granted in May 1974. We would however concur in a 6 month extension of time to complete the plat since in our opinion two years has been more than enough time to complete said plat.

In accordance with the provisions of MAPC policy statement #5, since this is a second request for extension of time, said request is to be considered by the Board of County Commissioners and we would suggest that this matter be placed on the Commission agenda for the meeting of June 25, 1975. We would also appreciate your office advising us by letter or memorandum of the action taken by the Commission on this request so that we can keep our records up-to-date on this zone case and plat.

MICROFILMED
FROM THE BEST
AVAILABLE COPY

Mr. Earl Euse
June 17, 1975
Page 2

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

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLM:rno

cc: Martin K. Eby, Jr., Eby Construction Company
610 North Main, 67203
Baughman Company, 330 Laura, 67211

MICROFILMED
FROM THE BEST
AVAILABLE COPY



MARTIN K. EBY CONSTRUCTION CO., INC.

GENERAL CONTRACTORS • P.O. BOX 1679 • 610 NORTH MAIN • (316) 267-1371 • WICHITA, KANSAS 67201

June 13, 1975

PLEASE ADDRESS REPLY TO THE COMPANY
ATTENTION OF THE WRITER

Mr. Earl E. Rush, Chairman
Board of County Commissioners
Sedgwick County
Wichita, Kansas

Re: Zoning Northeast Quarter of Section 10,
Township 28-1-W, in Sedgwick County, Kansas

Dear Commissioner Rush:

A little over a year ago we requested and received a one-year extension of time for the submittal of the final plat on the south half of the quarter section of the referenced property.

Mr. Korber with Daughman Company is working with Mr. Mitchell with Flood Control on this platting, but it appears that additional time will be required before the final plat can be made and we therefore request that we be allowed another one-year extension of time for this submittal.

Yours very truly,

MARTIN K. EBY CONSTRUCTION CO., INC.

Martin K. Eby, Jr.
President

MKE:ar:jg

cc: Jim Grier, III
Don Bottenberg
Robert Lakin



May 20, 1974

Mr. Tom Scott, Chairman
Board of County Commissioners
320 County Courthouse
Wichita, Kansas 67203

Re: Request for platting extension
from Martin K. Eby, Jr., for
County zone case SCZ-0312
"R-1" to "E". Property generally
located on the west side of
Hoover in an area south of
31st Street South.

Dear Mr. Scott:

We are in receipt of a copy of Mr. Eby's letter to you request-
int a one year extension of time to complete the platting of
subject property. Our file on the zone case, indicates that
the original one year platting time limit imposed by the Board
of County Commissioners in their approval of the zone change,
will expire on August 8, 1974.

A preliminary plat call Eby Industrial 2nd Addition has been
approved by the Subdivision Committee of the Planning Com-
mission for subject property. We feel that an additional six
months time beyond the original time limit expiration date
would be more than adequate to allow for final survey work
and submission, approval and recording of a final plat. As
this is a first request for extension of the platting time
we feel that the request is in accordance with the provision
of Planning Commission Policy Statement #5 which states that
on first requests for platting extension when a plat has been
submitted, the Chairman of the Board of County Commissioners
can grant time extensions up to 12 months. If you have any
questions concerning this matter, please call.

Sincerely,

Jack H. Galbraith
Chief Planner

JHG:CLN:rme

cc: S/D 74-2 - Eby Industrial 2nd Addition file.

April 8, 1974

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 74-2 - Preliminary Plat
of EBY INDUSTRIAL 2ND ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 4, 1974, 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. "Access control except for two openings" shall be indicated adjacent to Hoover Road.
- B. A 10 foot utility easement shall be indicated adjacent to the north line of the plat to tie into the utility easement on the west line of the plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve subject property. The applicant shall be advised that this will require the signing of an agreement to not oppose annexation. Waiver of this agreement can be given only by the Board of City Commissioners.
- D. The lot shall be graded to drain to Hoover.
- E. The Committee recommends that no east-west interior street be required on this plat at this time.
- F. The applicant's engineer shall submit a drainage plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department. The plan shall reflect existing ditch and pipeline elevations.

Preliminary Plat of EBY
INDUSTRIAL 2ND ADDITION
April 8, 1974
Page 2

- G. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.
- 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

cc: Eby Construction Company
610 North Main, 67203

Mr. Don Bottenberg
1st National Bank Building, 67202

Dean Sellers, Assistant City Engineer

PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 74-2 Name EBY INDUSTRIAL 2ND ADDITION
Date Application Rec'd. 3-25-74 Preliminary Approval _____
Scheduled S/D Meeting 4-4-74

DESCRIPTION

General Location On the west side of Hoover in an area south
of 31st Street South
Owner Eby Construction Company
Surveyor/Engineer Baughman Company
Address 330 Laura Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>85.15</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>1333</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial <u>1</u> | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>1333</u> ft. |
| 3. Minimum Lot Frontage <u>1332.75</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>3,642,548.72</u> sq. ft. | streets? <u>yes</u> <u>X</u> <u>no</u> |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>E</u> | |
| 9. Public Water Supply No (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers No (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The appropriate location for an east-west collector street shall be discussed at the Subdivision Committee meeting.
- B. "Access control except for two openings" shall be indicated adjacent to Hoover Road.
- C. The applicant should be prepared to discuss whether or not the intent is to develop one industrial use on subject property.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that appropriate construction methods will be utilized to minimize the hazards from noise pollution within any habitable structures to be built on said property.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

FORM 222-021

PAYMENT NOTICE

City of Wichita

PAY AT TREASURER'S OFFICE - FIRST FLOOR

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

DESCRIPTION	AMOUNT
<i>2. Plan</i>	<i>50.00</i>
<i>City of Wichita</i>	

Name *Baughman, R.*

Address *3212 Lawrence*

Type *AA-4 7113*

Due Date

Comments:

Date *3/12/74* By *Paul Mandy*

Baughman Company
330 Laura
Wichita, Kansas 67211

February 27, 1974

Subject: S/D 74-2 - Sketch Plat of
Eby Industrial 2nd Addition. Gen-
erally located on the west side of
Hoover in an area south of 31st
Street South.

Gentlemen:

We have reviewed the above referred to sketch plat and find that further consideration should be given to the design of the plat since 35 feet of half street right-of-way for an east-west industrial collector street along the south line of the plat. With this street right-of-way being necessary you may wish to redesign the plat into more than one lot. It should also be noted that the sketch plat as drawn does not readily lend itself to lot splits which may be useful in the future if more than one land user is a possibility on subject property. We will however, authorize the preparation and submission of a preliminary plat subject to the following conditions and comments:

- A. Indicating an additional 10 feet of right-of-way for Hoover on the preliminary plat.
- B. Indicating 35 feet of right-of-way for the north half of an east-west street along the south of subject property.
- C. Indicating a 35 foot building setback from Hoover and the new east-west street.
- D. Indicating access control except two openings adjacent to Hoover.
- E. The applicant shall guarantee the extension of City sanitary sewer and water to serve subject property.
- F. The applicant shall have prepared and shall submit to the Planning Department an avigational easement covering all of subject property; and a covenant which will assure that

Baughman Company
February 27, 1974
Page 2

adequate construction standards will be utilized in the development of subject property to minimize the effects of noise pollution within any structures to be built on subject property.

- G. Requirements for a preliminary plat of the M.A.P.C. Sub-division Regulations.

Enclosed is a marked "engineer's copy" of the sketch plat for your files and records. If you have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Enclosure

WICHITA-SEDGWICK COUNTY

DATE 1-10-74

METROPOLITAN AREA PLANNING DEPARTMENT

TO M. S. Mitchell, Maintenance-Flood Control

FROM John Richter, Planning Analyst, Community Development

SUBJECT S/D 74-2 Eby Industrial 2nd Addition

The attached sketch plat has been recently submitted to our office. Subject property is zoned "I" Light Industrial. Please note that half-street right-of-way for Hoover Road is being indicated as 50' on this plat, whereas the recently approved J. I. Case Addition, immediately north, was approved subject to 60' of half-street right-of-way. I would appreciate your review and any comments before Friday, January 18, 1974.

JR/ss

Need additional drainage r/w along Hoover and/or guarantee to construct lined channel as per J.I. Case Addn plan.

Need grading plan.

mom
1-18-74



JAN 21 1974

ROUTE SLIP
(PLEASE CIRCLE DESTI (YON))

- | | | |
|----------------------|--------------------|-----------------------|
| City Manager | Dir. of Adm. | <u>Planning Dept.</u> |
| City Clerk | Auditing | Police Dept. |
| Community Dev. | Budget | Motor Pool |
| Housing | Data Proc. | Dir. of Public Works |
| Human Res. Dev. | Industrial Dev. | Administration |
| Model-Cities | Man. Coord. Center | Central Insp. |
| Community Facilities | Personnel | Project Betty |
| Credit Union | P.S. Careers | Engineering |
| Fire Department | Public Info. | Traffic Engr. |
| Health Department | Purchasing | Maintenance |
| Director of Law | Duplicating | Flood Control |
| Prosecutor's Office | Ret. & Group Ins. | Sanitation |
| Municipal Court | Treasury | Urban Renewal |
| Transit Authority | Library | Water Department |
| | Park Department | Water Pol. Control |

For: John Richter

For your information Reply sending me _____ copies

For your comments Prepare reply for my signature

Note and return You handle. No report required.

MESSAGE: John Richter

Signature: Mitchell Flood Control Date: 1-21-74

000-013

SKETCH

Eby Industrial Dist

- * 110' ~~of~~ $\frac{1}{2}$ street if open ditch
- * 60 " " lined channel
- * drainage plan

THE CITY OF WICHITA

OFFICE OF CITY TRAFFIC ENGINEER

DATE January 23, 1974



**ON SAFETY
PHASE II**

TO John Richter, Planning Analyst
FROM William G. McKinley, Assistant Traffic Engineer
SUBJECT Eby Industrial 2nd Addition

The Traffic Engineering Division would recommend an additional 10' of street right-of-way to correspond with the J. I. Case Addition of 60 feet half-street right-of-way. This should assure adequate traffic circulation to the rather large industrial site being developed.

William G. McKinley
William G. McKinley
Assistant Traffic Engineer

WGM/g1
cc:R. W. Bruggeman



WICHITA-SEDGWICK COUNTY

DATE 1-10-74

METROPOLITAN AREA PLANNING DEPARTMENT

TO Bill McKinley, Traffic Engineer, Nancy Graham, County Engineer,
and M. S. Mitchell, Maintenance-Flood Control

FROM John Richter, Planning Analyst, Community Development

SUBJECT S/D 74-2 Eby Industrial 2nd Addition

The attached sketch plat has been recently submitted to our office. Subject property is zoned "E" Light Industrial. Please note that half-street right-of-way for Hoover Road is being indicated as 50' on this plat, whereas the recently approved J. I. Case Addition, immediately north, was approved subject to 60' of half-street right-of-way. I would appreciate your review and any comments before Friday, January 18, 1974.

JR/ss

COPY

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

S/D No. 74-2

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Eby Industrial 2nd Addition
General Location: South of 31st St. So. on the west side of Hoover Rd.
W/S of Hoover area S of 31st St. S.
Name of Property Owner: Eby Const. Co.
Address: 610 N. Main Phone: _____
Name of Subdivider: Agent Don Bottonberg
Address: 1st National Bank Bldg. Phone: 264-5031
Name of Agent/Surveyor: Baughman Company
Address: 330 Laura Phone: 262-7271
Date of Application: December 26, 1973

SUBDIVISION INFORMATION:

1. Gross Acreage of Plat 85.15
2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 1332.75 ft.
4. Minimum Lot Area 3,642,548.72 ft.
5. Existing Zoning _____
6. Proposed Zoning _____
7. Lineal Feet of New Streets:
 - a. 50 R/W 1333 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.TOTAL 1333 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-N.)
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: Don Bottonberg, Agent

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

Received by _____
Date 1-7-74
Fee Submitted _____