

Final Plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 85-107      Name: VULCAN-WEST ADDITION

Preliminary Approved: 1/2/86  
Scheduled S/D Meeting: 3/27/86

DESCRIPTION

General Location: Northwest corner of Ridge and 63rd Street South.  
Owner: Vulcan Materials Co., Attn: Dave Davis, P.O. Box 12283, Wichita, KS  
67277  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 80.4 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 3,269,763 Sq. Ft.
  4. Existing Zoning: "R-1"
  5. Proposed Zoning: "F" (SCZ-0554)
- 

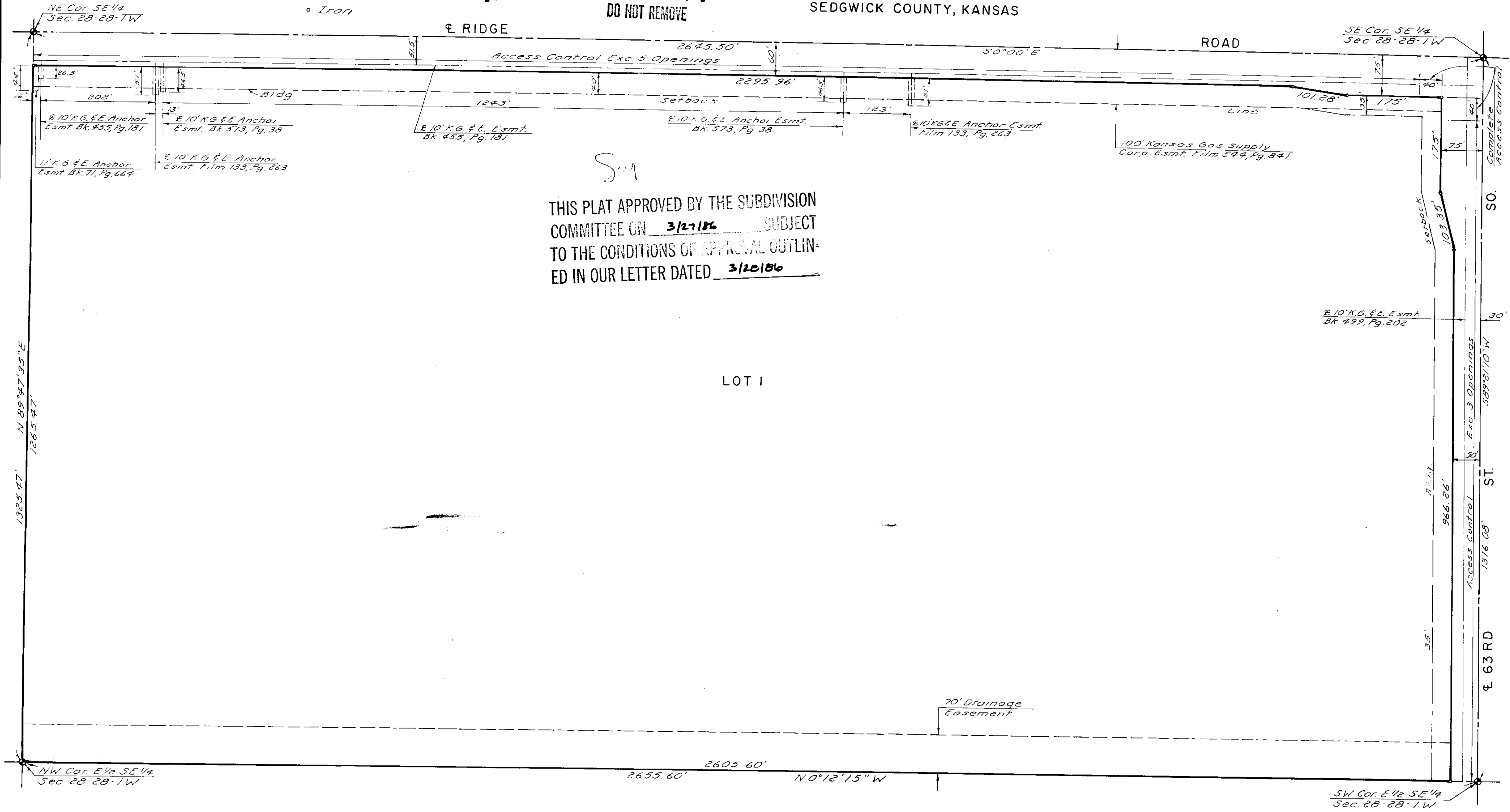
STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0554), requesting "R" and "R-1" to "F" (heavy industrial), has been approved subject to platting.

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The final plat tracing shall correct the M.A.P.C. signature block to reference MICHAEL E. LINDEBAK as the M.A.P.C. Secretary.
- C. At the request of County Engineering, this plat shall not be scheduled for City Commission review until the associated plats of Vulcan-North, Vulcan-Frontier and Racon are also scheduled for City Commission review at the same meeting. This tying together of the four plats is needed in order to provide for mutual drainage of the four additions.
- D. The applicant shall submit a copy of the instrument which establishes the Kansas Gas Supply Corporation easement on this property.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

Scale: 1"=100'  
Iron

FINAL PLAT OFFICE COPY VULCAN - WEST ADDITION  
DO NOT REMOVE  
SEDGWICK COUNTY, KANSAS



THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 3/27/86 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 3/28/86

This plat of "VULCAN - WEST  
ADDITION", Sedgwick County, Kansas,  
has been submitted to and approved  
by the Wichita-Sedgwick County  
Metropolitan Area Planning Com-  
mission, Wichita, Kansas, Dated  
this \_\_\_ day of \_\_\_, 1986.

Wichita-Sedgwick County Metro-  
politan Area Planning Commission  
\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Secretary

This plat approved and all de-  
dications shown hereon accepted  
by the Board of City Commissioners  
Wichita, Kansas, this \_\_\_ day of  
\_\_\_, 1986.

\_\_\_\_\_  
Mayor  
\_\_\_\_\_  
City Clerk

This plat approved and all de-  
dications shown hereon accepted  
by the Board of County Commis-  
sioners, Sedgwick County, Kansas,  
this \_\_\_ day of \_\_\_, 1986.

\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
Commissioner  
\_\_\_\_\_  
Commissioner  
\_\_\_\_\_  
County Clerk

Entered on transfer record  
this \_\_\_ day of \_\_\_, 1986.

\_\_\_\_\_  
County Clerk

State of Kansas } S.S. We, Baughman Company, P.A.,  
Sedgwick County } surveyors in aforesaid county and state, do hereby  
certify that we have surveyed and platted "VULCAN-  
WEST ADDITION", Sedgwick County, Kansas, and  
that the accompanying plat is a true and correct  
exhibit of the property surveyed, described as  
the E 1/2 of the SE 1/4 of Section 28, T28S, R1W of  
the 6th P.M., Sedgwick County, Kansas.

Date \_\_\_\_\_ Baughman Company, P.A.  
\_\_\_\_\_  
Surveyor

Know all men by this presents, that we,  
the undersigned, have caused the land described  
in the surveyors certificate to be platted into  
a lot and streets to be known as "VULCAN-WEST  
ADDITION", Sedgwick County, Kansas. The drainage  
easement is hereby granted for drainage purposes.  
The easements are hereby granted as indicated for  
the construction and maintenance of public  
utilities. The streets are hereby dedicated to  
and for the use of the public. All abutters rights  
of access to Ridge Rd. and 63rd St. So. are hereby  
granted to the appropriate governing body, except,  
however, that Lot 1 shall have access to Ridge Rd.  
at 5 locations over the east line, except the south  
40 feet, thereof, and to 63rd St. So. at 3 locations  
over the south line, except the east 40 feet, thereof,  
said locations to be determined by the appropriate  
governing body.

Vulcan Materials Company - Chemical Division

State of Alabama } S.S. The foregoing instrument  
\_\_\_\_\_ County } was acknowledged before me this \_\_\_ day of  
\_\_\_\_\_, 1986, by \_\_\_\_\_,  
\_\_\_\_\_, of Vulcan Materials Company -  
Chemical Division, on behalf of the company.

\_\_\_\_\_  
Notary Public  
My Commission Expires \_\_\_\_\_

State of Kansas } S.S. This is to cert-  
ify that this plat has been filed  
for record in the Office of the  
Register of Deeds this \_\_\_ day  
of \_\_\_, 1986, at \_\_\_ o'clock,  
\_\_\_ M., and is duly recorded.

\_\_\_\_\_  
Register of Deeds  
\_\_\_\_\_  
Deputy

April 3, 1986

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

Re: S/D 85-107 - Final Plat of Vulcan-West Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 3, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

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

Please call if you have any questions.

Very truly yours,

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Vulcan Materials Co., Attn: Dave Davis, P.O. Box 12283, Wichita, KS  
67277

Mrs. Charles Horner, 1901 Lorimer Road, Raleigh, N.C. 27606

Ms. Lauri Maddy, Route 1, Box 76, Clearwater, KS 67026

Mr. Thomas G. Bergkamp, Route 1, Box 66, Clearwater, KS 67026

Mike Lindebak, City Engineer

Jim Weber, County Engineering