

PLAT NO. S/D 85-19 MAP NO. 5355 C

NAME VALLEY CENTER PUMP STATION

LOCATION: North of 61st Street North in an area east of
Meridian.

ENGINEER Conoco Central Engineering

OWNER Continental Pipe Line Company

APPLICATION FILED 2-15-85

SKETCH PLAT FILED 2-15-85

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED _____

S/D ACTION 1-2-86 approved

MAPC ACTION 1-9-86 approved

BCC ACTION _____

RECORDED _____

REMARKS _____

4-29-65

S/D 85-19 - VALLEY CENTER PUMP STATION -
North of 61st Street North in an area
east of Meridian.

POSTED 2-21-85 KK
at 88

ACTION

| | DATE |
|------------------|-------------------------------|
| COMMITTEE | <u>approved</u> <u>1-2-86</u> |
| M.A.P.C. | <u>approved</u> <u>1-9-86</u> |
| R.C.C./B. CO. C. | _____ |

3/16/90 File closed

Map No. 5355 C
Sec. 7
Twp. T 26 S
Range R 1 E

Subdivision Report and Progress

S/D No.: 85-19

Name: VALLEY CENTER PUMP STATION

General Location: North of 61st Street North in an area east of Meridian

Owner: Continental Pipe Line Company

Address: P.O. Box 1267

Ponca City, Oklahoma Zip Code: 74603 Phone: (405)767-2357

Subdivider: SAME

Address: _____ Zip Code: _____ Phone: _____

Engineer/Surveyor: Conoco Central Engineering Robert L. Blubaugh

Address: P.O. Box 1267 113 Main

Ponca City, OKLA. Zip Code: 74603 74607 Phone: (405)767-3322

762-3835

Present Zoning: Light Industrial

Proposed Zoning: Light Industrial

Assoc. Zone Case: _____

M.A.P.C. ACTION: 1-9-86 appr.

Advisory Letter: _____

APPLICATION RECEIVED: 2-15-85

Closure Data Submitted: _____

SKETCH PLAT RECEIVED: 2-15-85

Title/Taxes Rec'd. and _____

Letter of Intent: _____

Reviewed: _____

PREL. PLAT RECEIVED: _____

Final Review: _____

S/D Comm. Action: _____

Referral to B.C.C.: _____

Advisory Letter: _____

B.C.C. ACTION: _____

FINAL PLAT RECEIVED: _____

Tracing Received: _____

S/D Comm. Action: 1-2-86 approved

Released for Recording: _____

Plat Recorded: _____

Advisory Letter: _____

Comments:

Sketch
SENT plat to Jim Weber & Jack Brown for
their comments on 2/20/85. Request response by
2/26/85. Final 2/20/85.
Copy in Ray Wooley on all correspondence.
Copy in David Geist, Continental pipe line address

F. J. Stanger
Surveyor
Civil Section
Central Engineering Department



Conoco Inc.
P.O. Box 1267
Ponca City, OK 74603
(405) 767-2164
ETN-442-2164

T9-302 (2)

REGISTERED MAIL
LOS ANGELES-CHICAGO-LOGAN, OH
MCKENSON, TX-LACREST GROVE, GA
USA

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688



UNDELIVERABLE AS ADDRESSED
FORWARDING ORDER EXPIRED



RECEIVED

JAN 08 1990

METROPOLITAN PLANNING
ROUTE 100

MOVED LEFT NO ADDRESS _____
MOVED NOT FORWARDABLE _____
ADDRESS UNKNOWN FOR _____
NO SUCH NUMBER _____
VACANT _____ RETURNED _____
UNDELIVERABLE AS ADDRESSED _____

Mr. Robert L. Blubaugh
113 May
Ponca City, OK 74601



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 2, 1990

Mr. Robert L. Blubaugh
113 May
Ponca City, OK 74601

Re: S/D 85-19 - VALLEY CENTER PUMP STATION

Mr. Blubaugh:

On December 13, 1985, you filed the above-referenced request for subdivision approval. Since the last action on this application was on January 9, 1986, we request that you notify this office by January 31, 1990, if you intend to complete this subdivision case. If we have not heard from you by February 5, 1990, we will proceed to close the file.

If you have any questions about this matter or intend to complete this case, please feel free to contact this office at 268-4421.

Very truly yours,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Continental Pipe Line Company, David Geist, P.O. Box 1267,
Ponca City, OK 74603

FILE COPY

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health DATE August 8, 1986

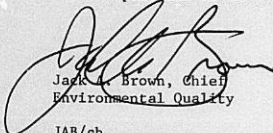
TO Forrest Nagley, Senior Planner

FROM Jack A. Brown, Chief, Environmental Quality

SUBJECT S/D 85-19 Valley Center
Pump Station

The above subject plat is approved for on-site water wells and sewage systems subject to the following requirements:

1. That any future repairs, modifications or additions to the sewage facility will require a permit from the Wichita-Sedgwick County Department of Community Health.
2. That at such time that public sanitary sewer is made available to serve this property the septic/lateral system shall be abandoned and connection shall be made to the public sewer.
3. That at such time as public water supply is available to serve the property connection shall be made and any wells used for drinking water purposes be abandoned in accordance with Kansas Department of Health water well plugging regulations.



Jack A. Brown, Chief
Environmental Quality

JAB/cb

cc: Jeff Durbon
Associate Engineer
Continental Pipeline Co.
P.O. Box 1267
Ponca City, OK 74603

RECEIVED

AUG 11 1986

METROPOLITAN PLANNING
ROUTE _____



January 15, 1986

RECEIVED

JAN 16 1986

METROPOLITAN PLANNING

ROUTE _____

Dave Giest
Conoco Central Engineering
P.O. Box 1267
Ponca City, OK 74603

RE: Valley Center Pump Station
S/D 85-19

Dear Dave:

We have reviewed your request for final platting of the above referenced property, as directed by the Metropolitan Area Planning Commission.

Though a permit application for the existing septic system was made through our office before construction, we were never called for an inspection prior to backfilling of the system. An evaluation of the septic system tends to indicate that it is functioning properly, and meets the minimum distance requirements from wells and property lines. We are therefore, approving the on-site sewerage facility as it now exists, with the understanding that if future repairs are needed, proper departmental permit and inspection procedures will be followed, and that the system will be eliminated and connection made to a sanitary sewer when available.

There are presently three cased wells on the property. Due to the possibility of groundwater contamination from buried petroleum lines and wells in the area, we are requiring a Volatile Organic Compound (VOC) scan of a water sample from the well which you choose to supply water to the facility. An example listing the compounds to be tested is enclosed.

In our on-site discussion with your representatives of January 7, 1986, the indication was that you plan to utilize the well in the far southwest corner of the property. If this is your decision and the other wells will not be used for any purpose, we will require that the remaining two wells be abandoned in accordance with Article 30 of Kansas Water Well Construction and Abandonment Regulations.

Mr. Jerry Grant, District Engineer for the Kansas Department of Health and Environment, recommends that wells of this type be abandoned in the following manner:

1. The well casing should be filled to the static water level with chlorinated sand or gravel. (submerge material in chlorine solution containing not less than 200 mg/l of available chlorine before placement in well.)

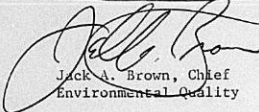
Wichita-Sedgwick County Department of Community Health
1900 East Ninth Street-Wichita, Kansas 67214-3198 (316)268-8401

Dave Ciest
January 15, 1986
Page 2

2. Remove any groundwater displaced upward inside the casing before additional plugging materials are needed.
3. Fill remainder of casing with puddled clay or concrete to within three feet of ground level.
4. Cut casing off three feet below ground level and fill remainder to surface with compacted surface silts or clays.

When these wells have been plugged please fill out Water Well Record, Form WWC-5, KSA 82a-1212 (attached) for each well, and mail them to the address indicated on the bottom of the form and a photostatic copy to this Department.

If you have any questions or comments, please contact me or Roy Cromer at this office (316)268-8351. Once these items are finalized we will authorize approval of the final plat.



Jack A. Brown, Chief
Environmental Quality

JAB/cb

Att.

cc: Forrest Nagley, Metropolitan Area Planning Department ✓
Gerald Grant, Kansas Department of Health and Environment
Dwain E. Vernon, 1 Argon Goddard, KS 67052

January 9, 1986

Robert L. Blubaugh
113 May
Ponca City, OK 74601

Re: S/D 85-19 - Final Plat of Valley Center Pump Station

Dear Mr. Blubaugh:

At the regular meeting of the Metropolitan Area Planning Commission on January 9, 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 January 3, 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 plat.
3. Certification that all real estate taxes for the first half of 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

David Geist,

cc: Continental Pipe Line Company, P.O. Box 1267, Ponca City, OK 74603
Mike Lindebak, City Engineer
Jim Weber, County Engineering
Ron Worley, County Zoning Administrator

SCCD-CONS-5 (Rev 9-79)

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

DATE: December 31, 1985

PROPERTY NAME: Valley Center Pump Station

LOCATION: North of 61st Street North in an area east of Meridian.

MAILED TO: Conoco Central Engineering
P.O. Box 1267
Ponca City, OK 74603

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 6720
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



NW Corner SW $\frac{1}{4}$ 7-26-1E
Scale: 3.2" equals 1 mile

Special Situations

SOILS LEGEND

| <u>SYMBOLS</u> | <u>CLASS</u> | <u>SOIL</u> | <u>BRIEF DESCRIPTION</u> | <u>HYDROLOGIC GROUP</u> |
|----------------|--------------|-----------------------|---|-------------------------|
| Na | I-1 | Naron fine sandy loam | Deep, nearly level, well drained soils with loamy or clayey subsoils; on uplands. | B |

akb

SCCD-CONS-5 (Rev. 9)
 RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

| <u>SYMBOL</u> | <u>CLASS</u> | <u>SOIL</u> | <u>ITEMS</u> | <u>LIMITATIONS</u> | <u>REASON</u> |
|---------------|--------------|--------------------------|---|--|---------------|
| Na | I-1 | Naron fine sandy loam | Dwellings Small Com- mercial Buildings Local Roads & Streets Parks & Playgrounds | - Slight - Slight - Moderate - Slight | Low Strength |

RECOMMENDATIONS :

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. Disturbing as small area as possible, install streets, curbs, water-mains, electric and telephone cables, storm drains and sewers in advance of home or other buildings construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land 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.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

January 3, 1986

Mr. Robert L. Blubaugh
113 May
Ponca City, OK 74601

Re: S/D 85-19 - Final Plat of Valley Center Pump Station

Dear Mr. Blubaugh:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 2, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. *See 8/8/86*
- B. On the final plat tracing, the notary's acknowledgement for the plat's signature shall be corrected to read, "....., by Guy G. Cartwright, District Manager, on behalf of Continental Pipeline Company."
- C. Proof shall be submitted that the person signing for Continental Pipeline Company is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company).
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

Mr. Robert L. Blubaugh
S/D 85-19 - Final Plat of Valley Center Pump Station
January 3, 1986
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 9, 1986. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley Senior Planner

FLN:mlh

Enclosure

cc: Continental Pipeline Company, P.O. Box 1267, Ponca City, OK 74603
Jack Brown, Health Department
Mike Lindebak, City Engineer
Jim Weber, County Engineering

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-19 Name: VALLEY CENTER PUMP STATION

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

DESCRIPTION

General Location: North of 61st Street North in an area east of Meridian.
Owner: Continental Pipe Line Company, P.O. Box 1267, Ponca City, OK 74603
Surveyor/Engineer: Conoco Central Engineering, P.O. Box 1267, Ponca City, OK 74603

1. Gross Acreage of Plat: 7.135 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
3. Minimum Lot Area: 310,800.60 Sq. Ft.
4. Existing Zoning: "E"
5. Proposed Zoning: "E"

STAFF COMMENTS:

- 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. On the final plat tracing, the notary's acknowledgement for the platlor's signature shall be corrected to read, "....., by Guy G. Cartwright, District Manager, on behalf of Contincnal Pipeline Company."
- C. Proof shall be submitted that the person signing for Continental Pipeline Company is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company).
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- F. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

S/D No. _____

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

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: Valley Center Pump Station

General Location: In SW/4 of Section 7, T.26S.-R.1E., Sedgwick County, Kansas, or on Meridian Avenue between 61st Street and 69th Street

Name of Property Owner: Continental Pipeline Company

Address: P.O. Box 1267, Ponca City, OK Zip Code: 74603 Phone: (405) 767-3595

Name of Subdivider: Same Zip Code: _____ Phone: _____

Name of Engineer/Surveyor: Robert L. Blubaugh

Address: 113 May, Ponca City, OK Zip Code: 74601 Phone: (405) 762-3835

Date of Application: December 12, 1985

SUBDIVISION INFORMATION:

- | | | |
|---|---|--------------------------------|
| 1. Gross Acreage of Plat | <u>7.135 Acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | | a. <u>508.79R/W508.79</u> ft. |
| Residential | _____ | b. _____ R/W _____ ft. |
| Commercial | _____ | c. _____ R/W _____ ft. |
| Industrial | <u>One</u> | d. _____ R/W _____ ft. |
| Other | _____ | e. _____ R/W _____ ft. |
| 3. Total Number of Lots | <u>One</u> | TOTAL <u>1017.6</u> ft. |
| 4. Minimum Lot Frontage | <u>508.79</u> ft. | 8. Are Sidewalks existing? |
| 5. Minimum Lot Area | <u>310,800.60</u> sq.ft. | Yes _____ No <u>XX</u> |
| 6. Existing Zoning | <u>E</u> | |
| 7. Proposed Zoning | <u>E</u> | |
| 9. Is a public water supply available? | Yes <u>X</u> No, Name _____ | |
| 10. Is a sanitary sewer available? | Yes <u>X</u> No, Name _____ | |
| 11. Has Health Department approval been obtained (where applicable) | Yes _____ No _____ | |
| 12. City of Wichita | Three Mile Area <u>X</u> Outside of 3-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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Ray Conover, District Mgr. Continental Pipe Line Co.

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

Received by SB
Date 12-13-85
Fee Submitted \$ 35.00

FORM 29-021

PAYMENT NOTICE
City of Wichita

| | Bldg. | Use of Str. | Code Bks | Copies |
|-------------|-------|------------------|------------|--------|
| | Elec | Elev. Insp. | Hse Moving | Lic. |
| | Mech | Boiler Insp. | Fav. Cuts | Cert. |
| | Plbg | Exam Fees | Sewer | Elev. |
| December 12 | Signs | Plan Rev. (P.W.) | Cement | M.S.P. |
| | | Planning | | |

Wichita-Sed
Metropolita
455 North M
Wichita, Ka

| DESCRIPTION | AMOUNT |
|-------------|--------|
| | |
| | |
| | |

Attention M

NAME

Dear Mr. Na

ADDRESS

Subject: S

FUND

DUE DATE

V

COMMENTS

W

C

DATE

BY

We would li

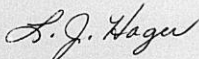
Valley Cent

at of the

Enclosed you will find a check for \$35.00, a mylar original final plat for filing and signatures, 25 copies of the final plat, 15 copies of the sketch plat, and the application for subdivision approval.

If you have any questions or need more information, please call me at (405) 767-4919.

Very truly yours,



L. J. Hager
Senior Surveyor - Civil
Design Division

km

att

cc w/att: Dave Geist, CPL, Ponca City



Central Engineering Department

Coroco Inc.
P.O. Box 1267
Ponca City, OK 74603
(405) 767-3456

December 12, 1985

Wichita-Sedgwick County
Metropolitan Area Planning Department
455 North Main Street
Wichita, Kansas 67202

Attention Mr. Forrest L. Nagley

Dear Mr. Nagley:

Subject: S/D 85-19-Final Plat and Sketch Plat of
Valley Center Pump Station
Wichita, Kansas
CED Project Number AA-038-001

We would like to submit the enclosed final plat and sketch plat of the Valley Center Pump Station for approval.

Enclosed you will find a check for \$35.00, a mylar original final plat for filing and signatures, 25 copies of the final plat, 15 copies of the sketch plat, and the application for subdivision approval.

If you have any questions or need more information, please call me at (405) 767-4919.

Very truly yours,

L. J. Hager
Senior Surveyor - Civil
Design Division

km
att
cc w/att: Dave Geist, CPL, Ponca City

November 22, 1985

L. J. Hager
Conoco, Inc.
P. O. Box 1267
Ponca City, Oklahoma 74603

Re: S/D 85-19 - Form of the final and sketch plats for Valley
Center Pump Station Addition. Located north of 61st Street
North, in an area east of Meridian.

Dear Mr. Hager:

Enclosed is a marked copy of the final plat for the above-referenced plat.
Should you have any questions about the changes which I have indicated,
please call me.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh



Central Engineering Department

Conoco Inc.
P.O. Box 1267
Ponca City, OK 74603
(405) 767-3456

November 18, 1985

Wichita-Sedgwick County
Metropolitan Area Planning Department
455 North Main Street
Wichita, Kansas 67202

Attention Mr. Forrest L. Nagley

Dear Mr. Nagley:

Subject: S/D 85-19-Final Plat and Sketch Plat of
Valley Center Pump Station
Wichita, Kansas
CED Project Number AA-038-001

Enclosed are copies of the proposed final plat and sketch plat of the Valley Center Pump Station for your review.

Please make any corrections that you feel will be required to have our plats in the order for final approval.

If you will return the marked-up copy with your comments, we will make the revisions and submit the drawings for final approval.

If you have any questions, please call (405) 767-4919

Very truly yours,

L. J. Hager
Senior Surveyor - Civil
Design Division

km
att
cc w/att: Dave Geist, CPL

RECEIVED

NOV 20 1985

METROPOLITAN PLANNING

ROUTE _____



March 1, 1985

Continental Pipeline Company
P.O. Box 1267
Ponca City, OK 74603

RECEIVED
MAR 04 1985
METROPOLITAN PLANNING
ROUTE

RE: Environmental Health Division
Platting Requirements
S/D 85-19 Valley Center Pump
Station 6350 N. Meridian,
Wichita, Kansas

Gentlemen:

Attached is a copy of a letter I sent to your Lyons, KS Office which was the address indicated on the sewage facility permit discussed in that correspondence. Since then staff has indicated that the casing on the site's water supply well located to the north of the existing office building is damaged. The damage is at ground level and could create contamination problems from surface run-off. We recommend temporary repair to the well. Casing replacement or more permanent repair to the well should probably not be done until it is determined its location to pollution sources. State law and local regulations require a minimum of 50 feet horizontal separation from such sources as septic tanks and lateral fields fuel storage and other potential pollution sources. Failure to meet this separation distance may necessitate well relocation as a platting requirement. Please contact this office regarding the well and septic system at 268-8351.


Jack A. Brown, Chief
Environmental Quality

JAB/cb

Att.

cc: Ron Worley, County Zoning
Forrest Nagley, Planning Department ✓

Wichita-Sedgwick County Department of Community Health
1900 East Ninth Street—Wichita, Kansas 67214-3198 (316)268-8401



February 26, 1985

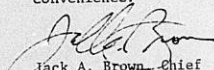
Continental Pipeline Co.
P.O. Box 28
Lyons, KS 69554

RE: Proposed Plat/Valley Center
Pump Station/6350 N. Meridian

Dear Sirs:

I have received a copy of the proposed plat of the above referenced property. The Environmental Health Division reviews these plats to determine platting requirements for on-site sewage disposal and water wells.

A permit is currently on file for 6350 N. Meridian which was issued on July 23, 1980, to Dwaine E. Vernon for the purpose of installing a 500 gallon tank and 150 feet of lateral. However, it is noted on the permit that the installer did not contact this division for the required post-construction inspection prior to backfilling and covering. In view of this the system serving this property is not currently approved. I would like to resolve this matter prior to platting. Please contact me at your earliest possible convenience.


Jack A. Brown, Chief
Environmental Quality

JAB/cb

cc: Ron Worley, County Zoning
Forrest Nagley, Metropolitan Area Planning Dept. ✓

RECEIVED

FEB 27 1985

METROPOLITAN PLANNING
ROUTE _____

Wichita-Sedgewick County Department of Community Health
1900 East Ninth Street - Wichita, Kansas 67214-3198 (316)268-8431

February 26, 1985

Continental Pipeline Company
P. O. Box 1267
Ponca City, OK 74603

Re: S/D 85-19 - Sketch Plat of Valley Center Pump Station.

Gentlemen:

We have reviewed the above-referenced sketch plat and would now like to provide you with the following comments:

1. This property is presently zoned "E" (light industrial) by the County Zoning Text. The site is currently developed with oil storage tanks. We note that the proposed east lot line cuts through the levy surrounding "tank number 763." We question why you are not platting a lot large enough to fully provide for the existing oil tanks on this property. Your sketch plat should indicate the names of adjacent property owners. If the property to the east is owned by Continental Pipeline Company, we suggest you expand the boundary of this plat to the east in order to include the levy within the perimeter of the lot.
boundary expanded
2. The final plat for this property will need to indicate 60 feet of half-street right-of-way for Meridian Avenue adjacent to this property.
shown
3. The final plat should indicate a 35-foot building setback from the west line of the proposed lot. *shown*
4. The final plat should indicate the platting of "access control except for two openings" to Meridian Avenue across the west line of the lot.
shown
5. Prior to or at the time of submitting a final plat for this property, a drainage plan will need to be submitted to the County Engineer's Office for review and approval.
needs

Continental Pipeline Company
Re: S/D 85-19 - Sketch Plat of Valley Center Pump Station.
February 26, 1985
Page 2

- needs
6. A requirement of final plat approval will be for the property owner to contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage and water well.
 7. Requirements of a final plat. See Article 4, Part 2 of the Subdivision Regulations.

With the above comments in mind, you may now proceed to prepare and submit a final plat. If you should wish to discuss these sketch plat comments with us, please feel free to call me at (316) 268-4421. Please remember that 25 copies of the final plat needs to be submitted along with 15 copies of your sketch plat. The filing fee for the final plat will be an additional \$35.00.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Charles Price, Conoco Central Engineering, P. O. Box 1267, Ponca
City, OK 74603
Ron Worley, County Zoning Administrator
Jim Weber, County Public Works
Jack Brown, Environmental Health Division, Health Department

S/D No. 85-19

Map No.: 5355C
Section: 7
Twp.: T26S
Range: R1E

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: VALLEY CENTER PUMP STATION
General Location: THE SW/4 SECTION 7 T26S R1E SEDGWICK COUNTY KANSAS
NORTH OF 61st N. IN AN AREA EAST OF MERIDIAN
Name of Property Owner: CONTINENTAL PIPE LINE COMPANY Phone: 705-767-2357
Address: PO BOX 1267 PONCA CITY, OK Zip Code: 74603
Name of Subdivider: SAME Phone: _____
Address: _____ Zip Code: _____
Name of Engineer/Surveyor: CONOCO CENTRAL ENGINEERING - CHARLES PAUL
Address: PO BOX 1267 PONCA CITY OK Zip Code: 74603 Phone: 405-767-3322
Date of Application: 2-15-85

EAST REFINERY BUILDING ATTN: TIM MILLER

SUBDIVISION INFORMATION:

- 1. Gross Acreage of Plat 6.92
- 2. Number of Lots:
 - Residential 0
 - Commercial 0
 - Industrial 1
 - Other 0
- 3. Total Number of Lots 1
- 4. Minimum Lot Frontage 500 ft.
- 5. Minimum Lot Area 6.92 ACRES
- 6. Existing Zoning LIGHT INDUSTRIAL
- 7. Proposed Zoning SAME
- 7. Lineal Feet of New Streets: NONE
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.
 - TOTAL ft.
- 8. Are Sidewalks existing? Yes No X
- 9. Is a public water supply available? Yes No X, Name _____
- 10. Is a sanitary sewer available? Yes X No, Name _____
- 11. Has Health Department approval been obtained (where applicable) X Yes No _____
- 12. City of Wichita Three Mile Area X Outside of 3-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 for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Paul E. Brown

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

Received by BB
Date 2/15/85
Fee Submitted \$20.00

FORM 29-021

PAYMENT NOTICE
City of Wichita

| Bldg. | Use of Str. | Code Bks | Copies |
|-------|------------------|------------|--------|
| Elec | Elev. Insp. | Hse Moving | Lic. |
| Mech | Boiler Insp. | Pav. Cuts | Cert. |
| Plbg | Exam Fees | Sewer | Elev. |
| Signs | Plan Rev. (P.W.) | Cement | M.S.P. |

Planning

| DESCRIPTION | AMOUNT |
|-------------|--------|
|-------------|--------|

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY