



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316-268-4421
FAX 316-268-4390

June 15, 1995

Mid-Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

Re: S/D 95-43 - INDUSTRIAL AIR CENTER SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 8, 1995.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh

cc: M & H Investments, Inc., 14323 Killarney Ct., Wichita, KS 67230
Caro Properties, L.L.C., 2400 N. Woodlawn - Suite 120, Wichita, KS 67220
Mike Lindebak, City Engineer

SEDGWICK COUNTY



June 8, 1995

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Re: S/D 95-43 - INDUSTRIAL AIR CENTER SECOND ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall provide appropriate documentation that owners of property in the original Industrial Air Center Addition do not object to the platting of this site for purposes of development. This documentation is in addition to providing proof that the indicated platlor has obtained ownership of the site.

The applicant is advised that the platting binder is to be submitted with the final plat. Approval of this plat will be subject to review of the binder and any relevant conditions determined by such a review.
- B. As requested by City Engineering, new petitions for sewer, water, paving and drainage, as appropriate, shall be submitted.
- C. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- D. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- E. On the final plat tracing, the MAPC Chairman's signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize

June 8, 1995

Page 2

the effects of noise pollution in the habitable structures constructed on subject property.

- G. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- H. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, June 15, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: M & H Investments, Inc., 14323 Killarney Ct., Wichita, KS 67230
Caro Properties, L.L.C., 2400 N. Woodlawn - Suite 120, Wichita, KS 67220
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

June 15, 1995

STAFF REPORT
(Final Plat Approved 6/8/95)

CASE NUMBER: S/D 95-43 INDUSTRIAL AIR CENTER SECOND ADDITION

OWNER/APPLICANT: M & H Investments, Inc., 14323 Killarney Ct., Wichita, KS 67230

OWNER: Caro Properties, L.L.C., 2400 N. Woodlawn - Suite 120, Wichita, KS 67220

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: South of 38th Street North and west of Webb Road

SITE SIZE: 101,360 sq. ft.

NUMBER OF LOTS

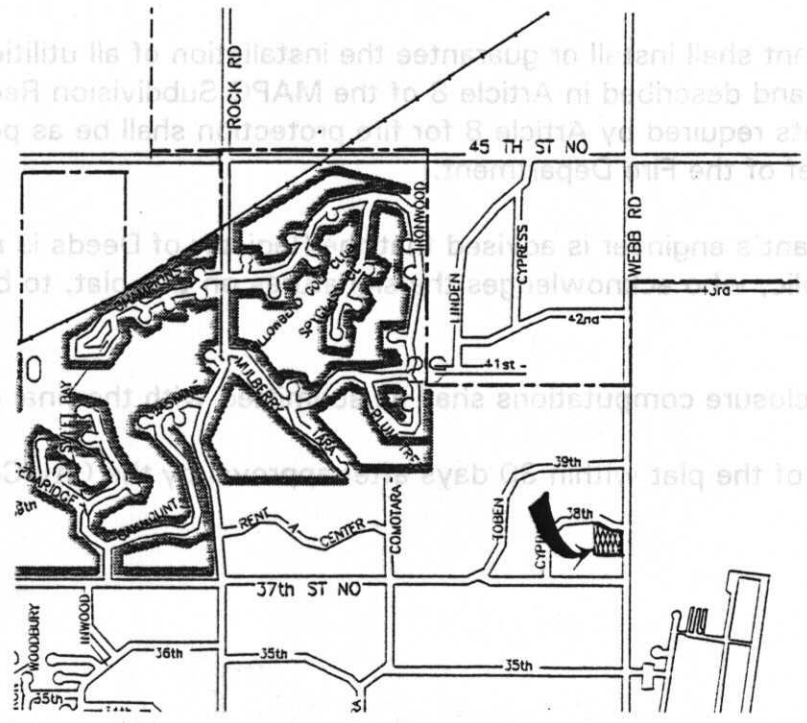
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 101,360 sq. ft.

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

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- The applicant is advised that the platting binder is to be submitted with the final plat. Approval of this plat will be subject to review of the binder and any relevant conditions determined by such a review.
- B. As requested by City Engineering, new petitions for sewer, water, paving and drainage, as appropriate, shall be submitted.
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- E. On the final plat tracing, the MAPC Chairman's signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
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