



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
155 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
316/268-4501

December 21, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-114 - KOCH OFFICE PARK SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 21, 1987, 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 December 17, 1987.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Koch Industries, Inc., Attn: C.F. Baker, Jr., 4111 E. 27th St. N.,
Wichita, KS 67220

FILE COPY

OFFICE COPY

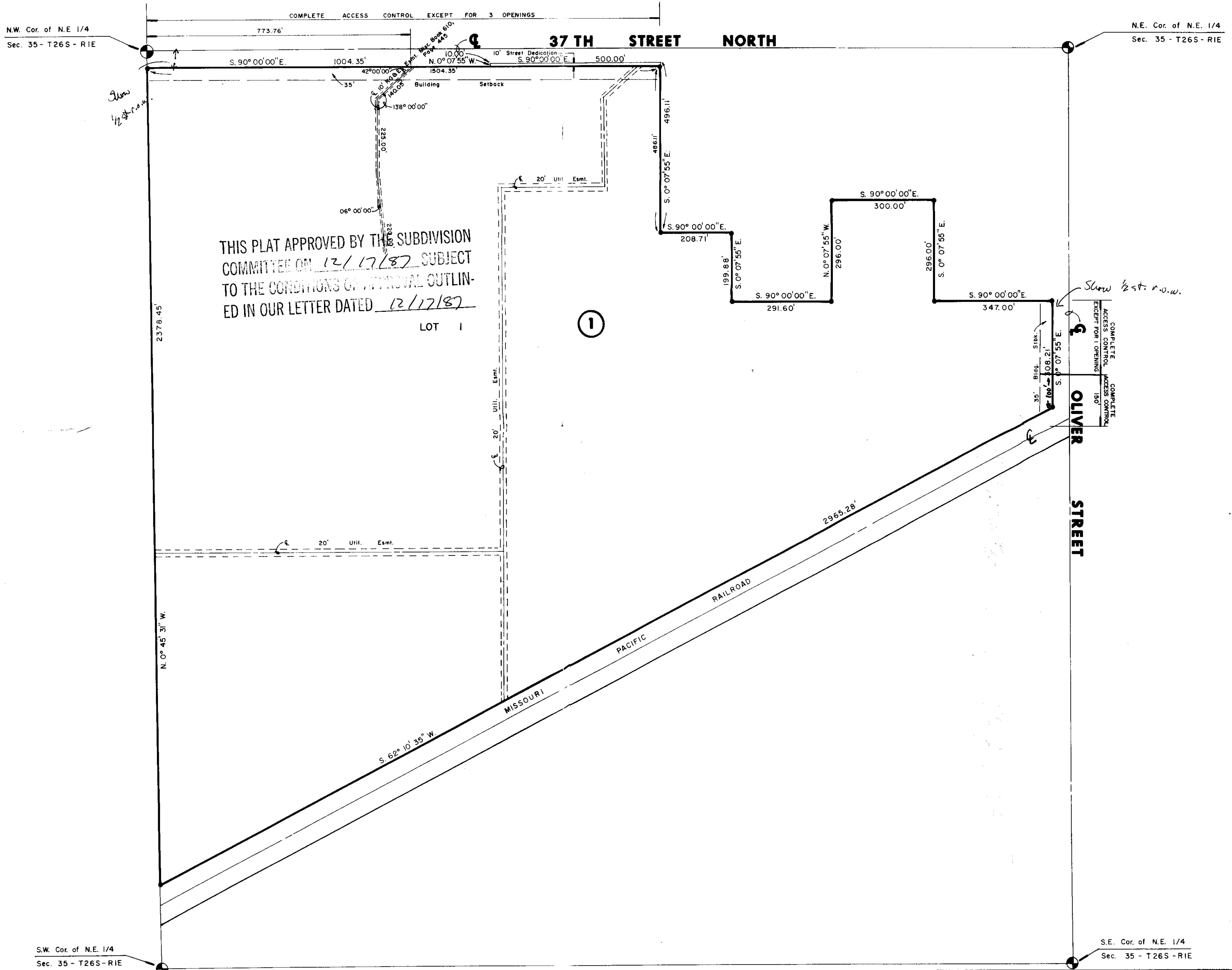
DO NOT REMOVE

FINAL PLAT

FINAL PLAT FOR

KOCH OFFICE PARK SECOND ADDITION

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS



N.W. Cor. of N.E. 1/4
Sec. 35 - T26S - R1E

N.E. Cor. of N.E. 1/4
Sec. 35 - T26S - R1E

COMPLETE ACCESS CONTROL EXCEPT FOR 3 OPENINGS

37 TH STREET NORTH

OLIVER STREET

PACIFIC RAILROAD
MISSOURI

THIS PLAT APPROVED BY THE SUBDIVISION
 COMMITTEE ON 12/17/87 SUBJECT
 TO THE CONDITIONS OF APPROVAL OUTLINED
 IN OUR LETTER DATED 12/17/87

LOT 1

①

COMPLETE ACCESS CONTROL EXCEPT FOR 1 OPENING 150'

Slow 1/2 st. r.o.w.



Scale: 1" = 150'

S.W. Cor. of N.E. 1/4
Sec. 35 - T26S - R1E

S.E. Cor. of N.E. 1/4
Sec. 35 - T26S - R1E

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2858) requesting "E" (light industrial) zoning for all of this tract, has been approved subject to platting.

The first Koch Office Park Subdivision was recorded in 1980.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall guarantee any medial or other roadway improvements required by the platting of this property.
- D. As required by the drainage plan for this property, the applicant shall obtain, by separate instrument, the off-site drainage agreement necessary to allow this property to drain onto the lot to the west. Also, the applicant shall establish, by separate instrument, a drainage agreement which provides for this property to continue to accept drainage from the properties to the north.
- E. The final plat tracing shall indicate the existing half-street rights-of-way for Oliver and 37th Street North adjacent to this property.
- F. The platlor's text shall be amended to state that the access controls are being dedicated to the City of Wichita.
- G. Since easements for street, drainage and parking are not being granted by this plat, such references to these types of easements shall be removed from the platlor's text.
- H. On the final plat tracing, the wording in the platlor's text regarding access controls, shall be rewritten to clearly state that the access controls are dedicated. The way the text presently reads, there seems to be a line missing. Also, the "complete access control" to Oliver from the lot shall be established on the south 100 feet of the lot rather than reference the centerline of the railroad track as a beginning point.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering should be prepared to comment on any needed medial or perimeter roadway improvements.

DECEMBER 17, 1987

STAFF REPORT
(Final Plat; Preliminary Approved 11/19/87)

CASE NUMBER: S/D 87-114 - KOCH OFFICE PARK SECOND ADDITION

OWNER/APPLICANT: Koch Industries, Inc.

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: South side of 37th Street North, in an area west of Oliver.

SITE SIZE: 87.28 Acres

NUMBER OF LOTS:

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

MINIMUM LOT AREA: 3,801,833.72 Sq. Ft.

CURRENT ZONING: "E", "AA" and "LC"

PROPOSED ZONING: "E" (Z-2858)

VICINITY MAP:

