

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

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

DESCRIPTION

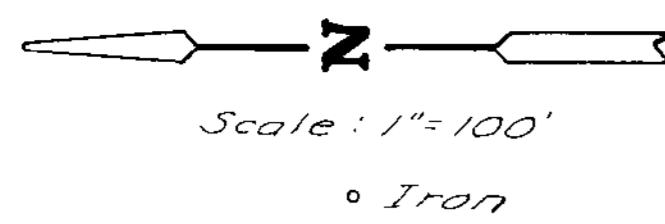
General Location: Northwest corner of Ridge and 63rd Street South.
Owner: Vulcan Materials Co., Attn: Dave Davis, P.O. Box 12283, Wichita, KS
67277
Surveyor/Engineer: Baughman Company, P.A.

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)
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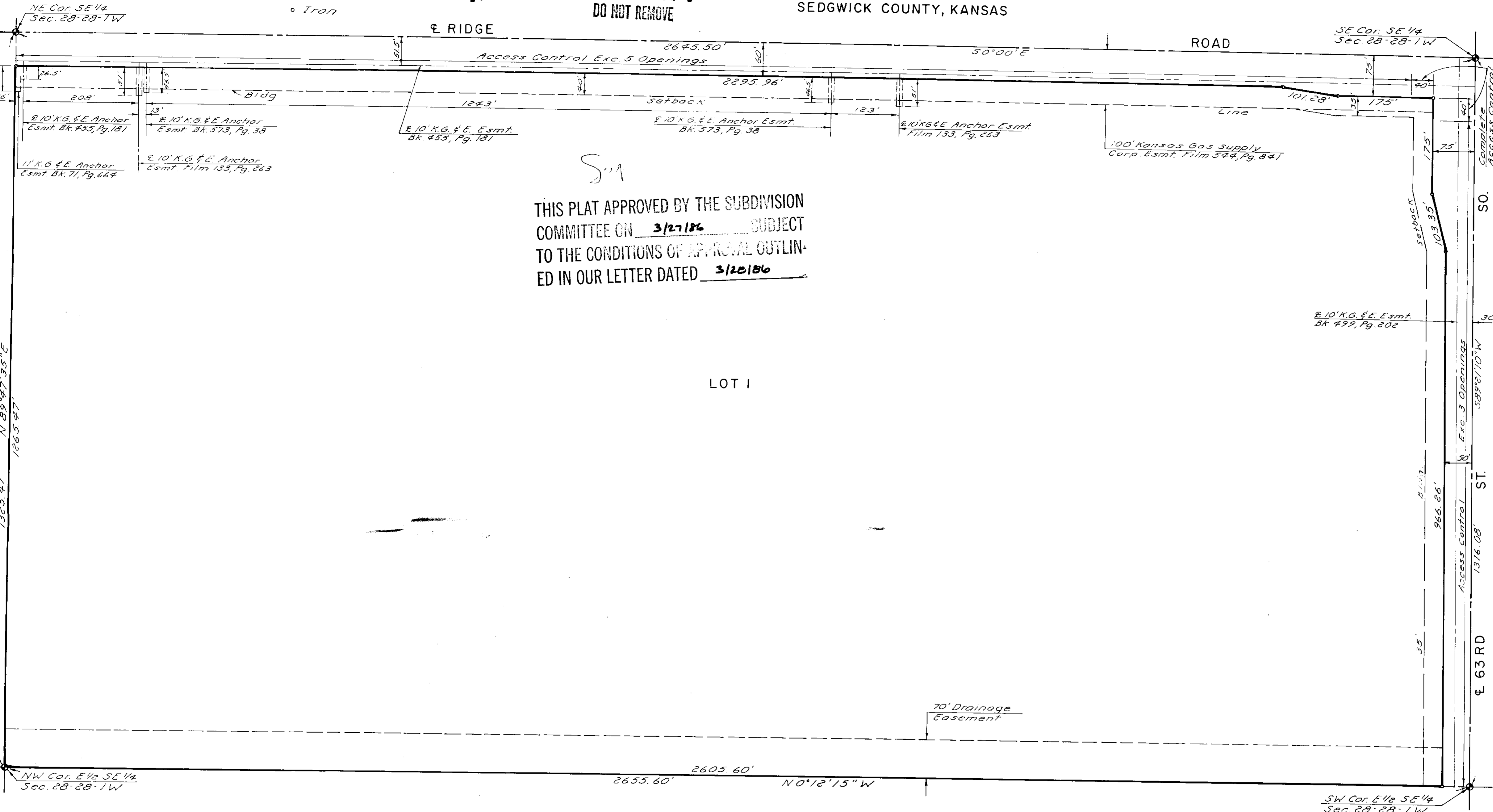
STAFF COMMENTS:

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.



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



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

LOT 1

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

Wichita-Sedgwick County Metropolitan Area Planning Commission

Chairman

Secretary

This plat approved and all dedications shown hereon accepted by the Board of City Commissioners, Wichita, Kansas, this ___ day of ___, 1986.

Mayor

City Clerk

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, 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 platator.
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