



Wichita-Sedgwick County Metropolitan Area Planning Department

March 21, 2002

Austin Miller, Inc.
355 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2001-107 -- One-Step Final Plat of King's Maple Street Third Addition

At the regular meeting of the Metropolitan Area Planning Commission on March 21, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated March 15, 2002, with the following revision to Item E:

The Subdivision Committee has approved one opening located along the south property line of the plat. A cross-lot access agreement is needed with the property to the south.

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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RE: SUB 2001-107 -- One-Step Final Plat of King's Maple Street Third Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 15, 2002, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A 5-ft sidewalk easement within a 10-ft utility easement is required per Traffic Eng.

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. Protective Overlay #63 associated with Z-3350 requires the dedication of an additional utility easement for the 16-ft utility easement in order to conform with the 20-foot standard.
- B. City Water and Sewer Department requests the submission of a Hold Harmless Agreement due to the wall easement crossing the utility easement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- E. Complete access control along Summitlawn has been dedicated in accordance with the restrictive covenant to be provided with the associated zone change (Z-3360). Dedication of access control except for one opening along the frontage of Ridge Road was required by Protective Overlay #63 associated with Z-3350, however this plat and the abutting plat to the north (King's Maple St. 2nd) indicate a total of two openings. MAPD recommends a joint opening along the north line of this plat. The Subdivision Committee has approved a joint opening along the north line of this plat and a joint opening along the south line.

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- Cross-st access with property to south was provided with University & Ridge Addition.

- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The applicant shall submit an avigational easement covering all of the 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.
- I. "Notice of Protective Overlay" document indicating the Protective Overlay has been filed with the MAPD shall be submitted.
- J. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- K. The legal description needs to be corrected to reference Lots 4 and 9 of the Westerlea Addition.
- L. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- M. The wall easement shall be referenced in the platdor's text.
- N. Reference to Sections, Township and Range need to be added.
- O. Dimensions to the section corner are needed.
- P. The face of the plat needs to be redrawn to indicate one lot.
- Q. The platdor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- R. 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.)
- S. 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.
- T. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

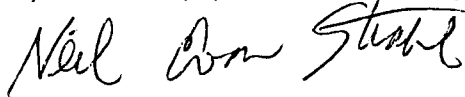
- U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- V. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property. Southwestern Bell has advised that overhead facilities are located within existing easements. Said easements need to be maintained, or the applicant shall pay costs to relocate the cables.
- Z. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, March 21, 2002, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

STAFF REPORT

(ONE-STEP FINAL PLAT APPROVED 3/14/01; DEFERRED 11/1/01 & 10/18/01)

CASE NUMBER: SUB 2001-107 -- KING'S MAPLE STREET THIRD ADDITION

OWNER/APPLICANT: William R. King, P.O. Box 357, Benton, KS 67017;
Christian Ablah, 8200 E. 32nd St., Suite 150, Wichita, KS
67226

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Southeast corner of Maple and Ridge Road

SITE SIZE: 1.05 Acres

NUMBER OF LOTS

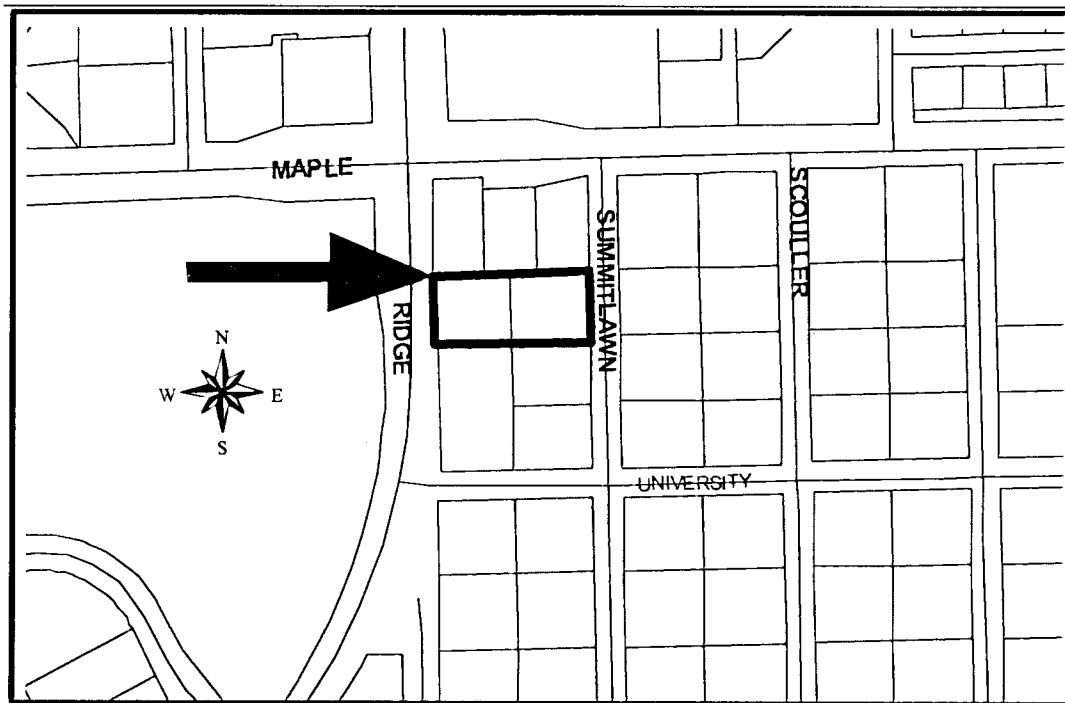
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.05 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: LC, Limited Commercial

VICINITY MAP



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NOTE: This is a replat of portions of the Westerlea Village Addition. This site has been approved for two zone changes (Z-3350 and Z-3360) from SF-5, Single-Family Residential to LC, Limited Commercial subject to replatting. The zone changes also established Protective Overlays addressing signage, building height, lighting, screening and permitted uses.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services are available to serve the site. City Engineering needs to comment on the need for any guarantees or easements. Protective Overlay #63 associated with Z-3350 requires the dedication of an additional utility easement for the 16-ft utility easement in order to conform with the 20-foot standard.
- B. City Water and Sewer Department requests the submission of a Hold Harmless Agreement due to the wall easement crossing the utility easement .
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
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included in REA (Reciprocal Easement Agreement) submitted with Kgs Maple 2nd
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
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