CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

July 18, 2000

Mr. Hal W. McCoy
Attn: Chris McCoy
555 N. Woodlawn
Wichita, KS 67218

RE: S/D S/D 96-98 - Plat of McCoy's Cobblestone Addition

Dear Mr. McCoy,

On December 20, 1996, the above-referenced plat was submitted to the Planning Department for subdivision approval. The last action on this plat was on October 13, 1998 (City Council Approval).

According to our records, this plat has not yet been recorded with the Register of Deeds. Please record this plat as soon as possible. If we have not heard from you by September 21, 2000, 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 me at 268-4421.

Sincerely,

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copy to: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 16, 1997

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 96-98 McCOY'S COBBLESTONE ADDITION (ONE STEP Combined Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 16, 1997, 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 9, 1997.

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 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: Hal W. McCoy, 555 N. Woodlawn, Wichita, KS 67218
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY

METROPOLITAN AREA PLANNING DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

January 9, 1997

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 96-98 McCOY'S COBBLESTONE ADDITION (ONE STEP Combined Preliminary-Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 9, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

A. The applicant needs to contact the zoning section of the Planning Department to determine any requirements or restrictions concerning the conditional use (CU-267) established for this site. In particular, the applicant needs to determine if CU-267 needs to in any way be revised, removed, amended, etc. in regard to what is now being platted. Further, CU-267 implied that single-family detached, clustered units would be allowed and not necessarily attached, conventional duplex, four-plex, etc. type units.

B. It should be noted that this site is located in the Four Mile Creek Service Area for sanitary sewer and will be subject to applicable fees for use of this sewer system.

C. The applicant shall guarantee any drainage improvements required by the platting of this property.

D. The applicant shall submit a copy of the instrument which establishes the Continental 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. If since the building setback to 127th Street East is apparently due to the pipeline, the final plat tracing shall note that the setback is a "Pipeline" Building Setback. Therefore, any changes in such a setback would be under the auspices of the pipeline company and not a matter of public involvement (i.e., such a setback would not be subject to a public vacation process).

E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

F. This site is indicating a minimum building pad elevation of 1,346' M.S.L. However, as noted by County Engineering, an elevation of 1,347' M.S.L. may be used. On the final plat tracing, this elevation should also be shown on the face of the plat, in the area of the north arrow.

G. Prior to this plat being released for recording, proof shall be provided that all applicable property taxes (including 1996's) have been paid on this site. The platting binder indicates that $6,437 in property taxes are due on this site.

H. Based on the platting binder, an interest in this site is apparently being held by the Farmers State Bank and C-B Land and Cattle Company. However, neither party is shown as a signatory on the plat. The applicant shall either provide documentation as to why these parties are not being shown or they shall be included as signatories on the final plat tracing.

I. On the final plat tracing, County signature blocks shall be amended as appropriate to indicate the proper officials for the date the plat is likely to be recorded (County Clerk, Register of Deeds, etc.)

J. Based both on the present zoning ordinance and the previous replattings immediately west of this site, building setbacks of at least 25-feet are required. The final plat tracing shall therefore either plat 25 foot building setbacks to Birchwood and Edgewood, or show no setbacks in which case setbacks will be determined under the zoning code (25-foot).

K. 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.)

L. 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.

M. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

N. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts (Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.

O. Perimeter closure computations shall be submitted with the final plat tracing. Section

5-101(c).

P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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, January 16, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Don Losew

Don Losew
Senior Planner

DL:rh
Enclosure: Marked Copy of plat
cc: Hal W. McCoy, 555 N. Woodlawn, Wichita, KS 67218
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-10

January 16, 1997

STAFF REPORT

(One Step Combined Preliminary-Final Plat Approved 1/9/97)

CASE NUMBER: S/D 96-98 - McCOY'S COBBLESTONE

OWNER/APPLICANT: Hal W. McCoy, 555 N. Woodlawn, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: West of 127th Street East and north of 13th Street North

SITE SIZE: 2.8 Acres

NUMBER OF LOTS

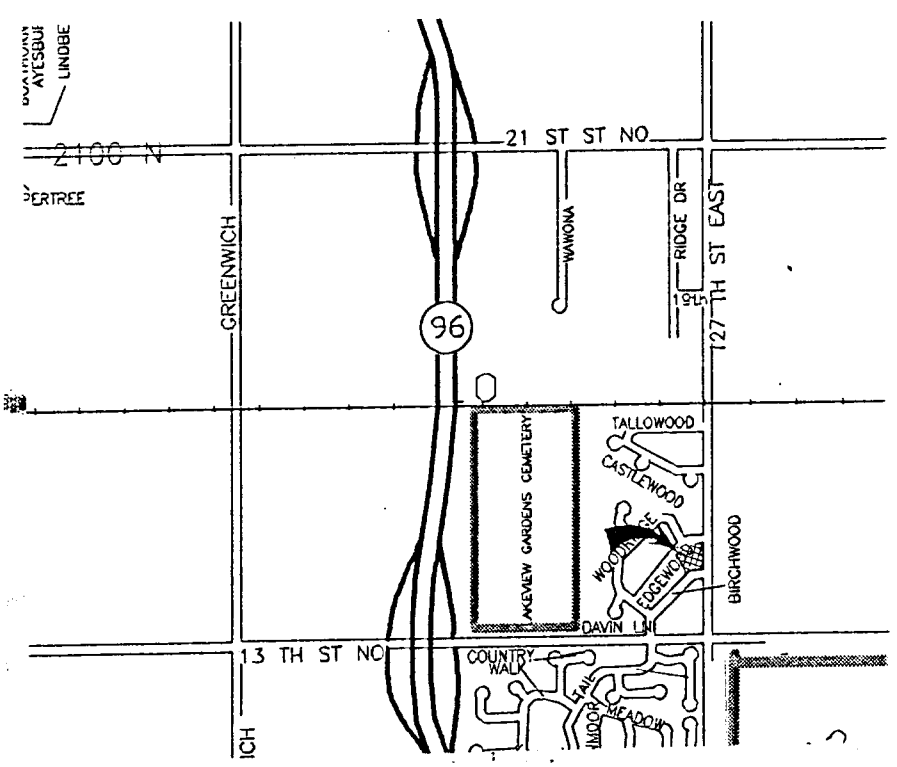
Residential:	7
Office:	
Commercial:	~~1~~
Industrial:	
Total:	7

MINIMUM LOT AREA: 14,680.10 sq. ft.

CURRENT ZONING: "SF-6" (CU-267)

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

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