

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

May 16, 1996

P.E.C., P.A. S/D 96-21
c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-21 - ONE STEP PLAT - COUNTRY MEADOWS WEST (Preliminary and Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 1996, 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 May 9, 1996.

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.

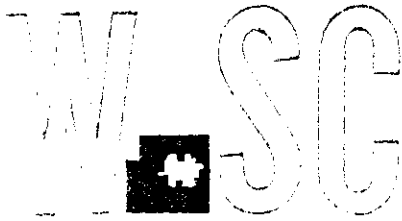
Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Dennis W. and Joy L. Mies, P. O. Box 1326, Lomita, CA 90717
Interstate Development, Inc., c/o Mark Chappelle, 520 S. Holland - Suite 512, Wichita, KS
67209
Mike Lindebak, City Engineer

WICHITA -- SEDGWICK COUNTY



May 9, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
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P.E.C., P.A. S/D 96-21

c/o Gary Wiley
303 S. Topeka
Wichita, KS 67202

Re: S/D 96-21 - ONE STEP PLAT - COUNTRY MEADOWS WEST (Preliminary and Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 9, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

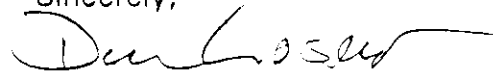
- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. As recommended by Planning and the Subdivision Committee, sidewalks should be included along one side of Bay Country (Circle) with the paving guarantee.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the paving guarantee.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- G. As requested by KG&E, a 10-foot utility easement shall be provided along the common lot lines of Lots 5 and 6 and 11 and 12 of Block 2.
- H. On the final plat tracing, the tie point at this plat's northwest corner shall also reference the involved Addition (Dan Blasi Addition).

- I. On the final plat tracing, dashed lines should be used to indicate Cindy's east and west street boundary on this plat. Solid lines are used to indicate a private street.
- 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. (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.)
- K. 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.
- L. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. 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, May 16, 1996 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: Dennis W. and Joy L. Mies, P. O. Box 1326, Lomita, CA 90717
Interstate Development, Inc., c/o Mark Chappelle, 520 S. Holland - Suite 512, Wichita, KS 67209
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

May 16, 1996

STAFF REPORT
(One Step Plat--Preliminary and Final Approved 5/9/96)

CASE NUMBER: S/D 96-21 COUNTRY MEADOWS WEST

OWNER/APPLICANT: Dennis W. and Joy L. Mies, P. O. Box 1326, Lomita, CA 90717

CONTRACT PURCHASER: Interstate Development, Inc., c/o Mark Chappelle, 520 S. Holland - Suite 512, Wichita, KS 67209

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of Central and west of 119th Street West

SITE SIZE: 10.15 ± Acres

NUMBER OF LOTS

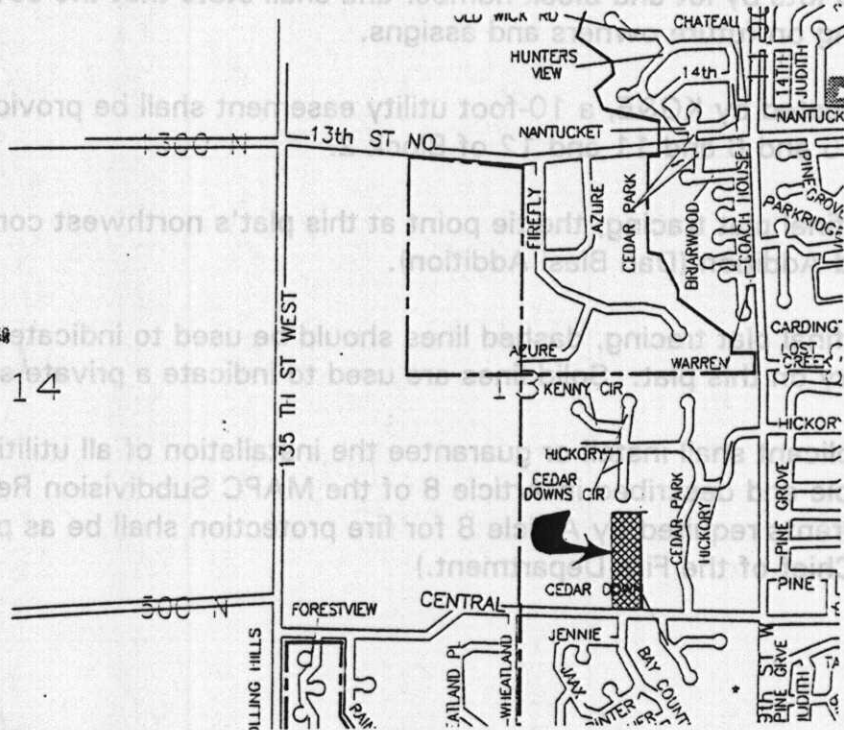
- Residential: 34
- Office:
- Commercial:
- Industrial:
- Total: 34

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "AA" ("SF-6)

PROPOSED ZONING:

VICINITY MAP:



FILE COPY

NOTE: This plat is being submitted, by request of the Planning Department, as a test case for the one-step, shortened review plat. If approved by the Subdivision Committee, this plat will be placed on the agenda for the next MAPC meeting. In essence, the plat will be treated as a final form only plat, even though by present requirements, a preliminary plat would have been initially required. As a "one-step, preliminary and final" plat, the plat as submitted has combined a fairly typical appearance of lots, streets, etc. as would be presented in a preliminary plat with the text normally shown only on the final plat.

Apparently, this site has also been recently annexed to Wichita and consequently the indicated lot sizes would be appropriate under the City's zoning classification.

STAFF COMMENTS:

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- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. As recommended by Planning and the Subdivision Committee, sidewalks should be included along one side of Bay Country (Circle) with the paving guarantee.
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- F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
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- K. 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.

- L. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- N. Recording of the plat within 30 days after approval by the City Council.

Note: This plat has been submitted as a one-step, preliminary/final plat and will be, if approved, forwarded directly to the MAPC for consideration.