

March 2, 1995

Page 3

- R. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.
- S. If the platting of this property results in the need to relocate any existing utilities, the applicant will need to make satisfactory arrangements with the utilities for any such relocations. Specifically KGE&E-Gas, KG&E-Electric and Southwestern Bell utility lines may require relocations.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platfor; if the title report or attorney's opinion has not already been submitted.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure

cc: HCA Health Services of Kansas, Inc., c/o Columbia/HCA, c/o Thomas W. Hulme, P. O. Box 550, Nashville, TN 37202-0550  
Socora Village Company, c/o Larry Chambers, 104 S. Broadway - Suite 200, Wichita, KS 67202-4165  
Mike Lindebak, City Engineer

**SEDGWICK COUNTY**



March 2, 1995

**METROPOLITAN AREA PLANNING  
DEPARTMENT**

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

**P.E.C., P.A.**  
**303 S. Topoka**  
**Wichita, KS 67202**

**Re: 95-17 WESLEY WEST ADDITION (Preliminary Plat)**

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 2, 1995, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat may include the additional residential area adjacent to Socora at the northwest corner of this site. This area is being replatted, however, for residential uses and not as part of the medical uses intended for the major portion of the site, Lot 1.
- B. As indicated by City Engineering, guarantees shall be provided for the relocation of water lines, particularly in the area noted in Comment A.
- C. As indicated by the zone change and CUP, guarantees shall be provided for a left-turn lane in 13th Street North and also for accel/decel lanes to serve this site's entrances along 13th Street North. Traffic Engineering should be prepared to indicate any additional traffic improvements required of this site.
- D. The applicant shall guarantee that portion of the major entrance located in public right-of-way.
- E. The applicant shall guarantee the turnarounds needed for Thurman and Nantucket Streets which are being terminated as a result of this plat. As necessary, any needed improvements to properly terminate Suncrest shall also be guaranteed.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. Although various screening requirements exist for the east and west lines of this plat, easements (and in some cases existing utilities) are apparently only being provided along the adjacent properties and are only 8 or 10 feet in width. As noted by City Engineering, a 20-foot easement shall be provided along this site's east line. In regard to other easements, such as along the site's west line, prior to submitting the final plat the

applicant shall meet with the utilities (Southwestern Bell) to determine any such requirements.

- H. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- I. In regard to the drainage purpose of Reserve "A", City Engineering needs to indicate at the time of the final plat if the standard covenant is required in this case which allows the City to maintain the drainage use of the Reserve and charge any costs back to the property as a special assessment.
- J. The applicant shall submit a copy of the instrument which establishes the Phillips 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.

In regard to the indicated setback, it should be clearly noted that this 25-foot setback is a pipeline setback. That is, in the event the pipeline easement is ever eradicated it needs to be clear to anyone looking at this plat in the future that the involved setback is not a platted setback and therefore does not involve a vacation procedure.
- K. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- L. To better locate the pipeline additional dimensions shall be indicated from the pipeline to the adjacent N.E. and S.W. corners of the plat.
- M. On the final plat, a note shall be provided on the face of the plat indicating that this site is subject to conditions of the Wesley West Community Unit Plan DP-217.
- N. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- P. 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.)
- Q. 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.

**S/D 95-17 - WESLEY WEST ADDITION Final Plat**  
**April 27, 1995 - Page 3**

- L. Proof shall be provided that all applicable property taxes have been paid for this site. The platting binder presently indicates taxes for 1994 are still outstanding for this site.**
- M. On the final plat tracing, the Mayor' signature block shall be appropriately amended.**
- N. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).**
- O. Recording of the plat within 30 days after approval by the City Council.**

METROPOLITAN AREA PLANNING COMMISSION

April 27, 1995

**STAFF REPORT**

(Final Plat Approved 4/21/95, Preliminary Plat Approved 3/2/95)

**CASE NUMBER:** S/D 95-17 WESLEY WEST ADDITION

**OWNER/APPLICANT:** HCA Health Services of Kansas, Inc., c/o Columbia/HCA, c/o Thomas W. Hulme, P. O. Box 550, Nashville, TN 37202-0550

**OWNER:** Socora Village Company, c/o Larry Chambers, 104 S. Broadway, Suite 200, Wichita, KS 67202-4165

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

**LOCATION:** North side of 13th Street North and east of Tyler Road

**SITE SIZE:** 41.46 ± Acres

**NUMBER OF LOTS**

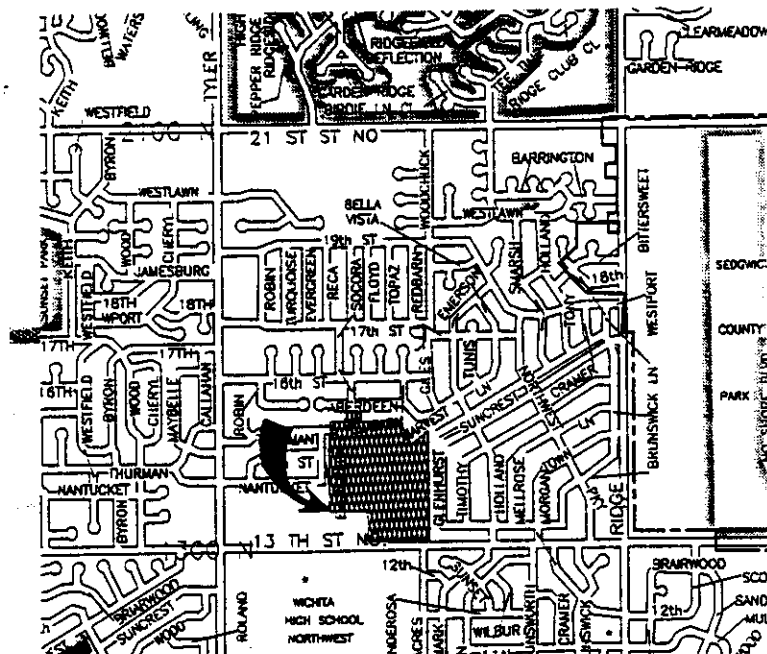
|              |             |
|--------------|-------------|
| Residential: | 3           |
| Office:      |             |
| Commercial:  | 1 (Medical) |
| Industrial:  |             |
| Total:       | 4           |

**MINIMUM LOT AREA:** 7200 sq. ft.

**CURRENT ZONING:** "AA" & "BB"

**PROPOSED ZONING:** "AA", "BB", "B", & "LC" (Wesley West C.U.P., DP-217) (Z-3148)

**VICINITY MAP:**



STAFF COMMENTS:

- A. As indicated by City Engineering, guarantees shall be provided for the relocation of water lines, particularly in the area platted as residential lots.
- B. As indicated by the zone change and CUP, guarantees shall be provided for a left-turn lane in 13th Street North and also for accel/decel lanes to serve this site's entrances along 13th Street North.
- C. The applicant shall guarantee that portion of the major entrance located in public right-of-way.
- D. The applicant shall guarantee the turnarounds needed for Thurman and Nantucket Streets which are being terminated as a result of this plat.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. In regard to the drainage purpose of Reserve "A", as requested by **City Engineering**, a covenant shall be submitted that indicates that any grading or other similar activity in this Reserve shall be approved by the City Engineer.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. 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.)
- 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 is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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.
- K. If the platting of this property results in the need to relocate any existing utilities, the applicant will need to make satisfactory arrangements with the utilities for any such relocations. Specifically KGE&E-Gas, KG&E-Electric and Southwestern Bell utility lines may require relocations.

25' 655

WESLEY WEST ADDITION  
TO WICHITA, SEDGWICK COUNTY, KANSAS  
FINAL PLAT

OFFICE COPY  
DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION  
COMMITTEE ON 4/20/95 SUBJECT  
TO THE CONDITIONS OF APPROVAL OUTLIN-  
ED IN OUR LETTER DATED 4-20-95

LOT 1  
BLOCK 1

SCALE: 1"=100'  
• IRON SET  
• IRON FOUND  
C.A.C. = COMPLETE ACCESS CONTROL

13TH STREET NORTH = SECTION LINE

Access Control except 2 Openings

Access Control except  
One Opening to Major  
Entrance Standard

SE Corner Lot 2, Block 1  
Northwest Village 5th Add.

SE Corner SW 1/4  
Sec. 9, T27S, R1W  
of the 6th P.M.

APPROVED  
- P. T. T. 901  
- M. S. S.

ED. BESA \_\_\_\_\_, DEPUTY