BIG LAKE ADDITION
ZONING: G MOBILE HOME

NW cor. SE 1/4
Sec. 11-28-1W

N 88°56'30" E
1525.45'

UNPLATTED
ZONING: "E" LIGHT COMMERCIAL

ROYAL INDUSTRIAL ADDITION
ZONING: "E" LIGHT COMMERCIAL

MO PAC. R.R. R/W

high bank

Water Surface

All of Lot 3 Drainage to Lake

LOT 3
BLOCK (1)
ZONING: "E" LIGHT INDUSTRIAL

35' BLDG. SETBACK

N 0°28' W
2611.71'

933'
N 90°00' W

37TH STREET SOUTH

COMPLETE ACCESS CONTROL

YORK

BAEHR

"OATVILLE"

EXCEPTION TO PLAT
ZONING: "E" LIGHT INDUSTRIAL

YOUNG

SABIN

1133'

N 0°28' W
1073'

20' UTILITY EASEMENT

S 0°06'42" E
2639.81'

LOT 1

LOT 2

Tc_2 = 24 Min.
i_2 = 3.03
C = 0.68

Tc_{100} = 23 Min.
i_{100} = 6.13
C = 0.80

D.A. = 13.1 Ac.
Q_{100} = 27 cfs
Q_{100} = 64.2 cfs

0.5%

"V" Swale
w/6:1 Sides
1.3' Deep @ 27 cfs
1.8' Deep @ 64 cfs

Conoco Pipe Line

ALL 24 X 36 CP

576.06'

1559.06'
N 90°00' E

SW cor. SE 1/4
Sec. 11-28-1W

℄ MAC ARTHUR RD.

ACCESS CONTROL EXCEPT FOR 1 OPENING

1" = 100'

CRISS OPTICAL

OATVILLE

MacARTHUR RD.

VICINITY MAP
NO SCALE

B.M. = ELEV. 1289.15 - 60d in H.L.P. 90' West & 40' South of SW cor. SE 1/4, Sec. 11-28-1W

DRAINAGE CONCEPT &
PRELIMINARY PLAT

CRISS OPTICAL ADDITION

TO SEDGWICK COUNTY, KANSAS
DATE: APRIL 3, 1992

OWNER: CRISS OPTICAL MFG. CO., INC.

ENGINEER: POE & ASSOCIATES OF KANSAS

Sincerely,

Don Losew
Senior Planner

DL:sa

cc: Criss Optical Mfg. Co., Inc.
Attn: Harold R. Trimmell
3628 S. West, Wichita, KS 67217

Mike Lindebak, City Engineer
Harlan Foraker, County Engineering
Karla Appling, County Health Department

WICHITA — SEDGWICK COUNTY

W-SC

METROPOLITAN AREA PLANNING DEPARTMENT

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

June 1, 1992

Kenny Hill
Poe & Associates of Kansas, Inc.
434 N. Oliver, Suite 110
Wichita, KS 67208

Re: S/D 91-65 - CRISS OPTICAL ADDITION

Dear Mr. Hill:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, May 28, 1992, the above-captioned vacation request was considered. The action of the Committee was to recommend that this vacation be approved subject to:

NOTE: This site is presently in the County, but is adjacent to Wichita's City Limits. City of Wichita water is being extended to this area. As can be noted on the preliminary plat, this site was previously used for a sand or gravel extraction operation. Zoning is consequently "E" light industrial. The applicant has indicated the intention to use Lot 3 for residential purposes, while Lots 1 and 2 are expected to be used for non-residential purposes. A zoning change for Lot 3 to "AA" One-Family Dwelling District is pending before MAPC on May 21, 1992,

A. Since this site is adjacent to the City of Wichita and is anticipated to use a City of Wichita water line in the near future, the applicant shall request annexation of the site to the City. In order to avoid having to send this plat to both the City Council and County Commission, this request should be submitted and approved prior to the plat being scheduled for City Council review.

B. This plat may be completed prior to the zone case being approved. The applicant, however, is advised that if the zone change is not approved, the site will remain under "E" light industrial zoning and as noted this zoning excludes residential development.

C. The extension of City water is apparently being planned for this general area. The applicant shall therefore submit petitions, to be held, for the future extension of water to this site.

D. Since neither municipal water nor sanitary sewer are presently 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. The applicant is advised that the Health Department needs additional information particularly as involves the uses on the industrial lots.

E. Guarantees for the future extension of sanitary sewer shall also be provided.

F. Based upon the access control for this site to MacArthur Road, the applicant shall guarantee the closure of the driveway entrance on Lot 1, just to the east of Sabin. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

G. The applicant is advised that if any portion of an easement, including a building setback exists on this property, for the Conoco Pipeline along the site's south line, such easement and/or setback shall be indicated along with the recording information for the pipeline. If a setback is shown, it shall be labeled as a pipeline setback. A copy of the instrument establishing this pipeline shall be submitted to Planning.

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

I. The applicant is advised that if the residential zone change is approved for Lot 3, access control to 37th St. North need not be dedicated and the final plat tracing may be amended (plattor's text and plat face) accordingly.

J. Since access to MacArthur Road for Lots 1 and 2 will be by means of a joint access opening, an agreement needs to be prepared indicating the conditions for the use, installation and maintenance of the joint access opening. This document needs to be reviewed and approved by Planning. The document then needs to be recorded with the recording information noted on the face of the plat. In most cases such joint access would be expected to be centered on the common lot line of Lots 1 and 2 and consequently reference to the easement agreement would be placed at that location, with the area of joint access also depicted on the final plat tracing.

L. In regard to the joint access easement, the plattor's text shall be amended to note that while access control is being dedicated to MacArthur from Lots 1 and 2, that "however, Lots 1 and 2 shall have one joint opening, centered on their common lot line to MacArthur Road."

M. As indicated by County Engineering, the final plat tracing shall note a minimum building pad elevation. This elevation shall be noted both in the plattor's text and on the face of the plat. It shall be indicated if the elevation is for the lowest floor or opening. Also, both on-site and off-site benchmarks shall be indicated.

N. The MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.

O. Since it was anticipated that this site would be annexed prior to it going to the City Council, the County Commission signatures are not necessary. If, however, the applicant chooses to complete the plat prior to annexation, the signature block should remain (amended to list proper chairman and signature order) and the plat's name should delete reference to "Wichita".

P. The applicant is advised that the Sedgwick County Soil Conservation District offices should be contacted to discuss soil concerns and possible erosion problems on this site.

Q. The applicant is reminded that the title binder is to be submitted with the final plat rather than with the plat tracing.

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.

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

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 4, 1992 at 1:30 p.m.

If you have any questions, please call - 268-4459.

AGENDA ITEM NO. 1-4

METROPOLITAN AREA PLANNING COMMISSION

June 4, 1992

STAFF REPORT

(Final Plat Approved 5/28/92, Preliminary Plat Approved 4/30/92)

CASE NUMBER:	**S/D 91-65 - CRISS OPTICAL ADDITION**
OWNER/APPLICANT:	Harold R. Trimmell, Criss Optical Manufacturing Company, Inc., 3628 S. West Street, Wichita, KS 67217
SURVEYOR/ENGINEER:	Poe & Associates of Kansas, Inc., 434 North Oliver, Suite 110, Wichita, KS 67208
LOCATION:	West of West Street and north of MacArthur
SITE SIZE:	65.2 Acres
NUMBER OF LOTS	
Residential:	1
Office:	
Commercial:	2
Industrial:	
Total:	3
MINIMUM LOT AREA:	65.2 Acres
CURRENT ZONING:	"E" Light Industrial (County)
PROPOSED ZONING:	"AA" One-family (SCZ-0639) and "E" Light Industrial

VICINITY MAP:

