

**WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-6

January 31, 1991

STAFF REPORT
(Final Plat Approved 1/24/91;
Preliminary Plat Approved 8/9/90)

CASE NUMBER: S/D 90-46 - MAPLE VALLEY ADDITION

OWNER/APPLICANT: Lee Banks c/o Greystone Inc., Attn: Richard E. Huffman, 155 N. Market, Suite 900, Wichita, KS 67202

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

LOCATION: West of 119th St. W., south of Maple St.

SITE SIZE: 35.8 Acres

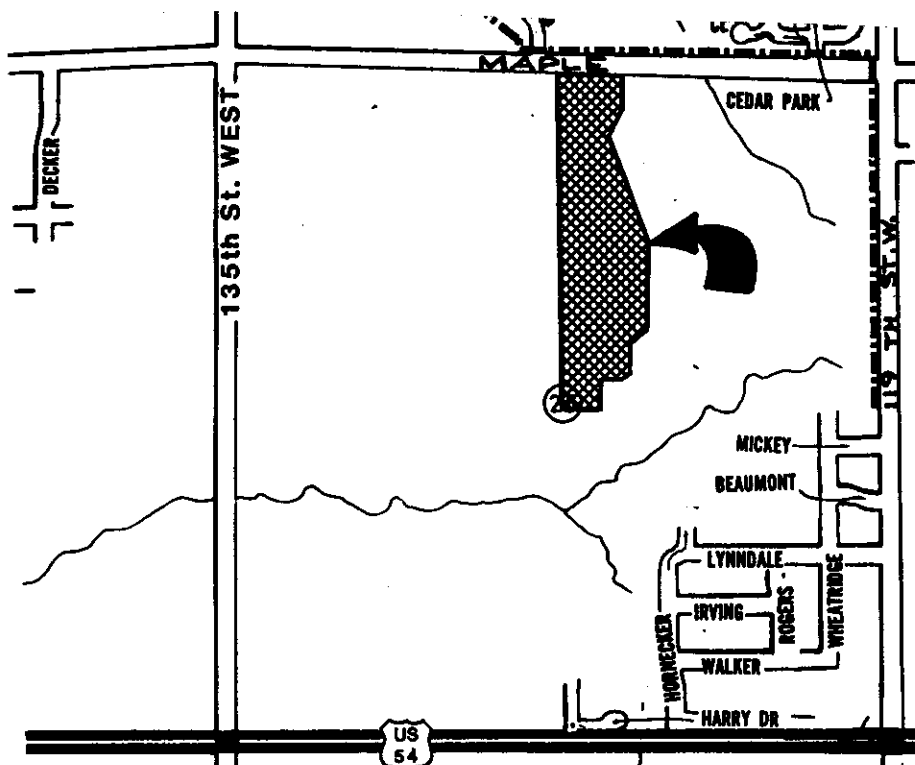
NUMBER OF LOTS

Residential:	128
Office:	
Commercial:	
Industrial:	
Total:	128

MINIMUM LOT AREA: 7,020 sq. ft.

CURRENT ZONING: "R-1" Residential Suburban

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Any required off-site easements for the extension of sewer shall be provided by separate instrument and submitted to City Engineering for approval and to Planning, with the plat, for recording.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets. The paving petition shall also include the installation of sidewalk on one side of Firefly and Hendryx. In order to provide for the best access to any park development adjacent to this plat it is recommended that this sidewalk be built on the east side of Firefly and south side of Hendryx.
- F. The applicant shall guarantee a left turn lane to serve this development's entrance from Maple.
- G. As is required by the Subdivision Regulations, this plat is providing for public access to the planned park, by use of 10-foot walk easements. The applicant shall therefore guarantee that sidewalks are constructed within these easements. If allowed by City Engineering, these improvements may be included in the street paving/sidewalk guarantee already required for this plat. If this improvement cannot be included with that guarantee, a separate guarantee will be needed. This guarantee, however, will have to be other than by petition (cash, letter of credit, bond).

In regard to these walk easements, the platting text on the final plat tracing shall also indicate that no fences or other obstructions will be allowed in these easements and that subsequent maintenance of the walks will be the responsibility of adjoining property owners. A restrictive covenant shall also be submitted indicating these restrictions and maintenance responsibilities. This covenant shall specify that it runs with the land and is binding on future owners and assigns. All effected lots shall be specifically indicated in this covenant.

As was discussed during review of the preliminary plat, these easements could be platted as reserves and in turn could be dedicated to the City's Park Department which would maintain any improvements.

- H. Prior to submitting the final plat tracing, the applicant shall provide City Engineering with documentation on the capacities of the sanitary sewer facilities planned to serve this site.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. In order to allow for the lot sizes being platted, the applicant shall request annexation to Wichita. This plat cannot be scheduled for City Council review until such annexation has been approved.
- K. As indicated by the drainage concept for this site, the applicant shall obtain needed off-site drainage easements. These easements shall be submitted to City Engineering for review and approval and to Planning for recording with the plat.
- L. The applicant shall submit copies of the Cities Service Oil right-of-way agreement and sewer easement noted in the Title Binder. The applicant shall determine if the Cities Service Oil right-of-way encumbers this site and if necessary depict it on the plat or obtain any needed releases.
- M. Prior to the plat being released for recording, the applicant shall submit proof that 1990 property taxes have been paid.
- N. The final plat tracing shall indicate that the minimum pad elevations are for the lowest floor level instead of lowest opening.
- O. As requested by K.G. & E., a 10-foot utility easement shall be indicated along the common lot line of lots 10 and 11, Block C.
- 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.
- 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.
- R. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

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- S. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- T. Recording of the plat within 30 days after approval by the City Council.

WICHITA - SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 4, 1991

Brent Wooten
Baughman Co.
315 Ellis
Wichita, KS 67211

Re: S/D 90-46 - Maple Valley Addition

Dear Brent:

At the regular meeting of the Metropolitan Area Planning Commission on January 31, 1991, 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 24, 1991.

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 payable to the Register of Deeds covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones

Kandace A. Jones
Associate Planner

KAJ:jcm

cc: Lee Banks, c/o Grey Stone Inc. ATTN: Richard Huffman, 155 N.
Market, Ste. 900, 67202
Mike Lindebak, City Engineer

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON Jan 24, 1991 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED Jan 25, 1991

Amended
9-21-90

MAPLE VALLEY ADDITION

OFFICE COPY
DO NOT REMOVE

WICHITA, SEDGWICK COUNTY, KANSAS

FINAL PLAT

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) do hereby certify that we have surveyed
and platted "MAPLE VALLEY ADDITION", Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as that part of the NE1/4 of Sec.
25, Twp. 27-S, R-2-W of the 6th P.M., Sedgwick County, Kansas,
beginning at the N.W. Corner of said NE1/4; thence N 88°51'10" E,
along the north line of said NE1/4, 489.19 feet; thence S 00°26'25" W,
parallel with the west line of said NE1/4, 339.08 feet; thence
S 23°26'25" W, 196.39 feet; thence S 22°33'35" E, 884.65 feet;
thence S 00°26'25" W, 698.71 feet; thence S 54°26'25" W, 183.85
feet; thence S 00°26'25" W, 178.82 feet; thence S 45°26'25" W,
130.06 feet; thence N 89°33'35" W, 222.03 feet; thence S 00°26'25" W,
172 feet; thence N 89°33'35" W, 314 feet to the west line of said NE1/4;
thence N 00°26'25" E, along the west line of said NE1/4, 2592.31
feet to the place of beginning.

Existing public dedications and easements being vacated by
virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____

Mark A. Savoy

Surveyor

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into Lots, Blocks and Streets to be known
as "MAPLE VALLEY ADDITION", Wichita, Sedgwick County, Kansas.
The utility easements are hereby granted as indicated for the con-
struction and maintenance of all public utilities. The walk easements
are hereby granted for pedestrian access. The streets are hereby
dedicated to and for the use of the public. All abutters rights of
access to or from Maple St. over and across the north line of Lots
1, 2 and 3, Block A, and Lot 1, Block B, are hereby granted to the
City of Wichita, Kansas. No opening to any building shall be con-
structed below a minimum pad elevation of 1321 MSL/133.6 City
Datum on Lots 1, 2, 3, and 7, Block A, Lots 1 through 56, Block B,
and Lots 7 through 15 and Lots 18 and 19, Block C.

Lee Banks

Carlene Banks

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1990 by
Lee Banks and Carlene Banks, husband and wife.

My App't. Exp. _____ Notary Public

This plat of "CEDAR MEADOWS ADDITION",
Wichita, Sedgwick County, Kansas has been submitted to and approved
by the Wichita-Sedgwick County Metropolitan Area Planning Com-
mission, Wichita, Kansas.
Dated this _____ day of _____, 1990.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
George D. Sherman

Secretary
Marvin S. Krout

This plat approved and all dedications shown
hereon accepted by the City Council of the City of Wichita, Kansas,
this _____ day of _____, 1990.

Mayor
Bob Knight

Deputy City Clerk
Pat Burnett

Entered on transfer record this _____ day
of _____, 1990.

County Clerk
Don Wright

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____, 1990, at _____ o'clock _____ M; and is duly re-
corded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa

BAUGHMAN COMPANY P. A.
SURVEYING & ENGINEERING
316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211