

THE CITY OF WICHITA

OFFICE OF MAPD-DESIGN

DATE December 6, 1985

TO Forrest Nagley, Senior Planner

FROM Vicky Huang, Civil Engineer II

SUBJECT Jeff & Jay 2nd Addition
Tallgrass Commercial Third Addn.
Cottonwood Village Sixth Addition

The required petitions associated with the above-referenced additions have been received.

Vicky Huang
Civil Engineer II

VH:mgr



METROPOLITAN AREA PLANNING
COMMISSION

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

October 28, 1985



Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, Bldg. 800
Wichita, KS 67226

Re: S/D 85-75 - Final Plat of Jeff & Jay Second Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 1985, 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 Lots 1-3.
- B. The applicant shall submit an amended petition for the decel lane required for 29th Street North adjacent to this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. The final plat tracing shall dimension the utility easement being platted at the southwest corner of Lot 3.
- F. As required by the C.U.P., if structures constructed on this property have a surface that appears to have a rear side facing south or west, then a masonry wall is required to be constructed adjacent to the south and west lines of the plat. Since utility and drainage easements are being platted adjacent to the south and west lines of the plat, and no allowance is being made for the masonry wall, the applicant is cautioned that building designs must avoid facing a "rear side" south or west.

C
O
P
Y

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-75 - Final Plat of Jeff & Jay Second Addition
October 28, 1985
Page 2

- G. The site development plan for the C.U.P., which allows this property to have four access points to 29th Street North, depicts Lot 4 as having three access points and Lots 1, 2, and 3 as sharing one common driveway. With this approved site development plan in mind, the final plat tracing shall indicate the following access controls:
1. "Access control except for three (3) openings: to 29th Street North across the north line of Lot 4.
 2. "Complete access control" to 29th Street North across the north lines of Lots 1 and 3.
 3. "Access control except for one (1) opening" to 29th Street North across the north line of Lot 2.
- H. The proposed joint access easement to serve Lots 1, 2, and 3 will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- I. The final plat tracing shall indicate a 10-foot utility easement on Lots 2 and 3 where the final plat indicates only a 5-foot easement.
- J. The final plat tracing shall more fully dimension the drainage easement being platted at the northeast corner of Lot 1.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

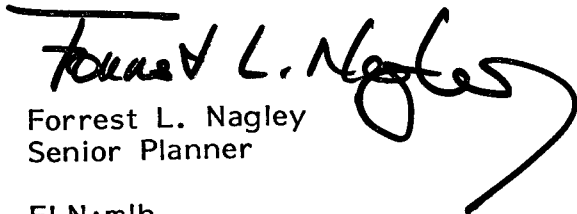
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

Mid-Kansas Engineering Consultants, P.A.
Re: S/D 85-75 - Final Plat of Jeff & Jay Second Addition
October 28, 1985
Page 2

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, October 31, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

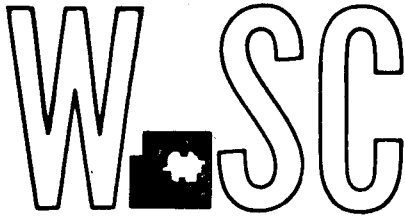

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Woodlawn Development Co., 7701 E. Kellogg, Suite 500, Wichita,
KS 67207
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

October 31, 1985

Mid-Kansas Engineering Consultants, P.A.
3500 North Rock Road, Bldg. 800
Wichita, KS 67226

Re: S/D 85-75 - Final Plat of Jeff & Jay Second Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 31, 1985, 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 October 28, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

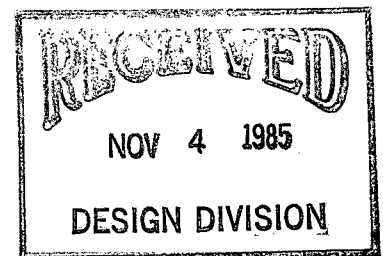
Very truly yours,

Barbara Rose Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Woodlawn Development Co., 7701 E. Kellogg, Suite 500, Wichita, KS 67207
✓ Mike Lindebak, City Engineer



C
O
P
Y

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-67 Name: JEFF AND JAY SECOND ADDITION

Preliminary Approved: 9/26/85
Scheduled S/D Meeting: 10/24/85

DESCRIPTION

General Location: On the south side of 29th Street North, west of Longfellow, if extended.

Owner: Woodlawn Development Co., 7701 E. Kellogg, Suite 500, Wichita, KS 67207
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 4.36 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 4
 - Industrial:
 - Total: 4
3. Minimum Lot Area: 16,625 Sq. Ft.
4. Existing Zoning: "BB" (DP-108)
5. Proposed Zoning: "BB" (DP-108)

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Community Unit Plan (DP-108). It is a replat of Lot 1, Block 1, Jeff and Jay Addition.

- A. The applicant shall guarantee the extension of sanitary sewer to serve Lots 1-3.
- B. The applicant shall submit an amended petition for the decel lane required for 29th Street North adjacent to this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. The final plat tracing shall reference, on the face of the plat, "access control except for one (1) opening per lot" across the north line of this plat to 29th Street North.
- F. The final plat tracing shall dimension the utility easement being platted at the southwest corner of Lot 3.
- G. As required by the C.U.P., if structures constructed on this property have a surface that appears to have a rear side facing south or west, then a masonry wall is required to be constructed adjacent to the south and west lines of the plat. Since utility and drainage easements are being platted adjacent to the south and west lines of the plat, and no allowance is being made for the masonry wall, the applicant is cautioned that building designs must avoid facing a "rear side" south or west.
- H. In order to provide for four (4) access points to 29th Street North, so each lot may have its own individual drive, the C.U.P. requires that a revised site development plan be approved by the Director of Planning and the Traffic Engineer. This plat shall not be scheduled for City Commission review until the required site development plan has been approved.
- I. The final plat tracing shall more fully dimension the drainage easement being platted at the northeast corner of Lot 1.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

12. Teal Cove 2nd Addition. Item B. No water problem.
13. Toben 4th Addition. Item B. Existing water main in Toben St and 37th St. North. Water main to be extended in Cypress and 38th Street North. Suggest tying the main at 38th to Webb to either 37th St. N. or 39th St. N. No water problem.
14. Mary E. Koch. Street R/W dedication. No water problem.
15. Southwestern Bell Telephone Co. Street R/W dedication. No water problem.
16. No other matters.

Pre-Sub Sept. 26

1. John M. West. Utility Easement Vacation. No water problem.
2. Alexander J. Laham. Access Control Vacation. No water problems.
3. Slawson Residential Development Co.. Building Setback Vacation. No water problem

City. 4. Frank L. Costor. Vacation of Building Setback. No water problems.

5. Bluestem Colony. Final Plat. Item B. 8" Water to be extended in Oxford. No water problem.

6. Jeff & Jay 2nd Addition. Preliminary Plat. Item C. 12" AC in 29th is under contract to be extended along this property then known as Lot 1 Jeff & Jay Addition. Any additional hydrants for this plat shall be paid for by this plat.

7. Davidson & Frey Addition. Final Plat. No water problems.

City. 8. Vulcan - Frontier Addition. Item C, wells. No City Water available.

City 9. Bacon Addition. Preliminary Plat. Item B, wells. No City Water.

N-12. 10. West Side Eva Will Baptist Church Addition. Preliminary Plat. Item E. Nearest water at Meridian & MacArthur

11. Seven-Up Addition. Final Plat. Area served. No water problem.

12. Street Name Changes. No problem

13. Street Name in Sim Park. No Problem

14. Other matters. Frank Caro, Lot 1 East Wind Addition. Vacation of Utility Esmt. No water problems.

29th Street North adjacent to this property.

- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. The final plat tracing shall dimension the utility easement being platted at the southwest corner of Lot 3.
- G. As required by the C.U.P., if structures constructed on this property have a surface that appears to have a rear side facing south or west, then a masonry wall is required to be constructed adjacent to the south and west lines of the plat. Since utility and drainage easements are being platted adjacent to the south and west lines of the plat, and no allowance is being made for the masonry wall, the applicant is cautioned that building designs must avoid facing a "rear side" south or west.

1740/M

The site development plan for the C.U.P., which allows this property to have four access points to 29th Street North, depicts Lot 4 as having three access points and Lots 1, 2, and 3 as sharing one common driveway. With this approved site development plan in mind, the final plat tracing shall indicate the following access controls:

1. "Access control except for three (3) openings" to 29th Street North across the north line of Lot 4.
2. "Complete access control" to 29th Street North across the north lines of Lots 1 and 3.
3. "Access control except for one (1) opening" to 29th Street North across the north line of Lot 2.

The proposed joint access easement to serve Lots 1, 2, and 3 will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

29th Street North adjacent to this property.

- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- F. The final plat tracing shall dimension the utility easement being platted at the southwest corner of Lot 3.
- G. As required by the C.U.P., if structures constructed on this property have a surface that appears to have a rear side facing south or west, then a masonry wall is required to be constructed adjacent to the south and west lines of the plat. Since utility and drainage easements are being platted adjacent to the south and west lines of the plat, and no allowance is being made for the masonry wall, the applicant is cautioned that building designs must avoid facing a "rear side" south or west.

17410/M

The site development plan for the C.U.P., which allows this property to have four access points to 29th Street North, depicts Lot 4 as having three access points and Lots 1, 2, and 3 as sharing one common driveway. With this approved site development plan in mind, the final plat tracing shall indicate the following access controls:

1. "Access control except for three (3) openings" to 29th Street North across the north line of Lot 4.
2. "Complete access control" to 29th Street North across the north lines of Lots 1 and 3.
3. "Access control except for one (1) opening" to 29th Street North across the north line of Lot 2.

The proposed joint access easement to serve Lots 1, 2, and 3 will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

S/D No.: 85-67 Name: JEFF AND JAY 2ND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/26/85

DESCRIPTION

General Location: On the south side of 29th Street North, west of Longfellow, if extended.
Owner: Woodlawn Development Co., 7701 E. Kellogg, Suite 500, Wichita, KS 67207
Surveyor/Engineer: Mid-Kansas Engineering Consultants, P.A.

1. Gross Acreage of Plat: 4.36 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 4
 - Industrial:
 - Total: 4
 3. Minimum Lot Area: 16,625 Sq. Ft.
 4. Existing Zoning: "BB" (DP-108)
 5. Proposed Zoning: "BB" (DP-108)
-

STAFF COMMENTS:

NOTE: This property is subject to the provisions of Community Unit Plan (DP-108). It is a replat of Lot 1, Block 1, Jeff and Jay Addition.

- A. In order to provide for four (4) access points to 29th Street North, so each lot may have its own individual drive, the C.U.P. requires that a revised site development plan be approved by the Director of Planning and the Traffic Engineer. This revised site development plan shall be approved prior to submitting a final plat.
- B. The final plat shall reference, in the plat's text, the dedication of access controls to 29th Street North across the north line of the plat.
- C. The applicant shall guarantee the extension of City Water to serve Lots 1-3.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. The final plat shall reference, on the face of the plat as well as in the plat's text, that building setbacks are per the requirements of the Community Unit Plan (DP-108) on file with the Wichita-Sedgwick County Metropolitan Area Planning Department.
- H. As required by the C.U.P., if structures constructed on this property have a surface that appears to have a rear side facing south or west, then a masonry wall is required to be constructed adjacent to the south and west lines of the plat. Since utility and drainage easements are being platted adjacent to the south and west lines of the plat, and no allowance is being made for the masonry wall, the applicant is cautioned that building designs must avoid facing a "rear side" south or west.
- I. 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.

- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept. Specifically, are there any drainage guarantees required with the platting of this property?
- L. The representative from the City Engineer's office should be prepared to comment on the status of the existing decel lane petition for 29th Street North which was approved with the original Jeff and Jay Addition. Specifically, does this replat require the submitting of a new petition for this improvement?