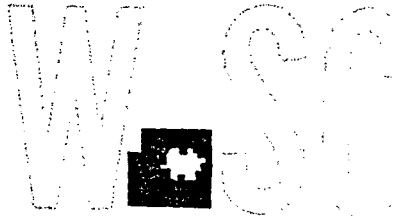


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 16, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-37 PARK WEST PLAZA ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 15, 1989, the above captioned plat was considered. The action of the Committee was to, as requested by the applicant, defer consideration of this plat.

It is our understanding that the applicant intends to submit a revised preliminary plat that will indicate the platting of a narrow interior street. Setbacks should remain constant in relation to any decrease in street width. Also, the unplatted property adjacent to this area under the ownership of the applicant should be included as part of any revised preliminary plat.

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

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: J.W. Russell Construction, Inc., 443 N. Maize Rd., Wichita,
KS 67212
Riverside Health Services, Inc., Attn: Robert Dixon, 2622
W. Central, Wichita, KS 67203
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 28, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-37 PARK WEST PLAZA ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 27, 1989, 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. In order to assure compatibility between the lots being platted and the intended uses for those lots, the applicant shall request a zone change to "OC" for those portions of Lots 1 and 3, and to "BB" for the portion of Lot 7, that would be zoned "R-6" under the existing zone change case (Z-2931). The applicant shall provide a revised legal for what will correspond to the original zone change area in case Z-2931, but minus or adjusted for the portions of the site involved in this second zone change.

The final plat will not be forwarded to the City Council until approval of this second zone case is obtained (these two cases may, however, be forwarded to the City Council concurrently). Approval of this plat shall be subject to any requirements or conditions established by the zoning case.

- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets.

- E. Traffic Engineering should be prepared to comment on any accel/decel lane or other traffic improvements that should be required along Maize Road to serve this development.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. The applicant shall guarantee any drainage improvements required by the platting of this property.
- H. As required by the sidewalk ordinance, for lots zoned multi-family or commercial located on other than arterials, sidewalks shall be guaranteed on adjacent streets. The paving petition for the cul-de-sac street serving this site shall therefore provide for sidewalk adjacent to at least one side of this street.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- L. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- M. On the final plat, Lot 4 shall indicate a 35-foot building setback and Lot 7 shall indicate a 20-foot building setback from the cul-de-sac.
- N. On the final plat, the street serving this plat may be named Park West Plaza Circle.
- O. Prior to submitting the final plat, the applicant shall meet with the Fire Department to discuss the size of the paved surface for the cul-de-sac serving this site.

- P. The applicant shall also meet with Traffic Engineering to determine the need for a decel lane on Maize Road to serve this site.
- Q. Prior to submitting the final plat, the applicant shall provide a sanitary sewer layout plan to City Engineering
- R. If indicated by the drainage plan, cross lot drainage agreements may be required or appropriate easements provided on the plat.
- S. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- V. 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.
- W. 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.
- X. 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.

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

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

S/D 89-37 Park West Plaza Addition
Page 4

cc: J.W. Russell Construction, Inc., 443 N. Maize Rd., Wichita,
KS 67212
Riverside Health Services, Inc., Attn: Robert Dixon, 2622
W. Central, Wichita, KS 67203
Bill Yung Design, 4912 E. 29th St. North, Wichita, KS 67220
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 8, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-37 PARK WEST PLAZA ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 9, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In order to assure compatibility between the lots being platted and the intended uses for those lots, the applicant shall request a zone change to "OC" for those portions of Lots 1 and 3, and to "BB" for the portion of Lot 7, that would be zoned "R-6" under the existing zone change case (Z-2931). The applicant shall provide a revised legal for what will correspond to the original zone change area in case Z-2931, but minus or adjusted for the portions of the site involved in this second zone change.

The final plat will not be forwarded to the City Council until approval of this second zone case is obtained (these two cases may, however, be forwarded to the City Council concurrently). Approval of this plat shall be subject to any requirements or conditions established by the zoning case.

- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets to a 29-foot paving standard and the cul-de-sac at a 40-foot paved radius.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.

- F. The applicant shall guarantee drainage improvements required by the platting of this property. These guarantees may be a part of the street guarantees.
- G. As required by the sidewalk ordinance, for lots zoned multi-family or commercial located on other than arterials, sidewalks shall be guaranteed on adjacent streets. The paving petition for the cul-de-sac street serving this site shall therefore provide for sidewalk adjacent to at least one side of this street.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Since this plat is proposing a narrow public street, the 15-foot easement surrounding this street shall be labeled as a "street-drainage-utility easement."
- J. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street, drainage and utility easements," a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings. Any plantings within the easement shall be reviewed by the City Forestry Division prior to installation.
- K. On the final plat tracings, the granting of the street, drainage and utility easement shall be mentioned in the plat's text. The following wording is suggested. "Easements for the construction and maintenance of street, drainage and public utilities, as indicated on the accompanying plat, are hereby granted."
- L. On the final plat tracing, in the legend and plat's text, the plat shall specify "Minimum Floor Elevation" instead of "Minimum Building Pad."
- M. The final plat tracing shall name the interior street "Maize Street Court."
- N. The last sentence in the plat's text fails to identify the reserve being addressed as reserve "B."
- O. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- P. Cross lot drainage agreements shall be submitted to the Planning Department prior to this plat being scheduled for the City Council.
- Q. As indicated on the preliminary, the final plat shall indicate a 25-foot building setback on Lot 3 and a 20-foot building setback on Lot 1, to Park West Plaza Circle.
- 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. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- V. Recording of the plat within 30 days after approval by the City Council.

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.

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, September 14, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Tim Bickhaus D.H.
R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: J.W. Russell Construction, Inc., 443 N. Maize Rd., Wichita,
KS 67212
Riverside Health Services, Inc., Attn: Robert Dixon, 2622
W. Central, Wichita, KS 67203
Bill Yung Design, 4912 E. 29th St. North, Wichita, KS 67220
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 14, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-37 PARK WEST PLAZA ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 14, 1989, 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 September 8, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: J.W. Russell Construction, Inc., 443 N. Maize Rd., Wichita,
KS 67212
Riverside Health Services, Inc., Attn: Robert Dixon, 2622
W. Central, Wichita, KS 67203
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