

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Summerfield III Commercial Community Unit Plan (DP-176). the applicant's associated zone case (Z-2905) requesting "AA" to "BB" and "LC" has been approved subject to platting. The east 540 feet of Lot 1 is already zoned "LC". The associated zone change case provides for the remainder of Lot 1 to be zoned "LC" as well as proposed Lot 2. Lot 3 will be zoned "BB".

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. In accordance with General Provision #11 of the associated Community Unit Plan, the applicant shall guarantee the following perimeter improvements:
 - 1. The construction of a left turn lane along the north and east lines of the subdivision.
 - 2. The construction of a continuous accel/decel lane along the north and east lines of the subdivision.
 - 3. The construction of a temporary third lane for both Maple and Maize Road adjacent to the plat. These guarantees will be held until development occurs. Partial development will necessitate partial construction of the third lane.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant is advised that Provision #7 of the associated Community Unit Plan requires the designation of fire lanes prior to approval of a parking plan for this development.
- F. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

S/D 87-42 SUMMERFIELD III ADDITION

August 25, 1988

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- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this plat?

STAFF COMMENTS:

NOTE: This property is subject to the provisions of the Summerfield III Commercial Community Unit Plan (DP-176). The applicant's associated zone case (Z-2905) requesting "AA" to "BB" and "LC" has been approved subject to platting. The east 540 feet of Lot 1 is already zoned "LC". The associated zone change case provides for the remainder of Lot 1 to be zoned "LC" as well as proposed Lot 2. Lot 3 will be zoned "BB".

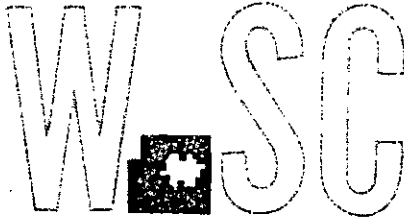
- A. The applicant shall guarantee the extension of municipal water in Maize Road adjacent to this plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. In accordance with General Provision #11 of the associated Community Unit Plan, the applicant shall guarantee the following perimeter improvements:
 - 1. The construction of a left turn lane along the north and east lines of the subdivision.
 - 2. The construction of a continuous accel/decel lane along the north and east lines of the subdivision.
 - 3. The construction of a temporary third lane for both Maple and Maize Road adjacent to the plat. These guarantees will be held until development occurs. Partial development will necessitate partial construction of the third lane.
- 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 is advised that Provision #7 of the associated Community Unit Plan requires the designation of fire lanes prior to approval of a parking plan for this development.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- 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.
- I. 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.

September 8, 1988

PAGE 3

- 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 City Council.
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this plat?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 12, 1988

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

RE: S/D 87-42 - SUMMERFIELD III Commercial C.U.P., located at
the southwest corner of Maple and Maize Road.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 8, 1988, 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 municipal water on Maize Road adjacent to this plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. In accordance with General Provision #11 of the associated Community Unit Plan, the applicant shall guarantee the following perimeter improvements:
 1. The construction of a left turn lane along the north and east lines of the subdivision.
 2. The construction of a continuous accel/decel lane along the north and east lines of the subdivision.
 3. The construction of a temporary third lane for both Maple and Maize Road adjacent to the plat. These guarantees will be held until development occurs. Partial development will necessitate partial construction of the third lane.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

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- F. The applicant shall obtain by separate instrument the off-site drainage easement required on the property to the south of this plat. This instrument needs to be approved by City Engineering prior to this plat being scheduled for City Council review.
- G. The applicant is advised that Provision #7 of the associated Community Unit Plan requires the designation of fire lanes prior to approval of a parking plan for this development.
- H. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- I. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level, as well as City Datum, required for Lot 3.

As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks [Section 5-402(N)].

- J. The final plat tracing shall show the 10-foot utility easement requested by Southwestern Bell along the east line of Lot 3.
- K. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. 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.

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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 15, 1988, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

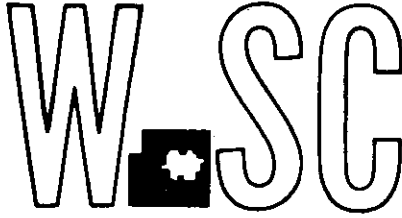


R. Timothy Bickhaus
Junior Planner

RTB:jcm
Enclosure

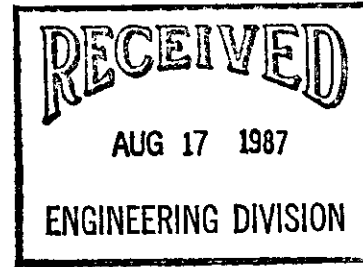
cc: Genesis Homes, Inc., c/o Billy Gray, 204 N. Woodchuck,
Wichita, KS, 67212
Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



August 13, 1987

Gary Wiley
Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

RE: Summerfield III Commercial and Office Community Unit Plan Proposal located on the southwest corner of Maple and Maize.

Dear Gary:

We have reviewed your preliminary proposal for Summerfield III with the Fire Department as well as City and Traffic Engineering. The C.U.P. looks good and the following are a few additional comments we feel are necessary:

A. Street Improvements

(1) Appropriate wording regarding street improvement requirements should be included, such as:

- "a) Arterial Street Improvements: At the time of platting, the applicant shall guarantee the construction of a left turn lane along the north and east lines of the C.U.P.
- b) At the time of platting, the applicant shall guarantee the construction of a continuous accel/decel lane including right turn lane along the north and east lines of the C.U.P.
- c) At the time of platting, the applicant shall guarantee the construction of a temporary third lane in both Maple and Maize adjacent to the C.U.P. Guarantees for the temporary third lanes will be held by the City of Wichita until development occurs. (Partial development would necessitate partial development of the third lane.)"

C
O
P
Y

Gary Wiley RE: Summerfield III C.U.P.
August 13, 1987
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- 2) Additional street right-of-way is needed for street improvements on Maple and Maize. The C.U.P. should indicate 60 feet of half-street r.o.w. instead of 50 feet.
- 3) Does your development plan call for any major entrances into the larger parcels 2 or 4? With these sized centers, major entrances are usually needed.

B. General Provision Wording

- (1) The wall, as described in General Provision #8, should be reduced to three feet in height for a distance of 35-feet from Maple and Maize instead of the 65-foot building setback.
- (2) Since an alternate Parcel 4 is proposed, the following General Provision should be added:

Should an alternate land use, permitted under parcel descriptions below be developed instead of the parcel plan as illustrated, a conceptual site plan shall be submitted for approval to the Director of Planning. The approval of this conceptual plan shall be subject to the conditions of platting."

We would be happy to discuss these comments with you and your client. Please give us a call if you have any questions or comments. This C.U.P. can be scheduled for Metropolitan Area Planning Commission review with the submission of 14 copies of the plan indicating the above-referenced items.

Sincerely,

Barbara R. Harris

Barbara R. Harris
Senior Planner

BRH:blw

cc: Summerfield, Inc., c/o Thurman Smith, President, 11216 West Maple,
Wichita, Kansas 67209
X Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer



August 26, 1988

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Professional Engineering Consultants, P.A.
1440 East English
Wichita, Kansas 67211

RE: S/D 87-42 - SUMMERFIELD III. Located at the southwest
corner of Maple and Maize Road.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, Thursday, August 25, 1988, the above-captioned plat was considered. The action of the Committee was to defer consideration of the plat until the meeting of September 8, 1988.

If you should have any questions, please call.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:blw

cc: Genesis Homes, Inc. c/o Billy Gray, 204 North Woodchuck, Wichita, 67212
Mike Lindebak, City Engineer

WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL - SEVENTH FLOOR
400 NORTH MAIN STREET
WICHITA, KANSAS 67202
316 268-4501

November 13, 1991

Summerfield, Inc.
Attn: Mr. Thurman Smith, President
11216 West Maple
Wichita, KS 67209

Subject: Lot split and access
control vacation for
Lot 3, Block 1,
Summerfield III
Commercial

Dear Mr. Smith;

This is a follow-up on my letter of October 22, concerning the subject matter. We invite you to be co-applicant on the vacation of access control.

Additionally, we would like to obtain a private drainage easement from you to allow the Fire Station site to drain to the south to the detention pond as depicted by the approved drainage plan. In return, the City will include your property in the lot split case, which you will have to file in the future if it is not taken care of at this time.

Please sign and execute the attached application forms and document before November 20, 1991, so that we may proceed in a timely manner.

Should you have any questions, please call me or Vicky Huang at 268-4501. Your cooperation will be greatly appreciated.

Sincerely,

Michael E. Lindebak, P.E.
City Engineer

MEL:VH:cls

cc: Gary Wiley, P.E.C.

Attachment