

February 14, 1989

Department of Engineering
City Hall - Seventh Floor
455 North Main
Wichita, Ks 67202

Subject: Lot 3, Timber
Grove Estates.

Attention: Mr. Chris Breitenstein, P. E.

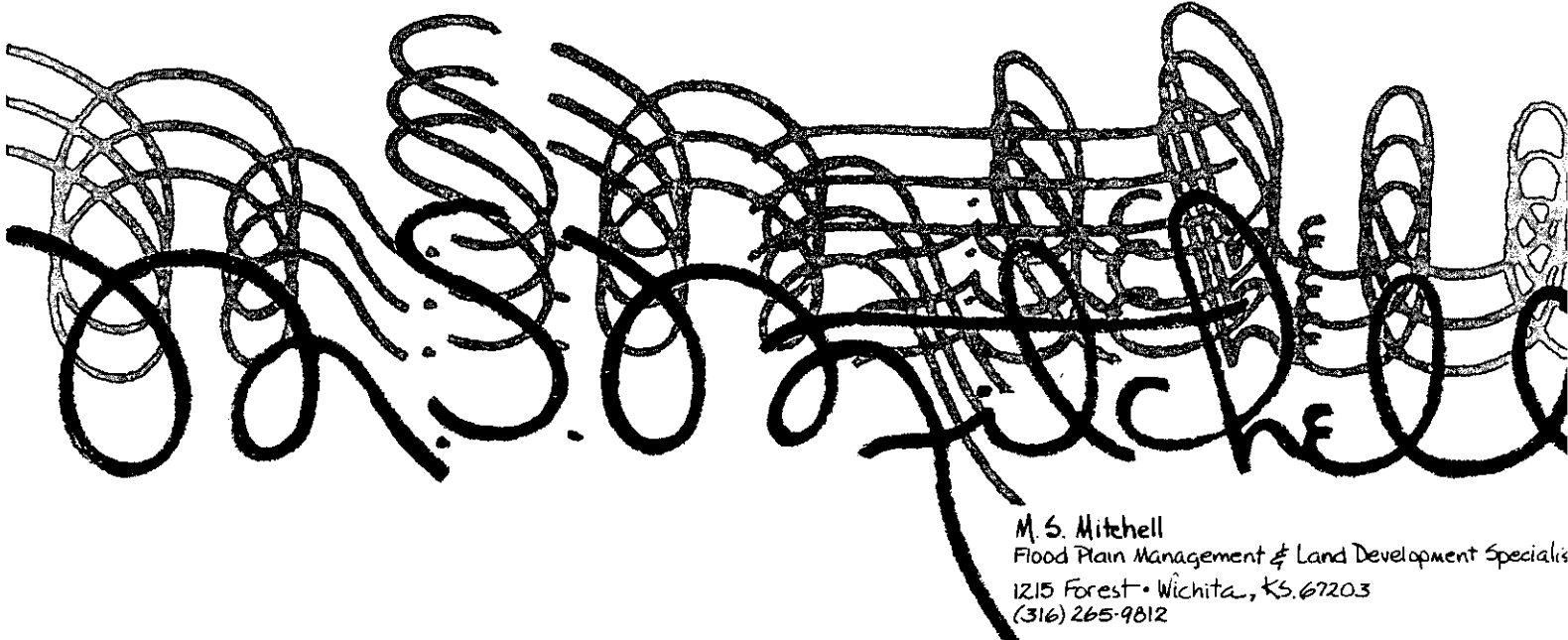
Dear Chris:

Attached to this letter is a draft memorandum to CID setting out the parcels in the Lot 3 Community Unit Plan area are subject to the Flood Plain Management provisions. Also attached is a drawing showing the proposed administrative flood plain boundary and the parcel numbers being used by DeWitt Development. Please advise CID in writing so that DeWitt can obtain a building permit on Parcel 314 as soon as possible. I called Mike DeWitt and told him that you wanted the corrected sanitary sewer easement descriptions submitted for acceptance by the City, and he agreed to call Wooten and get that taken care of.

encl Draft memo
Drawing of Lot 3 parcels

Yours truly,

Mitch



M. S. Mitchell
Flood Plain Management & Land Development Specialist
1215 Forest • Wichita, KS 67203
(316) 265-9812

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

February 25, 1994

TO: Marvin Krout, Director of Planning
Dale Miller, Chief Planner
Dave Peterson, Principal Planner
Jim Kater, Chief Fire Inspector
Bill McKinley, Traffic Engineer
Mike Lindebak, City Engineer

FROM: Kevin Kokes, Associate Planner

SUBJECT: Proposed Amendment to Parcel 1 of the Timber Grove Lakes CUP (DP-134) generally located northwest of the intersection of Central and Maize Road.

Attached for your review and comment is a copy of a proposed development plan for the above-referenced property. The applicant did not submit landscape or circulation plans for this site. The major changes to the development plan are as follows:

- Reduce the 50' landscape buffer and 100' building setback along Maize Road to a 10' landscape buffer and 50' building setback.
- Add new pad sites (parcels) along Maize Road, as well as an additional access point at an undetermined point along the north 460' frontage on Maize Road to serve the pad sites.
- Include monument pole signs for each of the new parcels, as well as monument signs at the major entrances along Maize Road and Central.
- Relocate the sanitary sewer line within Parcel 1.

Also,

- The applicant asked if the major entrance from Maize Road shown on the plan could be moved further north to align with Squaw Lane.

If you have comments regarding this proposal, please contact me by Friday, March 4, 1994.

Attachment

WICHITA-SEDGWICK COUNTY

DATE

METROPOLITAN AREA PLANNING DEPARTMENT

November 9, 1983

TO Robert B. Feldner, Superintendent of Central Inspection
Mike Lindebak, City Engineer
Bill McKinley, Traffic Engineer

FROM Art Chambers, Senior Planner

SUBJECT DP-134 Timber Grove Lakes Commercial and Residential CUP
Generally Located at the Northwest Corner of Central and
Maize Road

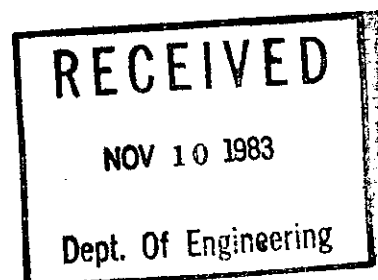
Attached is a copy of a proposed commercial and residential CUP at the above referenced location. Parcel 1 would be zoned LC and would permit 335,220 square feet of floor area. Parcel 2 is proposed for office zoning and would permit 159,350 square feet. A maximum of 360 dwelling units would be permitted on Parcel 3, which includes the lake and floodway in the southwest corner of the CUP.

We would appreciate receiving any comments regarding drainage, street right-of-way, access, etc., by Wednesday, November 16, 1983.

If you have any questions, please call.

Art Chambers
Art Chambers
Senior Planner

ADC:jps
Attachment



J

ms

THE CITY OF WICHITA

OFFICE OF City Engineer

DATE July 2, 1984

TO Jack Galbraith, Chief Planner - Current Plans

FROM Mike Lindebak, City Engineer

SUBJECT Timber Grove Lakes Addition -
Drainage Improvements

Attached is a copy of a letter dated June 28, 1984 from Baughman Company regarding the above drainage improvements.

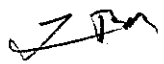
Due to the fact the drainage improvements are nearly complete, I feel the letter signed by Brent Wooten to supply as-built drawings will be a satisfactory drainage guarantee for the subject plat.



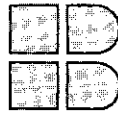
Mike Lindebak
City Engineer

ML:gr

cc: Forrest Nagley, Senior Planner



WILLIAM L. KORBER, L.S.
JOHN E. LUNDBLADE, L.S.
N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

June 28, 1984

Mike Lindebak
City Engineer
455 N. Main
Wichita, KS 67202

Re: Timber Grove Lakes Addition
Drainage Improvements


Mike,

We are approaching the completion of the platting process for the referenced addition located at Central and Maize Road. One of the requirements for the improvement guarantees for the plat concerns the drainage work.

As you are aware, Mr. DeWitt, the owner has nearly completed all of the designed systems of channel work, excavation, and structure installations within the floodways being platted. Once these improvements are completed, we will provide the City staff with final as-built drawings for all of the drainage work for this area for future reference.

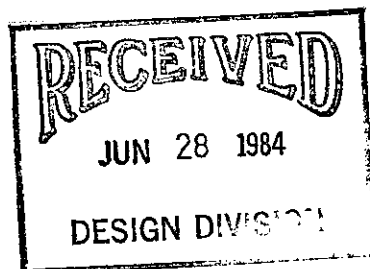
We would like to ask that these arrangements be accepted in lieu of providing any drainage guarantees for the plat to proceed to scheduling for the City Commission agenda. Thank you.

Sincerely,


N. Brent Wooten

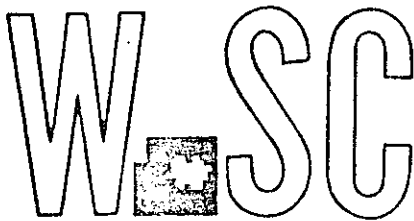

Dean DeWitt

NBW/mef



mg

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 2, 1984

Baughman Co., P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 84-3 - Final plat of Timber Grove Lakes

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 1, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- AK
- Only
- A. The final plat tracing shall reference the required minimum building pad in mean sea level. The equivalent City datum elevation may also be shown in parenthesis.
 - B. The applicant shall guarantee the drainage improvements required by the approved drainage plan for this plat (e.g., channel work, lake construction and building of the control structure).
 - C. The applicant shall guarantee the extension of municipal water and sanitary sewer to serve each of the proposed lots not already served.
 - D. The applicant shall petition for the construction of the permanent deceleration and acceleration lanes along Central Avenue and Maize Road and left turn bays into the major entrances within street rights-of-way. Since the roads are not yet improved to arterial standards, temporary accel-decel lane guarantees will also be required.
 - 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 contact the Park Board and obtain by separate instrument the dedication of right-of-way for the Maize Road deceleration lane that is indicated on the associated community unit plan. This additional street right-of-way is located on the west side of Maize Road to the north of Lot 2's north line.
- G. The applicant shall submit a copy of the agreement which establishes the 60-foot Phillips Pipe Line Easement on this property.
- H. On the final plat tracing, the width of the "emergency access point" between Lots 2 and 3 shall be specified. The labeling of the access point shall also be amended to read "emergency access between Lots 2 and 3."
- I. The private access easement at the northeast corner of Lot 2 shall be indicated on the final plat tracing. A draft of the private easement shall be submitted to the Planning Department for review and approval. After Planning Department approval as to form, the instrument establishing the private easement shall be recorded by the applicant. The final plat tracing shall indicate fully the private access easement along with appropriate recording information.
- J. The associated community unit plan requires the establishment of agreements for access between Lots 1 and 2 at the time of platting. Since the setting forth of specific access easements is not possible at this time because precise access points to Central and Maize are not known and building locations are not available, the applicant shall submit a draft of a blanket access agreement for Planning Department review and approval. After approval, the instrument shall be recorded and a copy submitted for the plat and community unit plan files.
- K. Closure computations shall be submitted with the final plat tracing.
- 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.

The enclosed "marked" copy of the final plat is for your information and files.

April 28, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-28 TIMBER GROVE LAKES 2ND ADDITION

OWNER/APPLICANT: Intrust Bank, Attn: John Shaft, P. O. Box One, Wichita, KS 67201
and
Capitol Federal Savings, Attn: Joe Aleshire, P. O. Box 9088, Wichita, KS 67277

SURVEYOR/ENGINEER: Baughman Company, P. A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: Northwest corner of Central Avenue and Maize Road

SITE SIZE: 19.2 Acres

NUMBER OF LOTS

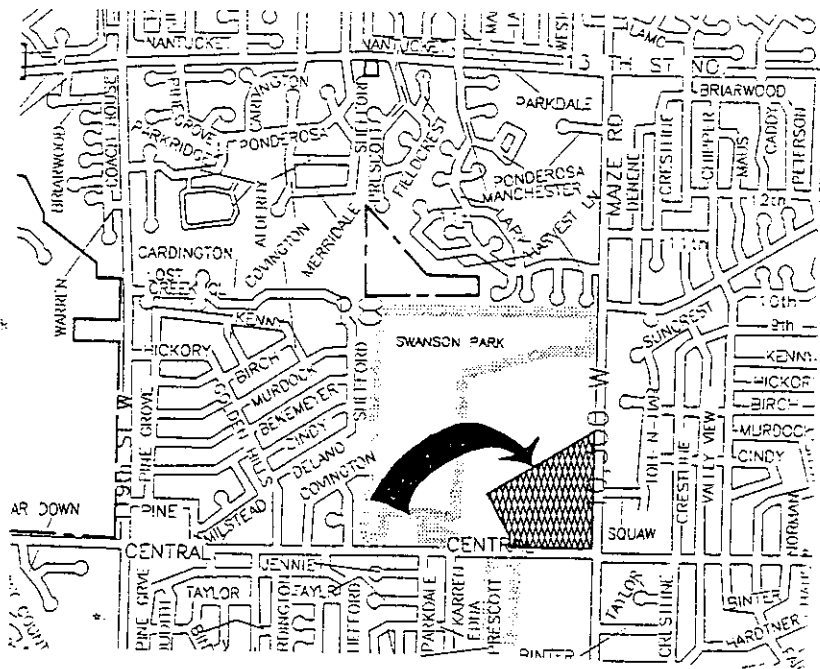
Residential:	
Office:	
Commercial:	7
Industrial:	
Total:	$\overline{7}$

MINIMUM LOT AREA: 0.7 Acres

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC" and "C" (Z-3126), DP-134 Amended

VICINITY MAP:



NOTE: This plat is a replat of a single lot originally created by the Timber Grove Lakes (1st) Addition. An additional or separate building site was created by a lot split and is now occupied by the Capitol Federal Savings facility. This replat is now being pursued in order to create seven (7) building sites out of the original lot. Also, this site (Lot 1) is involved in a zone change to "C" Commercial Zoning (Z-3126) and an amendment to a Community Unit Plan (DP-134, Amendment 1). The amendment to the CUP is apparently intended to significantly reduce previously established setbacks to Maize and Central, to relocate major entrances, and to divide the single parcel into seven parcels as depicted by the lots of this plat. Both the zone change and CUP are scheduled to be heard by the City Council May 3, 1994.

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the Zone Change (Z-3126) and the amended CUP. The plat shall also reflect any conditions or requirements of the zone change and/or CUP approvals.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall also provide for any abandonment, termination, etc. of existing sewer lines made necessary by this replat. Also, a major sewer line is apparently located quite close to the south line of this plat and Engineering needs to indicate if an easement should be platted in this area.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. City Engineering needs to indicate the status of existing petitions for this site and whether any projects are effected by this plat and consequently if any costs are involved due to abandoning or amending these projects.
- E. Traffic Engineering also needs to indicate any requirements for providing new or altering existing traffic improvements to serve this site. Specifically, major entrances on Central and Maize are being relocated from what was previously expected and zoning and uses per the CUP are being significantly altered.
- F. The applicant shall guarantee the portion of the major entrances located in public right-of-way.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since several lots will not have direct access to Central or Maize, a joint access easement shall be submitted for recording with the plat which indicates that these lots are to be allowed access across Lot 1 and/or the other lots in order to use the major entrances or other access openings to Central and Maize.
- I. On the final plat, Lot 4 shall from the intersection of Central and Maize show 100-feet of complete access control to Central and complete access control to Maize Road for the area south of the existing, southern most drive.

- J. A note shall be placed on the face of the plat indicating that Additional Building Setbacks are per the Community Unit Plan (how ever the CUP is officially designated following City Council approval, e.g. DP-134 Amendment #2).
- K. As indicated by the original plat of this site, a minimum building pad elevation shall be provided. Both the face of the plat and the plattor's text shall indicate this elevation, noting also whether the elevation is for the lowest opening or floor level. Both on-site and off-site benchmarks shall be referenced.
- L. The applicant is advised that at the time of the development, fire lane requirements, as noted in the CUP, will need to be complied with.
- M. The applicant is advised that a previously submitted, but uncompleted plat for a portion of this site, also called Timber Grove Lakes 2nd, will be closed due to this plat.
- N. The applicant is advised that at the time the 1st Addition was platted various private and/or emergency access easements may have been created that effected this site. If any such easements are noted in the platting binder, such easements must be shown on the final plat and cannot be vacated by this revised plat. Any such private easements must be released by the parties benefitting.
- O. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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.
- R. 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.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

May 26, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-37 TIMBER GROVE LAKES COMMERCIAL ADDITION

OWNER/APPLICANT: Intrust Bank, c/o John Shaft, P. O. Box One, Wichita, KS 67201

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of Central Avenue and west of Maize Road

SITE SIZE: 2.4 Acres

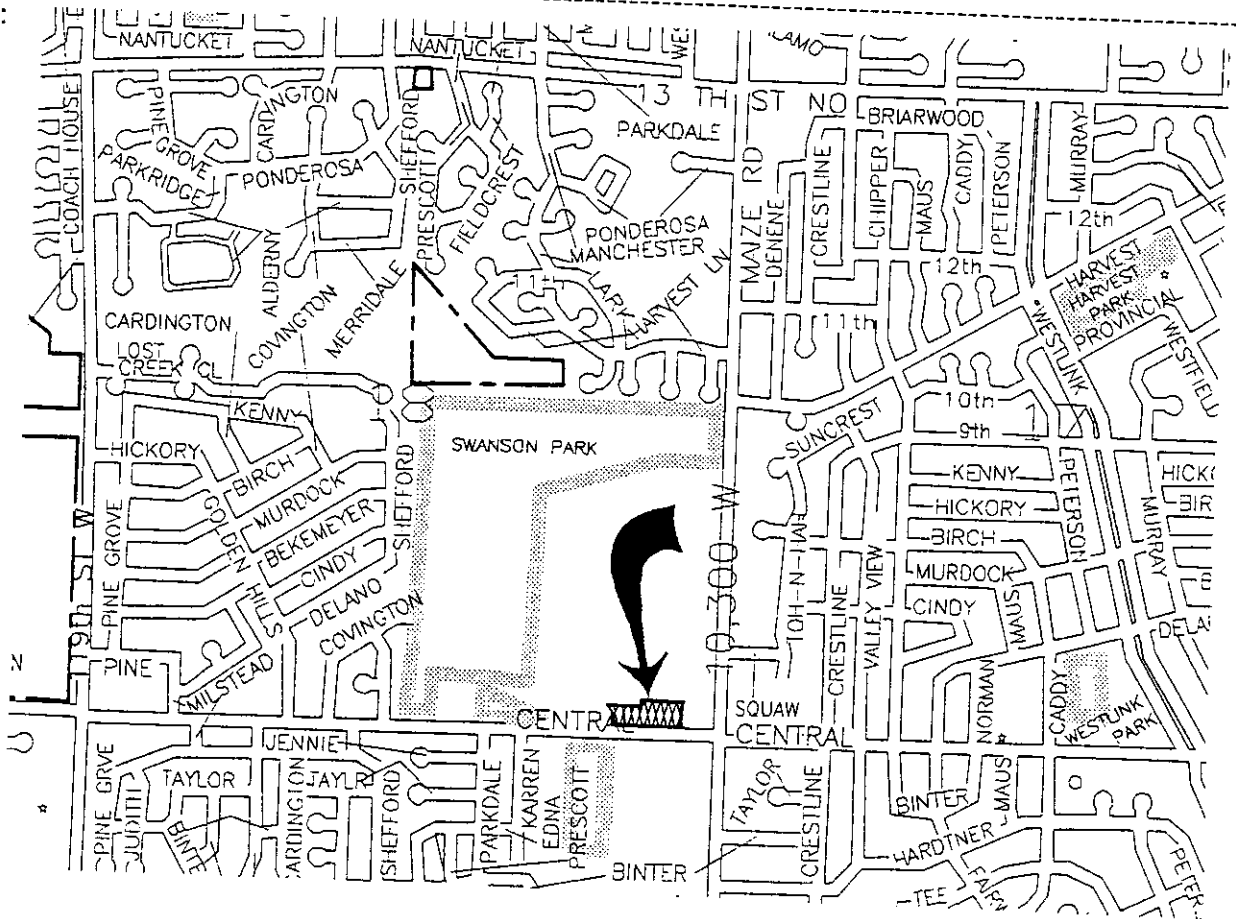
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 0.73 Acres

CURRENT ZONING: "LC"

VICINITY MAP:



NOTE: This plat is being submitted as a final portion of an overall preliminary plat approved by the Subdivision Committee 4/28/94. Although the overall preliminary plat is involved in a major zone change and CUP amendment, the portion being finalized is itself not directly involved in the major changes being proposed for the overall site. This site or plat is presently zoned "LC" and will remain "LC", that is, it is not involved in the proposed zone change to "C". Further while minor changes in the site's CUP DP-134, Amendment 1, will be required, this site or plan again is not involved in the use change being proposed for another area of the CUP.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council for approval, the applicant shall obtain the needed amendments or adjustments needed for this plat. Specifically, the relocation of a major entrance from Central and reductions in required building setbacks to Central need to be obtained.
- B. City Engineering needs to indicate if the lots being platted have acceptable access to sanitary sewer or if extensions need to be guaranteed.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the portion of the major entrance located in public right-of-way.
- E. City Engineering needs to indicate if any existing petitions for this site are effected by this replat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Since this plat is indicating that the ownership and maintenance of Reserve A is being assumed by a property not included within the area being platted, a legal opinion shall be submitted indicating that such an assignment of responsibility can be indicated as shown on this plat. However, the applicant shall also submit proof of ownership of the property being made responsible for Reserve A and a covenant for recording with this plat indicating such responsibilities and that the terms of the covenant run with the land and are binding on future owners and assigns.
- H. Since Lot 1 does not have direct access to a public street, but rather is intended to have access through Reserve A, the above noted covenant shall also specifically establish Lot 2's right of access to Reserve A and any related rights or responsibilities for the use of Reserve A.
- I. A note shall be placed on the face of the final plat tracing indicating that this plat is subject to the conditions of a CUP (DP-134 as amended) and may be subject to additional setback requirements per the CUP.
- J. When the preliminary plat was reviewed, both City Engineering and the Utilities requested a number of easements on this site. None of these easements have, however, been shown.

Unless indicated otherwise, the final plat tracing shall indicate a 10-foot easement along the plat's south line and 15-foot easements along the north line of Lots 1 & 2.

- K. Unless indicated otherwise, the final plat tracing shall note that the minimum building pad elevations are for the lowest floor. During review of the preliminary plat, City Engineering indicated the lowest floor as the requirement.
 - L. The applicant is reminded that a platting binder is required with the final plat. This plat shall be subject to a review of such a platting binder.
 - M. 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.
 - N. 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.
 - O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - P. Recording of the plat within 30 days after approval by the City Council.
 - Q. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate the acceptability of the indicated minimum building pad elevations and whether the lowest floor or opening is applicable.
-