

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 31, 1989

Mr. Wade Culwell
K.D.O.T., Dist. #5 Engineer
500 N. Hendricks
P.O. Box 769
Hutchison, KS 67504-0769

Re: S/D 89-59 - Proposed Preliminary Plat of Sharon Ryan
Addition, located at the northwest corner of Kellogg
and Rock Road

Dear Mr. Culwell:

Attached please find a copy of the above-referenced plat. This plat is located adjacent to Kellogg (U.S. 54). The property is being platted for commercial purposes.

Please review this plat relative to any additional right-of-way needs for U.S. 54 Highway. Is the access control acceptable to K.D.O.T.?

This final plat will be considered by the Subdivision Committee of the Planning Commission on Thursday, September 7, 1989. If you have any comments or suggestions about the platting of this property, I would appreciate your contacting me prior to this meeting. My telephone number is: (316)268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Associate Planner

RTB:svm

Attachment

cc: Mike Lindebak, City Engineer
Jim Weber, Sedgwick County Department of Public Works

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

September 7, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-59 - SHARON RYAN ADDITION

OWNER/APPLICANT: General Real Estate Shares, c/o Sharon Ryan,
8113 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER: Professional Engineering Consultants

LOCATION: Southeast corner of Kellogg and Rock Road

SITE SIZE: 23.7 Acres

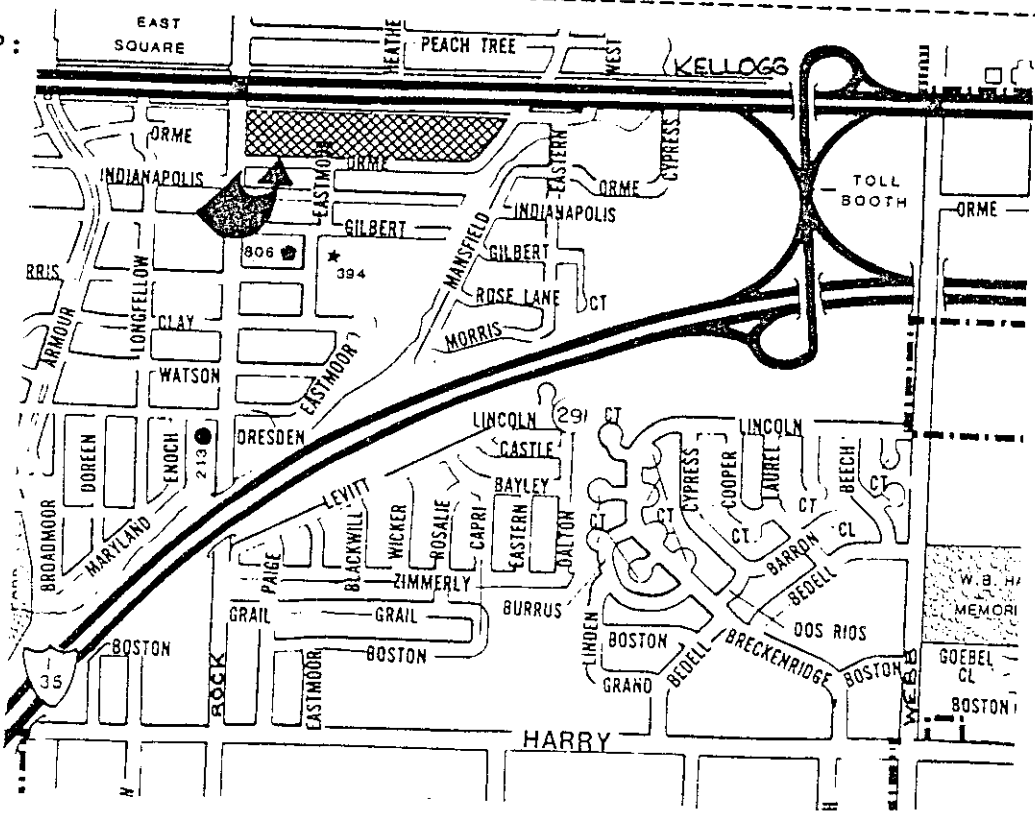
NUMBER OF LOTS

Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 0.92 Acres

CURRENT ZONING: "LC" Light Commercial (DP-22)

VICINITY MAP:



STAFF COMMENTS:

- 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. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The preliminary plat indicates a variety of utilities crossing the lots to be platted. Either these utilities are to be covered by private or public utility easements or their relocation or abandonment shall be guaranteed.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. As this plat is expanding the boundary of parcel 1 (Lot 1) of the associated Eastgate Shopping Center C.U.P. (DP-22) the applicant needs to obtain an administrative adjustment. As it is expected that the building setbacks shall remain as shown on the C.U.P. the final plat shall indicate a 30-foot building setback on Lots 2 and 3 from Lot 1.
- H. 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.
- 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 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.

- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, are existing utilities built to public standards?

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 8, 1989

Professional Engineering Consultants
Attn: Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 89-59 - SHARON RYAN ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 7, 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. 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. The applicant is advised that storm sewer improvements will be required at the time of obtaining building permits for the development of this site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The preliminary plat indicates a variety of utilities crossing the lots to be platted. Either these utilities are to be covered by private or public utility easements or their relocation or abandonment shall be guaranteed. In particular, public water lines and sanitary sewer lines need to be covered by easements or their relocations guaranteed.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- G. As this plat is expanding the boundary of parcel 1 (Lot 1) of the associated Eastgate Shopping Center C.U.P. (DP-22) the applicant needs to obtain an administrative adjustment. As it is expected that the building setbacks shall remain as shown on the C.U.P. the final plat shall indicate a 30-foot building setback on Lots 2 and 3 from Lot 1.
- H. 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. Since this plat is indicating cross lot drainage, appropriate agreements shall be submitted to Planning for recording.
- 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 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.

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

Sincerely,

Tim Bickhaus

R. Timothy Bickhaus D.L.
Associate Planner

RTB:svm

Enclosure

cc: General Real Estate Shares, c/o Sharon Ryan, 8113 E.
Kellogg, 67207
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

September 21, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 9/7/89)

CASE NUMBER:

S/D 89-59 - SHARON RYAN ADDITION

OWNER/APPLICANT:

General Real Estate Shares, c/o Sharon Ryan,
8113 E. Kellogg, Wichita, KS 67207

SURVEYOR/ENGINEER:

Professional Engineering Consultants

LOCATION:

Southeast corner of Kellogg and Rock Road

SITE SIZE:

23.7 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial:

Total:

4

4

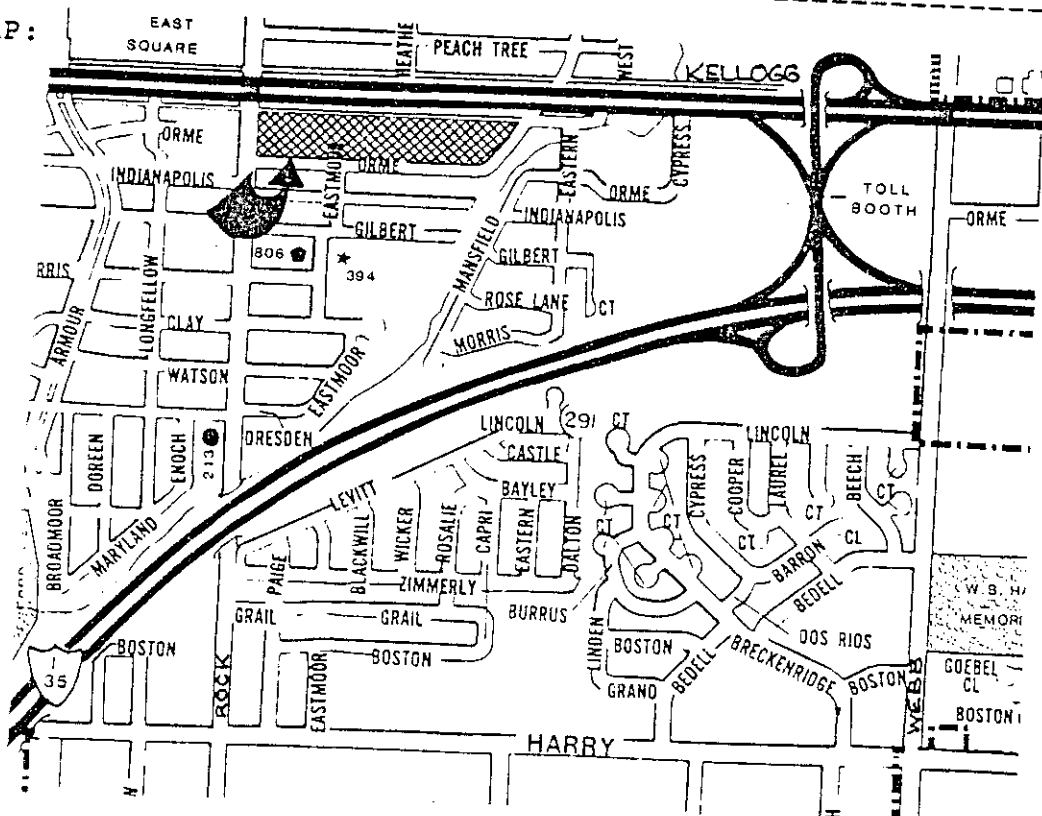
MINIMUM LOT AREA:

0.92 Acres

CURRENT ZONING:

"LC" Light Commercial (DP-22)

VICINITY MAP:



STAFF COMMENTS:

- 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. The applicant is advised that storm sewer improvements will be required at the time of obtaining building permits for the development of this site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The preliminary plat indicates a variety of utilities crossing the lots to be platted. Either these utilities are to be covered by private or public utility easements or their relocation or abandonment shall be guaranteed. In particular, public water lines and sanitary sewer lines need to be covered by easements or their relocations guaranteed.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- G. As this plat is expanding the boundary of parcel 1 (Lot 1) of the associated Eastgate Shopping Center C.U.P. (DP-22) the applicant needs to obtain an administrative adjustment.
- H. Since this plat is indicating cross lot drainage, appropriate agreements shall be submitted to Planning for recording.
- I. The applicant shall submit a copy of the instrument which establishes the Gas Service Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.
- L. On the final plat tracing complete access control should be indicated adjacent to this plat, except for existing openings, between Kellogg Drive and Kellogg.

- 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. On the final plat tracing the minimum pad elevation shall be indicated as involving either a minimum opening or floor elevation.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Q. Recording of the plat within 50 days after approval by the City Council.
- R. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, will any drainage guarantees be required with the platting of this property? Also, Engineering needs to indicate any guarantees or other requirements that should be provided for the relocation of existing water or sewer lines.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 22, 1989

Professional Engineering Consultants
Attn: Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 89-59 - SHARON RYAN ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1989, 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 the lots being platted. This guarantee will be held for future need.
- B. The applicant is advised that drainage improvements will be required at the time of obtaining building permits for the development of this site.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate a utility easement along the west line of this plat for the extension of sanitary sewer.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. As this plat is expanding the boundary of parcel 1 (Lot 1) of the associated Eastgate Shopping Center C.U.P. (DP-22) the applicant needs to obtain an administrative adjustment.
- G. Since this plat is indicating cross lot drainage, appropriate agreements shall be submitted to Planning for recording.

H. The applicant shall submit a copy of the instrument which establishes the Gas Service Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

J. The applicant is advised that the chairman of the MAPC shall change and that the final plat tracing shall reflect that change.

K. On the final plat tracing complete access control should be indicated adjacent to this plat, except for existing openings, between Kellogg Drive and Kellogg.

L. 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.

M. On the final plat tracing the minimum pad elevation shall be indicated as involving either a minimum opening or floor elevation.

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 50 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 28, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

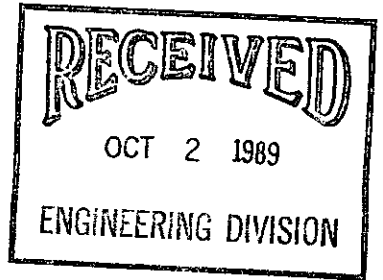
Sincerely,



R. Timothy Bickhaus
Associate Planner

cc: General Real Estate Shares, c/o Sharon Ryan, 8113 E.
Kellogg, 67207
Mike Lindebak, City Engineer

SEDGWICK COUNTY



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

September 28, 1989

Professional Engineering Consultants
Attn: Gary Wiley
1440 East English
Wichita, KS 67211

Re: S/D 89-59 - SHARON RYAN ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 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 22, 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,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: General Real Estate Shares, c/o Sharon Ryan, 8113 E.
Kellogg, 67207
Mike Lindebak, City Engineer

WICHITA



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

December 5, 1989

Sharon Ryan Adair

Reliance Woodmont Limited Partnership
6500 West Freeway, Suite 900
Fort Worth, TX 76116

RE: Storm Sewer Capacity
Eastgate Plaza Shopping Center
Wichita, Kansas

The Eastgate Plaza Shopping Center is served with existing private storm water sewer. We feel that there are sufficient storm sewer capacities to accommodate the Eastgate Plaza's proposed improvement for light commercial development.

Sincerely,

Vicky Huang
Vicky Huang
Subdivision Engineer