

Final plat
SUBDIVISION REPORT

4
SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-56

Name: Second Northridge Industrial Park

Preliminary Approved:

Scheduled S/D Meeting: 5-24-84

DESCRIPTION

General Location: South of 37th Street North on both sides of Poplar.

Owner: Leasing and Rental Services, Inc., Attention: Leslie Rudd
Surveyor/Engineer: Baughman Company, P.A.

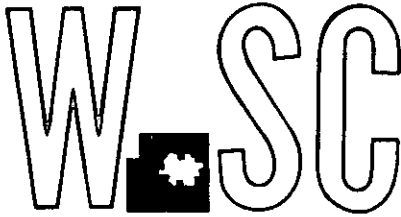
1. Gross Acreage of Plat: 13.0 acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 3
 - Total: 3
 3. Minimum Lot Area: 207,758.0 sq. ft.
 4. Existing Zoning: E
 5. Proposed Zoning: E
-

STAFF COMMENTS:

Note: This is the second final plat of an overall preliminary plat approved by the Subdivision Committee on June 9, 1983.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots.
- D. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- E. The applicant shall guarantee the paving of Poplar Street within this plat including the temporary cul-de-sac. The need for the 20'x 30' hammerhead dedication will be discussed at the meeting.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the plattor's text shall be amended to reference the platting of the temporary cul-de-sac. Such reference shall specify that the temporary cul-de-sac dedication runs with the land and shall not expire until Poplar Street is extended further to the south.
- H. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain the Floodway Reserve.
- I. Provisions shall be made for ownership and maintenance of the proposed Floodway Reserve. 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 reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.
- J. On the final plat tracing, the recording information for the document establishing the pipeline building setback in Block B shall be shown.
- 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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 25, 1984

Baughman Company, P.A.
330 Laura
Wichita, Kansas 67211

Re: S/D 84-56 - Final plat of Second Northridge Industrial Park

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 24, 1984, 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 construction of the storm sewer system required by this plat.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each of the proposed lots.
- C. The applicant shall guarantee the extension of municipal water to serve each of the proposed lots.
- D. The applicant shall guarantee the paving of Poplar Street within this plat including the cul-de-sac.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall indicate the dedication of a permanent cul-de-sac for the termination of Poplar Street or the applicant shall obtain a temporary cul-de-sac right-of-way from the property to the south.
- G. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain the Floodway Reserve.
- H. Provisions shall be made for ownership and maintenance of the proposed Floodway Reserve. 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

Baughman Company, P.A.
May 25, 1984
Page 2

reserve will be deeded to the association and who is to own and maintain the reserve prior to the association taking over those responsibilities.

- I. On the final plat tracing, the recording information for the document establishing the pipeline building setback in Block B shall be shown.
- J. The final plat tracing shall indicate a 30-foot drainage easement adjacent to the east line of Lots 1 and 2.
- 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 31, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Leasing and Rental Service, Inc., c/o Leslie Rudd, Box 968, 67201
XMike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

February 22, 1990

STAFF REPORT

(Revised Final Plat; Previously Approved By MAPC 5/31/84)

CASE NUMBER: S/D 84-56 - NORTHRIDGE INDUSTRIAL PARK SECOND ADDITION

OWNER/APPLICANT: Leasing & Rental Services, Inc., 2416 E. 37th St. No., Wichita, KS 67219

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of 37th Street North on both sides

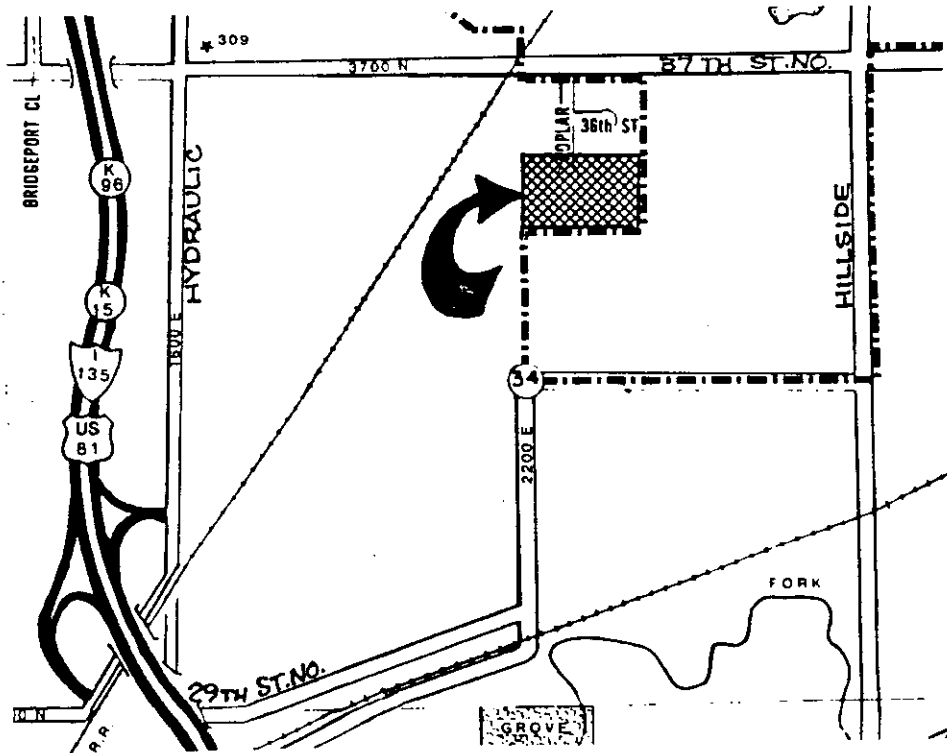
SITE SIZE: 13 acres

NUMBER OF LOTS
Residential:
Office:
Commercial:
Industrial: 3
Total: 3

MINIMUM LOT AREA: 3.5 acres

CURRENT ZONING: "E" Light Industrial

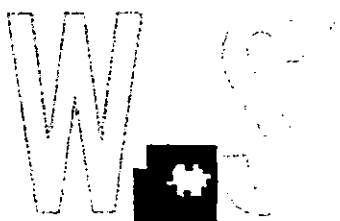
VICINITY MAP:



STAFF COMMENTS:

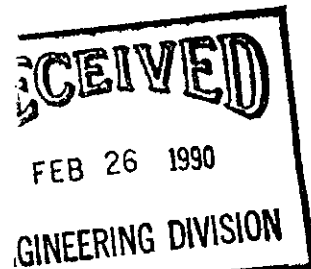
NOTE: This plat was previously approved by the MAPC on 5/31/84, but is being reheard because its last hearing date was six years ago. The Subdivision Regulations require that plat files be closed after three years of inaction.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the paving of Poplar Street within this plat including the cul-de-sac.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- F. Recording of the plat within 30 days after approval by the City Council.
- 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. 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.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Also, Engineering needs to indicate if rather than the platting of drainage easements, reserves for drainage should be provided, especially for the area along this plat's south line. If reserves are to be used, appropriate covenants concerning ownership and maintenance of the reserve shall be provided with the final plat tracing.



METROPOLITAN AREA PLANNING
DEPARTMENT

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



February 23, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 84-56 - NORTHRIDGE INDUSTRIAL PARK SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 22, 1990, 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 City water 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 the paving of Poplar Street within this plat including the cul-de-sac.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall plat the "drainage easement" as a drainage reserve.
- F. 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.
- G. 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.

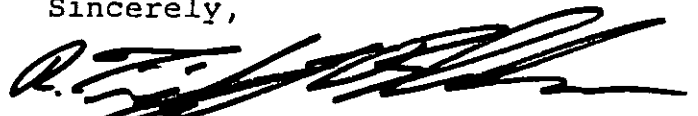
- H. The applicant shall submit a copy of the drainage plan to County Engineering.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- L. 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.

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, March 1, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Leasing and Rental Services, Inc., Attn: Leslie Rudd, 2416
E. 37th Street North, Wichita, KS 67219
Jim Weber, P.E. Director
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4561

March 2, 1990

Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 84-56 - NORTHRIDGE INDUSTRIAL PARK SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 1, 1990, 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 February 23, 1990.

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 due real estate taxes have been paid.

Please call if you have any questions.

Sincerely,

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

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Leasing and Rental Services, Inc., Attn: Leslie Rudd, 2416
E. 37th Street North, Wichita, KS 67219
Jim Weber, P.E. Director
Mike Lindebak, City Engineer

J-200 SANITARY

