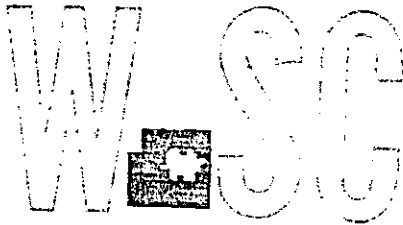


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 18, 1988

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D - 88-98 TEAL BROOK COMMERCIAL, 21st Street North and
119th Street West.

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 17, 1988, 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 City water to serve the lots being platted.
- 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. The applicant shall guarantee a decel lane to serve the two entrances planned for this site along 21st Street North. This guarantee will be held until 21st Street is improved to urban standards.
- E. Prior to submitting the final plat, the applicant shall meet with City and Traffic Engineering to determine any improvements that may be required adjacent to this plat for 119th Street West.
- 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, complete access control shall be indicated; to 21st Street North across the east 75-feet, and to 119th Street West across the north 75-feet, of the plat.

- H. As requested by K.G &.E, the final plat shall indicate a 10-foot utility easement along both the plat's west and south lines.
- I. On the final plat the center lines of 21st Street North and 119th Street West shall be labeled.
- J. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Jerrick Company, 224 E. Douglas
Wichita, KS 67202
Bill Yung Design, 4912 E. 29th St. N.
Wichita, KS 67220
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

November 17, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-98 - TEAL BROOK COMMERCIAL ADDITION

OWNER/APPLICANT: Jerrick Co., 224 E. Douglas, Wichita, KS
67202

SURVEYOR/ENGINEER: Bill Yung/ Moehring & Associates

LOCATION: Southwest corner of 21st Street North & 119th Street West

SITE SIZE: 2.5 Acres

NUMBER OF LOTS

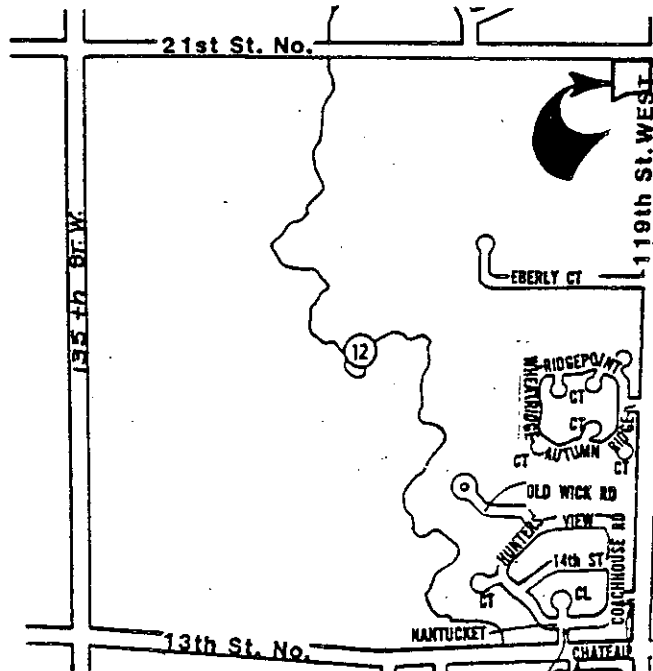
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.5 Acres

CURRENT ZONING: "AA" (single-family)

PROPOSED ZONING: "LC" (light commercial) (Z-2926)

VICINITY MAP:



STAFF COMMENTS:

Note: A zone change from "AA" (single-family) to "LC" (light commercial) zoning has been approved for this site subject to platting by September 27, 1989 (Z-2926).

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat the center lines of 21st Street North and 119th Street West shall be labeled.
- F. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- L. Traffic Engineering should be prepared to comment on any intersection improvements that are required for this plat.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

February 9, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 11/17/88)

CASE NUMBER: S/D 88-98 - TEAL BROOK COMMERCIAL ADDITION

OWNER/APPLICANT: Jerrick Co., 224 E. Douglas, Wichita, KS
67202

SURVEYOR/ENGINEER: Moehring & Associates

LOCATION: Southwest corner of 21st Street North & 119th Street West

SITE SIZE: 2.5 Acres

NUMBER OF LOTS

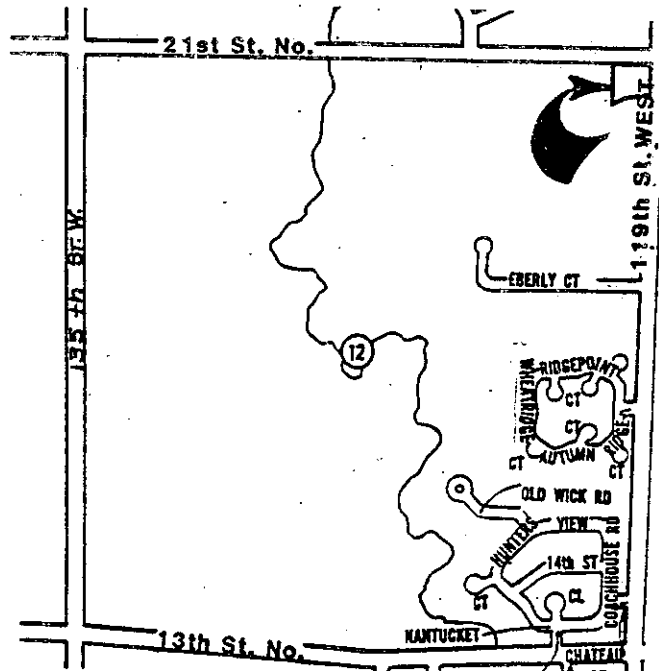
Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.5 Acres

CURRENT ZONING: "AA" (single-family)

PROPOSED ZONING: "LC" (light commercial) (Z-2926)

VICINITY MAP:



STAFF COMMENTS:

Note: A zone change from "AA" (single-family) to "LC" (light commercial) zoning has been approved for this site subject to platting by September 27, 1989 (Z-2926).

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- 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. The applicant shall guarantee a decel lane to serve the two entrances planned for this site along 21st Street North. This guarantee will be held until 21st Street is improved to urban standards.
- E. The applicant shall guarantee a decel lane for 119th Street West that is needed to serve this commercial property.
- 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 MAPC signature block shall correctly show Sue L. Crockett as Chairman.
- H. Since 21st street North is still within the County's jurisdiction at this location, the plattor's text shall be amended on the final tracing to indicate that access controls are being dedicated to the "appropriate governing body" with openings determined by the "appropriate engineer."
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SEDERWICK COUNTY



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

February 10, 1989

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-98 TEAL BROOK COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 9, 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 any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee a decel lane to serve the two entrances planned for this site along 21st Street North. This guarantee will be held until 21st Street is improved to urban standards.
- C. The applicant shall guarantee a decel lane for 119th Street West that is needed to serve this commercial property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat tracing the MAPC signature block shall correctly show Sue L. Crockett as Chairman.
- F. Since 21st street North is still within the County's jurisdiction at this location, the plattor's text shall be amended on the final tracing to indicate that access controls are being dedicated to the "appropriate governing body" with openings determined by the "appropriate engineer."
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.
- 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.

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, February 16, 1989 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: Jerrick Company
224 E. Douglas,
Wichita, KS 67202
Bill Yung Design
4912 E. 29th St. N.
Wichita, KS 67220
Mike Lindebak, City Engineer

SEDCOMMICK COUNTY
SEDCOMMICK COUNTY



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

February 16, 1989

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 88-98 TEAL BROOK COMMERCIAL

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of February 10, 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 Board of City Commissioners 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 first 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: Jerrick Company
224 E. Douglas,
Wichita, KS 67202
Bill Yung Design
4912 E. 29th St. N.
Wichita, KS 67220
Mike Lindebak, City Engineer