

S/D No. 82-16 Name Terrace Park Addition
Date Application Rec'd. 2-4-82 Preliminary Approval 6-10-82
Scheduled S/D Meeting 12-9-82

DESCRIPTION

General Location West side of Hillside in an area north of 27th St. North

Owner Frey, Inc., and G. Don Shirkey
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 262-8291

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>9.05</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70</u> R/W <u>255</u> ft. |
| Residential _____ | b. <u>20</u> R/W <u>1045</u> ft. |
| Commercial <u>3</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1 (BB)</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>4</u> | TOTAL <u>1300</u> ft. |
| 3. Minimum Lot Frontage <u>240</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>61,680 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>BB and LC (Z-2404)</u> | |
| 9. Is public water available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for the property. It is noted that the 20-foot drainage easement shown on the preliminary plat on the west side of Lots 1 and 2 in Block A is not on this final plat.
- 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 the proposed lots.
- D. The applicant shall guarantee the paving of 28th Street North.
- E. The applicant shall guarantee the construction of sidewalks on each side of 28th Street North (office and commercial zoning).
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat tracing shall indicate joint access easements centered on the common lot lines between Lots 1 and 2 and Lots 2 and 3. These easements should extend into the lots at least as far as the 35-foot building setback. In order to establish the construction and maintenance responsibilities of the shared access drives, it is necessary for the easements to be granted by separate instrument. This instrument shall be submitted to the Planning Department for review prior to recording. The recording data shall be shown on the final plat tracing.
- H. On the final plat tracing, the recording data for the KANEB Pipeline easement shall be referenced on the face of the plat. With regard to this easement, the applicant shall provide proof, by letter from the Pipeline Company, or by copy of the pipeline easement agreement, that the easement depicted on the plat is in conformity with the agreement or is acceptable to the KANEB Pipeline Company.

- I. On the final plat tracing, a 20-foot building setback from Hillside and from 28th Street North shall be indicated on Lot 1, Block B, as was shown on the preliminary plat.
- J. Closure computations shall be submitted with the final plat tracing.
- K. The existing ticket booth which encroaches into Hillside Street right-of-way (as shown on Lot 2, Block A of the preliminary plat) shall be removed prior to release of the plat for recording.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-16 Name Terrace Park Addition
Date Application Rec'd. 2-4-82 Preliminary Approval _____
Scheduled S/D Meeting 6-10-82

DESCRIPTION

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Owner Frey, Inc., and G. Don Shirkey
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Address 433 S. Hydraulic, Wichita, KS Zip Code 67211 Phone 262-8291

- | | |
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| 1. Gross Acreage of Plat <u>9.05</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70</u> R/W <u>255</u> ft. |
| Residential _____ | b. <u>10</u> R/W <u>1045</u> ft. |
| Commercial <u>3</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1 (BB)</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>4</u> | TOTAL <u>1300</u> ft. |
| 3. Minimum Lot Frontage <u>240</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>61,680 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>BB and LC (Z-2404)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2404) requesting "AA" to "BB" and "LC" has been approved subject to platting. Lots 1-3, Block A are proposed for light commercial uses and Lot 1, Block B is proposed for office development. See Comment "J":

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept, the need for any drainage improvements, the acceptability of the drainage dedication and the required minimum building pad for this property.
- B. The boundaries of the "drainage dedication" shall be adequately dimensioned with angles and bearings on the final plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
- D. The applicant shall guarantee the extension of City water to serve the proposed lots.
- E. The applicant shall guarantee the paving of 28th Street North.
- F. The applicant shall guarantee the construction of sidewalks on each side of 28th Street North (office and commercial zoning).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Since Block A includes 3 commercial lots whereas only 2 openings to Hillside are to be provided on this block, the final plat shall indicate one of the following:
 - 1. 30-foot wide joint access easements centered on the common lot lines between Lots 1 and 2 and Lots 2 and 3.

or

- 2. "Complete access control" to Hillside from Lot 1, and "access control except for 1 opening per lot"

- I. On the final plat, the KANEB Pipeline easement adjacent to the north line of the plat shall be more clearly dimensioned. In this regard, the applicant shall provide proof, by letter from the Pipeline Company or by copy of the pipeline easement agreement, that the easement as depicted on the plat is in conformity with the agreement or is acceptable to the KANEB Pipeline Company.
- J. If 60 feet of half-street right-of-way is not dedicated off of this property for Hillside, then a 10-foot strip of "AA" zoning will be left between the proposed commercial and office uses and their frontage on Hillside. This will be the case as the legal description referenced on the applicant's associated zone case began at a point 60 feet west of the section line. This plat proposes an eastern boundary line 50 feet from the section line. With this situation in mind, the representative of the City Engineer's Office should be prepared to comment on the desirability of accepting 60 feet of half-street right-of-way at this location and on the possibility of a decel lane being constructed in the future.
- 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).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 10, 1982

Moehring and Associates
433 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 82-16 - Preliminary plat of Terrace Park Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 10, 1982, the above captioned case was considered. The action of the Subdivision Committee was to approve the plat subject to the following:

- A. Prior to or at the time of submitting a final plat, a drainage plan shall be submitted to City Engineering for review and approval. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The boundaries of the "drainage dedication" shall be adequately dimensioned with angles and bearings on the final plat.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
- D. The applicant shall guarantee the paving of 28th Street North.
- E. The applicant shall guarantee the construction of sidewalks on each side of 28th Street North (office and commercial zoning).
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. In order to clearly divide up the access control being platted from Block A to Hillside, the final plat shall indicate 2 joint access easements centered on the common lot lines between Lots 1 and 2 and Lots 2 and 3. Should this be unacceptable to you then, you do have the option of indicating "complete access control" to Hillside from Lot 1, and "access control except for one opening per lot" from Lots 2 and 3 to Hillside.
- H. Unless 60 feet of half street right-of-way is shown for Hillside on the final plat, an associated zone case may be required in order

to eliminate the 10-foot strip of "AA" zoning adjacent to Hillside on this property.

- I. On the final plat, the KANEB Pipeline easement adjacent to the north line of the plat shall be more clearly dimensioned. In this regard, the applicant shall provide proof, by letter from the Pipeline Company or by copy of the pipeline easement agreement, that the easement as depicted on the plat is in conformity with the agreement or is acceptable to the KANEB Pipeline Company.
- J. K. G. and E. has advised that they have several easements on this property. Those easements shall be indicated on the final plat with appropriate recording data. K. G. and E. has also advised that a large power pole exists in the middle of proposed 28th Street North at its intersection with Hillside. With this situation in mind, it is necessary for you to redesign the street alignment in order to clear the existing power pole.
- 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).

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

If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Frey, Inc., 322 Laura, 67211
G. Don Shirkey, 5711 E. 45th St. North, 67220
Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

December 10, 1982
(316) 268-4561

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

RECEIVED

DEC 13 1982

Dept. Of Engineering

Re: S/D 82-16 - Final plat of Terrace Park Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 9, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate a 20-foot private drainage easement on Lots 1 and 2 in Block A just east of the utility easement. A separate document which grants this easement shall be submitted to the Planning Department for review and approval prior to being recorded. The recording data shall be shown on the final plat tracing.
- B. The applicant shall obtain a 20-foot drainage easement immediately west of 28th Street North. This easement shall be submitted to the Planning Department for recording with the plat.
- C. The applicant shall guarantee all drainage improvements required by the platting of this property including construction of the drainage ditch along the westerly side of Block B and construction of the drainage structures at 28th Street North and at the drainage dedication.
- D. The applicant shall submit a maintenance covenant providing for Block B to maintain the drainage ditch on that lot. This covenant shall be submitted to Planning and Engineering for review and approval and for forwarding with the plat to the governing body.
- E. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots.
- F. The applicant shall guarantee the paving of 28th Street North.

- G. The applicant shall guarantee the construction of sidewalks on each side of 28th Street North (office and commercial zoning).
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. The final plat tracing shall indicate joint access easements centered on the common lot lines between Lots 1 and 2 and Lots 2 and 3. These easements should extend into the lots at least as far as the 35-foot building setback. In order to establish the construction and maintenance responsibilities of the shared access drives, it is necessary for the easements to be granted by separate instrument. This instrument shall be submitted to the Planning Department for review prior to recording. The recording data shall be shown on the final plat tracing.
- J. On the final plat tracing, the recording data for the KANEB Pipeline easement shall be referenced on the face of the plat. With regard to this easement, the applicant shall provide proof, by letter from the Pipeline Company, or by copy of the pipeline easement agreement, that the easement depicted on the plat is in conformity with the agreement or is acceptable to the KANEB Pipeline Company especially with regard to the granting of a 20-foot utility easement overlapping a portion of the KANEB easement.
- K. On the final plat tracing, a 20-foot building setback from Hillside and from 28th Street North shall be indicated on Lot 1, Block B, as was shown on the preliminary plat.
- L. A 20-foot utility easement is needed on the west side of Block A and may be granted entirely on this plat or a portion of the easement may be obtained by separate instrument from the property owner to the west.
- M. The applicant's engineer shall meet with K.G.&E. to discuss the Hillside-28th Street intersection as it relates to an existing power pole.
- N. Closure computations shall be submitted with the final plat tracing.
- O. The existing ticket booth which encroaches into Hillside Street right-of-way (as shown on Lot 2, Block A of the preliminary plat) shall be removed prior to release of the plat for recording.
- P. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Moehring and Associates - 12-10-82

Page 3

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, December 16, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Frey, Inc., 322 Laura, 67211
G. Don Shirkey, 5711 E. 45th St. North
X Mike Lindebak, City Engineering