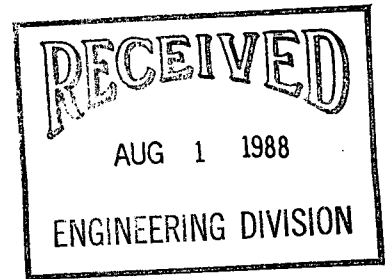


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 88-36 - EMERY PARK ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 28, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

SEE EXHIBIT "A" - SD 88-36

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, July 28, 1988 at 1:30 P.M. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script that reads "Donald Losew".

Donald Losew
Planner

DL/pb

Enclosure

cc: Nagib T. Shabshab, c/o Tomey N. Shabshab,
340 S. Keith, Wichita, Kansas 67209
Mike Lindebak, City Engineer

EMERY PARK ADDITION, FINAL PLAT
COMMENTS APPROVED BY S/D COMMITTEE
7/28/88

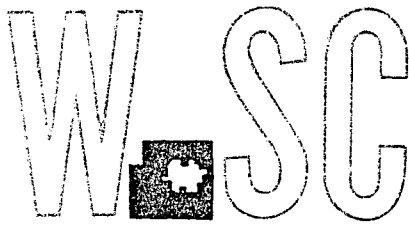
STAFF COMMENTS:

- 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 the paving of the proposed interior streets.
- D. For Minnesota, the applicant shall attempt to obtain the off-site street dedication to the west of this plat. The applicant shall guarantee the paving of Minnesota from MacArthur to the south line of this plat. As this street is being platted as a collector street, the paving petition shall provide for a sidewalk on each side of the street. If the street dedication cannot be obtained, it is recommended that the paving petition provide for condemnation costs for the needed right-of-way.
- E. The applicant shall guarantee construction of the storm sewers and detention pond required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- H. It is noted that the applicant is requesting the platting of 20-foot building setbacks for the residential lots, rather than the 25-foot setbacks established by zoning.
- I. 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.
- J. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- K. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

• EMERY PARK ADDITION

- L. The final plat shall indicate the recording information for the Northwest Central Pipeline easement on this property.
- M. The final plat tracing shall indicate the platting of a minimum building pad elevation 84.2 City Datum and 1271.6 Mean Sea Level for the lots requiring a minimum pad elevation.
- N. The applicant shall obtain the off-site drainage easement required by the drainage plan for this property. Also, the applicant shall provide City Engineering with a letter from KTA which states their willingness to accept drainage from this property.
- 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. 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.

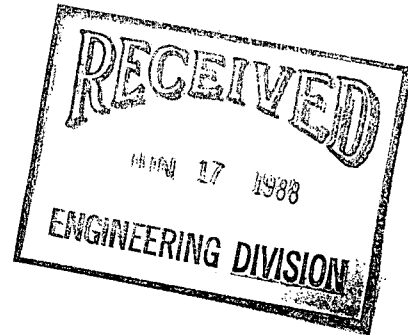
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 17, 1988



Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Preliminary Plat S/D 88-36 - EMERY PARK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 16, 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 the paving of the proposed interior streets.
- E. For Minnesota, the applicant shall attempt to obtain the off-site street dedication to the west of this plat. The applicant shall guarantee the paving of Minnesota from MacArthur to the south line of this plat. As this street is being platted as a collector street, the paving petition shall provide for a sidewalk on each side of the street. If the street dedication cannot be obtained, it is recommended that the paving petition provide for condemnation costs for the needed right-of-way.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. It is noted that the applicant is requesting the platting of 20-foot building setbacks for the residential lots, rather than the 25-foot setbacks established by zoning.
- J. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- K. 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.
- L. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- N. The final plat shall indicate the recording information for the Northwest Central Pipeline easement on this property.
- O. On the final plat, the centerline of the pipeline easement shall be dimensioned from the corners of Lots 1 and 2, Block 1.
- P. On the final plat, the east/west street adjacent to the north line of Lots 26 through 39, Block 1, shall be named Alta. The east/west street adjacent to the north line of Lots 1 through 14, Block 2, shall be named Selma.
- Q. On the final plat, "access control except for two openings" shall be dedicated to MacArthur Road across the north lines of Lots 1 and 2, Block 1.
- R. The 15-foot sideyard setbacks shall be more clearly indicated on the final plat for the residential lots adjacent to Minnesota.
- S. On the final plat, a 35-foot rear yard building setback shall be platted on Lots 3 and 4, Block 1, from the south line of these lots. These setbacks are needed to assure a reasonable separation between any industrial uses planned for these sites and the residential lots immediately to the south.

Preliminary Plat S/D 88-36 - EMERY PARK ADDITION

Page 3

- T. 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.
- U. The applicant shall obtain the off-site drainage easement required by the drainage plan for this property. Also, the applicant shall provide City Engineering with a letter from the Kansas Turnpike Authority which states their willingness to accept drainage from this property.
- V. The final plat shall indicate the utility easements requested by K.G.&E. These easements are marked on the surveyor's copy of the approved preliminary plat.
- W. 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.
- X. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- Y. 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.
- Z. 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 information and files. If you should have any questions, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

Enclosure

cc: Nagib T. Shabshab, c/o Tomey N. Shabshab, 340 S. Keith,
Wichita, KS 67209
Mike Lindebak, City Engineer

Date: 11-04-1988

Time: 08:47:14

=====
Interactive Coordinate Geometry
P.E.C. Version 4.01
=====

Directory: shab.proj
Project Number: 36-88000

* CLOSURE EMERY PARK ADD. 11-4-88

abr 5 0

26 7 32 30 31

From Pt. = 7 to Pt. = 32 Distance = 1209.927 Ft.
From Pt. = 7 to Pt. = 32 Bearing = 90 - 0 - 0.0000 Quad. = 1
From Pt. = 32 to Pt. = 30 Distance = 618.537 Ft.
From Pt. = 32 to Pt. = 30 Bearing = 0 - 26 - 38.8597 Quad. = 2
From Pt. = 30 to Pt. = 31 Distance = 852.016 Ft.
From Pt. = 30 to Pt. = 31 Bearing = 16 - 13 - 6.0628 Quad. = 3
From Pt. = 31 to Pt. = 26 Distance = 975.468 Ft.
From Pt. = 31 to Pt. = 26 Bearing = 89 - 53 - 54.4327 Quad. = 3
From Pt. = 26 to Pt. = 7 Distance = 1438.357 Ft.
From Pt. = 26 to Pt. = 7 Bearing = 0 - 3 - 4.8220 Quad. = 4

Total Area = 1646197.384 Sq.Ft. 37.791 Acres
rdf 7 900

Pt. No. = 9/1 7 4925.930064 N 6322.573085 E
rdf 32 901

Pt. No. = 9/1 32 4925.930064 N 7532.500510 E
rdf 30 902

Pt. No. = 9/2 30 4307.411885 N 7537.295044 E
rdf 31 903

Pt. No. = 9/3 31 3489.302470 N 7299.328119 E
rdf 26 904

Pt. No. = 9/4 26 3487.573630 N 6323.861914 E
eof 11-04-1988 09:15:53

EMERY PARK ADDITION

| | | | | |
|----------------|-------------------|--------|---------|---------|
| BLOCK 1, LOT # | 1 | = | 240,072 | SQ. FT. |
| | 2 | | 203,356 | |
| | 3 | | 89,594 | |
| | 4 | | 237,849 | |
| | 5 | | 8,757 | |
| | 6 <u>THRU</u> 17 | (EACH) | 7,500 | |
| | 18 | | 9,503 | |
| | 19 | | 9,587 | |
| | 20 | | 12,767 | |
| | 21 | | 10,164 | |
| | 22 | | 7,760 | |
| | 23 | | 7,200 | |
| | 24 | | 8,899 | |
| | 25 | | 12,086 | |
| | 26 | | 12,252 | |
| | 27 | | 9,233 | |
| | 28 <u>THRU</u> 38 | (EACH) | 7,440 | |
| | 39 | | 8,687 | |

| | | | | |
|----------------|-------------------|--------|-------|--|
| BLOCK 2, LOT # | 1 | | 8,687 | |
| | 2 <u>THRU</u> 13 | (EACH) | 7,440 | |
| | 14 | | 8,114 | |
| | 15 | | 9,643 | |
| | 16 <u>THRU</u> 26 | (EACH) | 7,626 | |
| | 27 | | 8,702 | |

RESERVE "A" 127,780

**PROFESSIONAL
ENGINEERING CONSULTANTS, PA**

1440 E. English
WICHITA, KANSAS 67211

(316) 262-2691

LETTER OF TRANSMITTAL

| | | | |
|-----------|-----------------------|---------|---------------|
| DATE | June 2, 1988 | JOB NO. | 36-87468-2027 |
| ATTENTION | Ms. Vicky Huang, P.E. | | |
| RE: | Emory Park Addition | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

TO Michael E. Lindebak, P.E.
City Engineer
455 North Main
Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

| COPIES | DATE | NO. | DESCRIPTION |
|--------|--------|-----|------------------|
| 2 | 6.2.88 | | Drainage Concept |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS The Preliminary Plat will be submitted by PEC
on Friday, June 3, 1988 for hearing by the
Subdivision Committee on Thursday, June 16, 1988.

COPY TO File

SIGNED: Charles Brown

INTEROFFICE MEMORANDUM

Sensitivity: COMPANY CONFIDENTIAL

Date: 24-Oct-1997 05:17pm
From: Christopher Carrier
Dept: Public Works
Tel No: 268-4498

To: Vicky Huang
To: Kurt Schroeder
CC: Ron Hayworth
CC: Steve Lackey

Subject: Detention Structure Near Emory Park

Yesterday, I received a telephone call from Ron Hayworth concerning a situation that has recently developed at Emory Park. There is a development being constructed just west of the park and they have apparently installed a new storm water detention facility that outlets into the west roadside ditch as you enter the park. Ron did not like that outlet location and said it was causing them a lot of problems.

I looked at the site today and have to agree with Rons assessment. Their ditch is filling up with mud and is always wet making it impossible to mow. Ron says that the drainage never used to go that way.

Anyway, we have a problem. Who reviewed the plans? What can we do now to fix this? Someone either needs to get with Ron or let me know so I can.

Thanks!!

File

THE CITY OF WICHITA

OFFICE OF BOARD OF PARK COMMISSIONERS

DATE: October 18, 1988

TO: Mike Lindebak, City Engineer

FROM: Frank E. Smith, Director of Parks

SUBJECT: Emery Park Addition

The Board of Park Commissioners are willing to grant the necessary drainage easement for the detention system outfall planned for Emery Park Addition.

Construction plans for the outfall pipe are to be submitted to the Park Department for review and approval prior to grant of the easement.

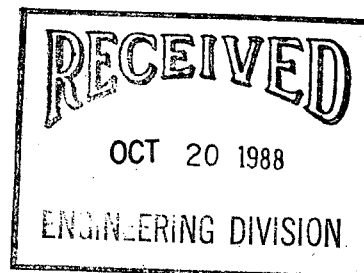
This item will be placed on the November 14, 1988 Park Board agenda.



Frank E. Smith
Director of Parks

FES/dh

cc: Dick Linn, PEC



Vickery



KANSAS TURNPIKE AUTHORITY

BOX 780007 WICHITA, KANSAS 67278 (316) 682-4537

September 30, 1988

Mr. Mike Lindebak, P. E.
City Engineer
455 N. Main
Wichita, Kansas 67202

Re: Emery Park Addition
Wichita, KS 67218

Dear Mike:

We are in receipt of the drainage plan for the above-referenced addition to the City of Wichita. Based on Mr. Richard Linn's letter of September 6, 1988, and subsequent telephone conversations we ask for the following revisions to this plan:

1. Move the 15" discharge pipe approximately 150 feet north and grade to drain.
2. Provide rip rap or some type of stabilization at the discharge end of the 15" pipe.

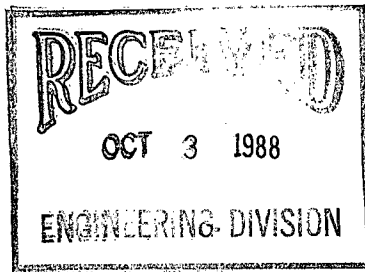
With these changes and the right to approve the final drainage plan, the Kansas Turnpike Authority is willing to accept the drainage from this property.

Sincerely,

KANSAS TURNPIKE AUTHORITY

R. D. FOGO, P. E.
Chief Engineer-Manager

RDF:sss



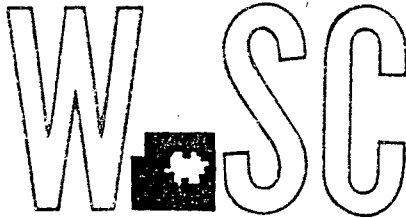
PHILIP L. WOODBURY, *Chairman*
Emporia
REPRESENTATIVE REX CROWELL, *Vice-Chairman*
Longton

RICHARD R. ROCK, *Secretary-Treasurer*
Arkansas City
HORACE B. EDWARDS
Independence

SENATOR BILL MORRIS
Wichita
LAWRENCE C. GATES
General Counsel

R.D. FOGO
Chief Engineer-Manager
JON GLASER
Controller
Asst. Secretary-Treasurer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 5, 1988

Professional Engineering Consultants
1440 East English
Wichita, Kansas 67211

Re: S/D 88-36 - EMERY PARK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 1988, 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 July 29, 1988.

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 platator.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Donald Losew
Planner

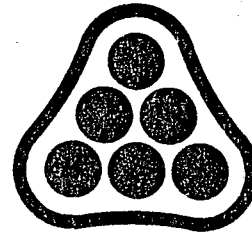
DL/pb

cc: Nagib T. Shabshab, c/o Tomey N. Shabshab, 340 Keith, Wichita 67209
Mike Lindebak, City Engineer

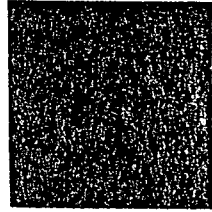
DIRECTORS

- C. O. KNOR, P.E.
- C. J. FREUND, P.E.
- W. H. KELTNER, P.E.
- R. D. PLETCHER, P.E.
- F. D. MIDDLETON, JR., P.E.
- D. E. MALTBIE, P.E.
- M. D. SCHOMAKER, P.E.
- G. D. SCHOCK, P.E.
- J. H. BAILEY, P.E., PH.D.
- D. I. NORTON, P.E.

36-87428-2027



PROFESSIONAL
ENGINEERING
CONSULTANTS
PROFESSIONAL ASSOCIATION



August 17, 1988

First United Pentecostal Church, Inc.
 1755 East MacArthur Road
 Wichita, Kansas 67216

Reference: Minnesota Street Extension South of MacArthur Road.

Dear Sirs:

Professional Engineering Consultants, P.A., are providing engineering services in connection with the platting of Emery Park Addition, located on the south side of MacArthur Road, and west of the Kansas Turnpike. The plat will provide right-of-way for the east 1/4 of Minnesota Street along the west plat boundary. Minnesota Street has been previously platted south of this location. Enclosed is a copy of the Preliminary Plat.

Ownership records indicate that you own the following described unplatted tract, located immediately west of the proposed plat:

THE EAST 5 ACRES OF THE NORTH 20 ACRES OF THE W1/4 OF THE NW1/4 OF SECTION 15, TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M.

One of the platting requirements by the Planning Commission is that we attempt to secure a dedication of right-of-way for the W1/4 of Minnesota Street.

Enclosed is a dedication form which will provide the necessary right-of-way for this future street. If you are agreeable to this request, please return the executed document to this office for handling.

If additional information is desired, please advise.

Very truly yours,

PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

Richard W. Linn, P.E.
 Project Manager

| | |
|---|-----------------------------|
| Enclosures are to be included with file copy of correspondence. | |
| Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| Include only these items: <u>attached</u> | |
| Author <u>RWL</u> | |

RWL/tld

Enclosure

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 5

JULY 28, 1988

STAFF REPORT
(Final Plat; Preliminary approved 6/16/88)

CASE NUMBER: S/D 88-36 - EMERY PARK ADDITION

OWNER/APPLICANT: Nagib T. Shabshab, c/o Tomey N. Shabshab,
340 S. Keith, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Southeast corner of Minnesota and MacArthur Road.

SITE SIZE: 37.8 Acres

NUMBER OF LOTS:

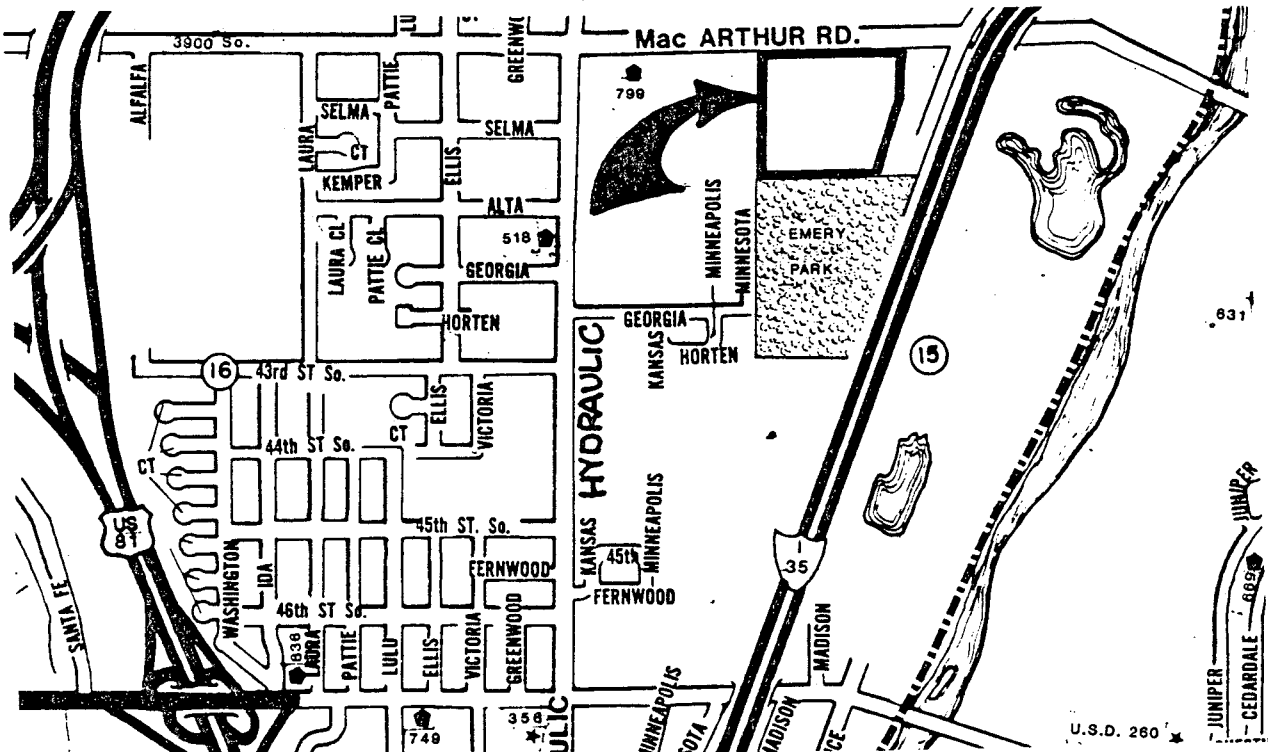
| | |
|--------------|----|
| Residential: | 62 |
| Office: | |
| Commercial: | 1 |
| Industrial: | 3 |
| Total: | 66 |

MINIMUM LOT AREA: 7,440 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "LC" and "E" (Z-2753)

VICINITY MAP:



STAFF COMMENTS:

- 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 the paving of the proposed interior streets.
- E. For Minnesota, the applicant shall attempt to obtain the off-site street dedication to the west of this plat. The applicant shall guarantee the paving of Minnesota from MacArthur to the south line of this plat. As this street is being platted as a collector street, the paving petition shall provide for a sidewalk on each side of the street. If the street dedication cannot be obtained, it is recommended that the paving petition provide for condemnation costs for the needed right-of-way.
- F. The applicant shall guarantee construction of the storm sewers required by this plat.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. It is noted that the applicant is requesting the platting of 20-foot building setbacks for the residential lots, rather than the 25-foot setbacks established by zoning.
- J. 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.
- K. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- L. Any relocation, lowering or encasement of the pipeline made necessary by this development will not be at the expense of the City.

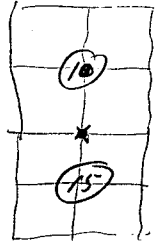
- M. The final plat shall indicate the recording information for the Northwest Central Pipeline easement on this property.
- N. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what drainage guarantees are required and what is the needed elevation for the minimum pad elevation.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # ~~4~~ ⁵

JUNE 16, 1988

STAFF REPORT
(Preliminary Plat)



CASE NUMBER: S/D 88-36 - EMERY PARK ADDITION

OWNER/APPLICANT: Nagib T. Shabshab, c/o Tomey N. Shabshab,
340 S. Keith, Wichita, KS 67209

SURVEYOR/ENGINEER: Professional Engineering Consultants, P.A.

LOCATION: Southeast corner of Minnesota and MacArthur Road.

SITE SIZE: 37.8 Acres

NUMBER OF LOTS:

| | |
|--------------|----|
| Residential: | 62 |
| Office: | |
| Commercial: | 1 |
| Industrial: | 3 |
| Total: | 66 |

MINIMUM LOT AREA: 7,440 Sq. Ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA", "LC" and "E" (Z-2753)

640
660
60
370
250
310
370

2660
1980

680

1/2" Trac. 100' Area

VICINITY MAP:



STAFF COMMENTS:

- NOTE: A zone change (Z-2753) requesting "E" (light industrial) and "LC" (light commercial) zoning for a portion of this site presently zoned "AA" (single-family) has been approved subject to platting. Upon completion of the plat, Lots 1, 3 and 4 in Block 1, will be zoned "E", while Lot 2 of Block 1 will be zoned "LC". The remaining portion of the area being platted will retain its "AA" zoning (Lots 5-39, Block 1 and Lots 1-27, Block 2).
- 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 the paving of the proposed interior streets.
 - E. For Minnesota, the applicant shall attempt to obtain the off-site street dedication to the west of this plat. The applicant shall guarantee the paving of Minnesota from MacArthur to the south line of this plat. As this street is being platted as a collector street, the paving petition shall provide for a sidewalk on each side of the street. If the street dedication cannot be obtained, it is recommended that the paving petition provide for condemnation costs for the needed right-of-way.
 - F. The applicant shall guarantee construction of the storm sewers required by this plat.
 - G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
 - I. It is noted that the applicant is requesting the platting of 20-foot building setbacks for the residential lots, rather than the 25-foot setbacks established by zoning.
 - J. 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.
 - K. 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.
 - L. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

EMERY PARK ADDITION

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- M. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- N. The final plat shall indicate the recording information for the Northwest Central Pipeline easement on this property.
- O. On the final plat, the centerline of the pipeline easement shall be dimensioned from the corners of Lots 1 and 2, Block 1.
- P. On the final plat, the east/west street adjacent to the north line of Lots 26 through 39, Block 1, shall be named Alta. The east/west street adjacent to the north line of Lots 1 through 14, Block 2, shall be named Selma.
- Q. On the final plat, "access control except for one opening" shall be dedicated to MacArthur Road across the north lines of Lots 1 and 2, Block 1.
- R. The 15-foot sideyard setbacks shall be more clearly indicated on the final plat for the residential lots adjacent to Minnesota.
- S. On the final plat, a 35-foot rear yard building setback shall be platted on Lots 3 and 4, Block 1, from the south line of these lots. These setbacks are needed to assure a reasonable separation between any industrial uses planned for these sites and the residential lots immediately to the south.
- T. 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.
- U. 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.
- V. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- W. 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.
- X. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, FIRST UNITED PENTECOSTAL CHURCH, INC.

being the owner of the following described real estate in Sedgwick County, Kansas, to wit:

THE EAST 33 FEET OF THE FOLLOWING DESCRIBED TRACT:
THE EAST 5 ACRES OF THE NORTH 20 ACRES OF THE W½ OF THE NW¼ OF SECTION 15,
TOWNSHIP 28 SOUTH, RANGE 1 EAST OF THE 6TH P.M.

do es hereby dedicate the above described real estate to the public for street purposes.

Executed this _____ day of _____ 19 ____.

FIRST UNITED PENTECOSTAL CHURCH, INC.

STATE OF KANSAS)
SEDGWICK COUNTY)^{ss}

BE IT REMEMBERED, that on this _____ day of _____, came _____

to me personally known to be the same person who executed the foregoing instrument and duly acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal, the day and year last above written.

Submitted to the Wichita-Sedgwick County Metropolitan Area Planning Commission and the Board of Commissioners of the City of Wichita, Kansas, and approved by said Board of Commissioners of the City of Wichita, Kansas,

this _____

City Clerk

Notary Public

My Commission Expires: _____