

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-78 Name Central-Maize Addition
Date Application Rec'd. 9-15-83 Preliminary Approval 9-29-83
Scheduled S/D Meeting 11-21-83

DESCRIPTION

General Location Southwest corner of Central and Maize Road

Owner Highland House, a Partnership, c/o Nestor Weigand, Jr.
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 262-2691

- | | |
|--|---|
| <p>1. Gross Acreage of Plat <u>21.3 acres +</u></p> <p>2. Number of Lots :
Residential _____
Commercial <u>4</u>
Industrial _____
Other _____
Total Number of Lots <u>4</u></p> <p>3. Minimum Lot Frontage <u>150 feet</u></p> <p>4. Minimum Lot Area <u>30,000 sq. ft</u></p> <p>5. Existing Zoning <u>AA and LC</u></p> <p>6. Proposed Zoning <u>AA and LC (Z-2505 and DP-129)</u></p> <p>9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u></p> <p>11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____</p> <p>12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____</p> | <p>7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>-0-</u> New _____ ft.</p> <p>8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no</p> |
|--|---|

STAFF COMMENTS:

NOTE: Associated commercial community unit plan DP-129 has been approved. Uses permitted on all lots include financial, office, personal service and retail sales as permitted by the zoning district. Lots 1, 2 and 3 are also permitted to have restaurants although no carry-out food services are permitted on Lot 2. Lot 4 is permitted a shopping center (including associated tire, battery, and accessory stores).

- 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, the adequacy of the Reserve for drainage and floodway purposes and on the acceptability of the proposed minimum building pads.
- B. The applicant shall submit a covenant authorizing the City to maintain the Reserve and assess the benefiting properties in the event the Reserve is not adequately maintained by its owner(s).
- C. Any drainage improvements required by this plat shall be guaranteed by the applicant.
- D. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- E. In accordance with the C.U.P. requirement, a continuous decel lane along the north line of Lots 4 and 1 and the east line of Lots 3 and 4 shall be guaranteed. Included in these guarantees shall be the portions of the major entrances into Lot 4 which are within public right-of-way.

(Over)

- F. On the final plat tracing, the legend shall include the note that building setbacks are per the associated Community Unit Plan.
- G. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

EASEMENT FOR DRAINAGE OF SURFACE WATER

WHEREAS the undersigned Sam E. and Elenore Rudd, Highland House, A Partnership, and The Celia Levand Trust, are the owners of certain land being platted as Lots 1, 2, 3, and 4, Central-Maize Addition to Wichita, Sedgwick County, Kansas; and

WHEREAS it is desirable to create a private drainage easement to allow Lots 1, 2, and 3 of said Addition, to drain surface water to Lot 4 of said Addition:

NOW, therefore, the above mentioned owners, hereby grant to the current or future owners of Lots 1, 2, and 3 of said Addition; full and free right and authority to drain surface water to Lot 4, in accordance with the approved drainage plan on file with the City of Wichita;

THE current or future owners of Lot 4 shall develop and maintain Lot 4 in such a manner as to not hinder the flow of surface drainage from said Lots 1, 2, and 3.

THE grant of easement shall run with the land and shall be binding on and shall insure to the benefit of the parties hereto, their successors or assigns.

Executed This 12th Day of March, 1984.

[Signature], Sam E. Rudd

[Signature], Elenore Rudd

HIGHLAND HOUSE, A PARTNERSHIP
BY ALL PARTNERS

[Signature], Leslie J. Rudd

[Signature], Nestor R. Weigand Jr.

THE CELIA LEVAND TRUST:

[Signature], Trustee
Celia Levand

[Signature], Trustee
Doris E. Steeg
STEG

State of Kansas
County Of Sedgwick

Be it remembered that on this 12th day of March, 1984, before me a Notary Public in aforesaid State and County, came Sam E. Rudd and Elenore Rudd, Husband and Wife, to me personally known to be the same persons who executed the foregoing instrument of writing and duly acknowledged the execution of same, in testimony whereof I have here unto set my hand and affixed my Notarial Seal the day and year above written.

[Signature], Notary Public

My Appointment Expires March 16, 1987

State of Kansas
County of Sedgwick

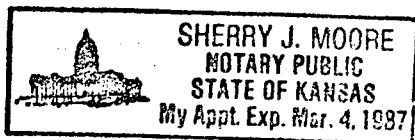
Be it remembered that on this 12th day of March, 1984
before me a Notary Public in aforesaid State and County, came
Nestor R. Weigand, Jr., Partner and Leslie J. Rudd, Partner, all of the
partners of Highland House, a Partnership to me personally known to be
the same persons who executed the foregoing instrument of writing and
duly acknowledged the execution of same for and on behalf and as the
act and deed of said Partnership, in testimony whereof I have hereunto
set my hand and affixed my Notarial Seal the day and year above written.

Patricia J. Dale, Notary Public
My Appointment Expires March 16, 1987

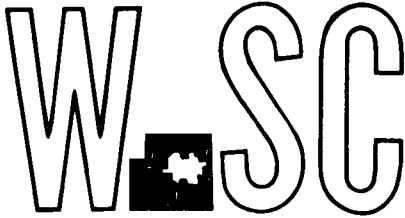
State of Kansas
County of Sedgwick

Be it remembered that on this 9th day of April, 1984,
before me a Notary Public in aforesaid State and County, came Celia Levand,
Trustee, and Doris E. Steeg, Trustee of the Celia Levand Trust, to me
personally known to be the same persons who executed the foregoing
instrument of writing and duly acknowledged the execution of same for
and on behalf and as the voluntary act and deed of said trust, in
testimony whereof I have hereunto set my hand and affixed my Notarial
Seal the day and year above written.

Sherry J. Moore, Notary Public
My Appointment Expires _____

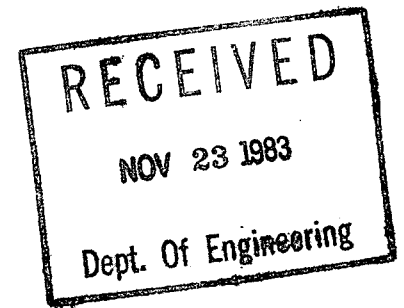


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



November 22, 1983

Professional Engineering Consultants, P.A.
Attention: Gary Wiley
1440 E. English
Wichita, Ks. 67211

Re: S/D 83-78 - Final plat of Central-Maize Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 21, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant's drainage plan has been approved subject to submission of a covenant requiring Lot 4 to accept drainage from Lots 1, 2 and 3 across Lot 4 to the Reserve.
- B. The applicant shall submit a covenant authorizing the City to maintain the Reserve and assess the benefiting properties in the event the Reserve is not adequately maintained by its owner(s).
- C. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- D. In accordance with the C.U.P. requirement, a continuous decel lane along the north line of Lots 4 and 1 and the east line of Lots 3 and 4 shall be guaranteed. Included in these guarantees shall be the portions of the major entrances into Lot 4 which are within public right-of-way.
- E. On the final plat tracing, the legend shall include the note that building setbacks are per the associated Community Unit Plan.

P.E.C., P.A.
Attention: Gary Wiley
November 22, 1983
Page 2

- F. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 December 1, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Highland House, a Partership, c/o Nestor Weigand, Jr.
150 N. Market, 67202
✓Mike Lindebak, City Engineer



SEDGWICK COUNTY, KANSAS

DEPARTMENT OF PUBLIC WORKS

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 268-7901

Claud S. Shelor, P.E.
Director of Public Works/County Engineer

DATE: November 18, 1983

TO: Chris Breitenstein

FROM: Phil Dietrich *PD*

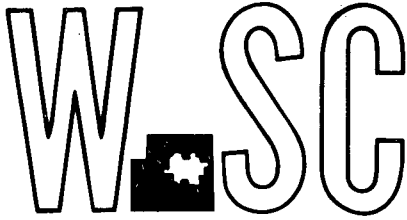
SUBJ: Drainage Plan; Central Maize Addition

We have reviewed the above referenced drainage plan dated 9-20-83 and find sufficient area is dimensioned on the plan to allow access for Cowskin Creek maintenance.

Please advise if you should have any questions.

PD/ap

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

RECEIVED

OCT 4 1983

Dept. Of Engineering

October 3, 1983

Professional Engineering Consultants, P.A.
Gary Wiley
1440 E. English
Wichita, Kansas 67211

Re: S/D 83-78 - Preliminary plat of Central-Maize Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 29, 1983, 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. Prior to submitting a final plat, the applicant's agent shall meet with the City Engineer to discuss proposed drainage of this site. The County Engineer has requested a copy of the final drainage plan so that he can be assured of access to Crowskin Creek which the County maintains.
- B. The plattor's text shall specify ownership and maintenance responsibilities of the reserves. A covenant shall also be submitted which gives the City authority to maintain the reserve and assess the benefiting properties in the event the reserve is not adequately maintained.
- C. Any drainage improvements required for development of this property shall be guaranteed by the applicant.
- D. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served. Appropriate easements shall be shown on the final plat. The applicant's agent shall meet with the City Engineer to discuss the proposed sewer layout prior to filing the final plat.
- E. In accordance with the C.U.P. requirement, a continuous decel lane along the north line of Lots 4 and 1 and the east line of Lots 3 and 4 shall be guaranteed. Included in these guarantees shall be


the portions of the major entrances into Lot 4 which are within public right-of-way.

- F. The plattor's text and legend of the final plat shall reference the fact that building setbacks shall be in accordance with the approved C.U.P.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Highland House, c/o Nestor Weigand, Jr., 150 N. Market,
67202
/ Mike Lindebak, City Engineer
/ Claud Shelor, Department of Public Works, Sedgwick County

S/D No. 83-78 Name Central-Maize Addition

Date Application Rec'd. 9-15-83

Preliminary Approval

Scheduled S/D Meeting 9-29-83

DESCRIPTION

General Location Southwest corner of Central and Maize Road

Owner Highland House, A Partnership, c/o Nester Weigand, Jr.

Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)

Address 1440 E. English, Wichita, Ks Zip Code 67211 Phone 262-2691

- 1. Gross Acreage of Plat 21.3 acres +
- 2. Number of Lots :
 - Residential _____
 - Commercial 4
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 4
- 4. Minimum Lot Frontage 150 ft.
- 5. Minimum Lot Area 30,000 sq. ft.
- 6. Existing Zoning AA & LC
- 7. Proposed Zoning AA and LC (Z-2505 and DP-129)
- 7. Lineal Feet of New Street
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL -0- New _____ ft.
- 8. Sidewalk adjacent to all streets yes X no
- 9. Is public water available X Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) N/A Yes _____ No
- 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

Note: Associated commercial community unit plan DP-129 has been approved. Uses permitted on all lots include financial, office, personal service and retail sales as permitted by the zoning district. Lots 1, 2 and 3 are also permitted to have restaurants although no carry-out food services are permitted on Lot 2. Lot 4 is permitted a shopping center (including associated tire, battery, and accessory stores).

- A. The City Engineer's representative shall be prepared to comment on the proposed drainage concept. The C.U.P. states that all parcels (lots) shall be graded to drain to the reserve and that Lot 4 shall be responsible for ownership and maintenance of the reserve.
- B. Any drainage improvements required for development of this property shall be guaranteed by the applicant.
- C. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served. Appropriate easements shall be shown on the final plat.
- D. In accordance with the C.U.P. requirement, a continuous decel lane along the north line of Lots 4 and 1 and the east line of Lots 3 and 4 shall be guaranteed. Included in these guarantees shall be the portions of the major entrances into Lot 4 which are within public right-of-way.
- E. The plat's text and legend of the final plat shall reference the fact that building setbacks shall be in accordance with the approved C.U.P.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).