

CITY OF WICHITA

DEPARTMENT OF WATER AND WATER POLLUTION CONTROL
SEWER MAINTENANCE DIVISION

DATE: September 22, 1988

TO: Vicky Huang, Engineering

FROM: Paul M. Woodruff, P.E., Civil Engineer III

SUBJECT: Subdivision and Utility
Advisory Committee.

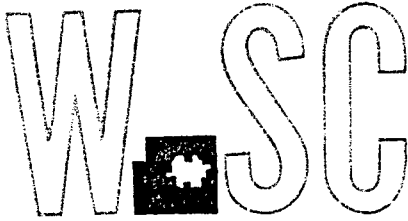
During my review of the proposed agenda packet for the Subdivision and Utility Advisory Committee, I have noticed the following discrepancies with our sanitary sewer system: 1) V-1562 An 8 inch sanitary sewer exists in this easement. Either the sewer line should be relocated at their expense or an agreement should be signed by Nelson to place them responsible for the sewer line. 2) V-1564 A sewer line exists just North of 32nd Street with will conflict with this vacation. A storm sewer is near the area and should be located to verify if it is within the proposed vacation. As above, these sewer lines should either be relocated or have an agreement signed. 3) S/D 86-84 The sanitary sewer line adjacent to this property serves Bel Aire. By signed agreement with the City of Wichita, this line cannot serve any property outside the Bel Aire city limits or a commercial establishment.

Should you have any questions or need additional information, please contact me.

PMW/

cc: File

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 26, 1988

Mr. Gary Wiley
Professional Engineering Consultants, P.A.
1440 East English
Wichita, KS 67211

Re: S/D 88-84 - *Expressway Center Addition*

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 22, 1988, the above captioned plat was considered. The action of the Committee was to defer indefinitely consideration of this plat.

If you should have any questions, please call.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:sm

cc: Arthur Beach Properties, c/o Jack Ritchie, 8100 E. 22nd St.
N., Bldg. 500, Wichita, KS 67226
Mrs. Lawrence Underwood, 3655 N. Oliver, Wichita, KS 67220
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
October 20, 1988

STAFF REPORT
(Revised Preliminary Plat)

CASE NUMBER: S/D 88-84 - EXPRESSWAY CENTER

OWNER/APPLICANT: MacArthur Beach Properties, c/o Jack Ritchie

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

LOCATION: Southeast corner of 37th St. North & Oliver

SITE SIZE: 13.7 acres

NUMBER OF LOTS

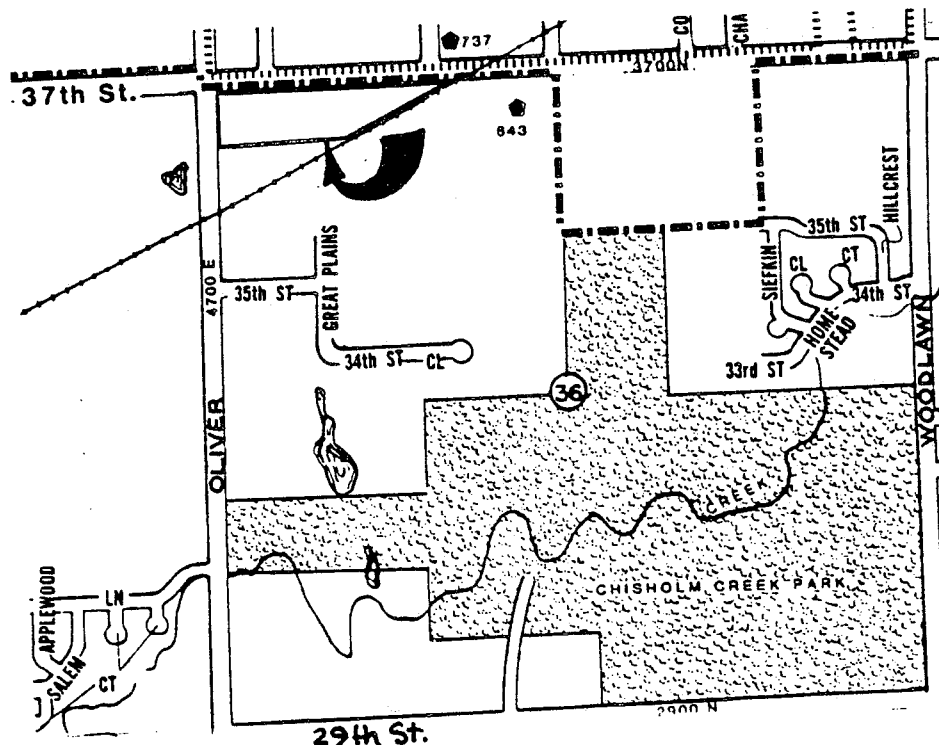
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 2.1 acres

CURRENT ZONING: "AA" One-Family Dwelling & "LC" Light Commercial Districts

PROPOSED ZONING: "LC" Light Commercial District (Z-2803) with D.P.-161

VICINITY MAP:



STAFF COMMENTS:

NOTE: Light Commercial ("LC") zoning has been approved for the entirety of this site, subject to the plat being recorded by October 28, 1988. This plat is also subject to conditions established by the Expressway Center Commercial Community Unit Plan, DP-161.

This plat was deferred at the September 22, 1988 meeting of the Subdivision Committee.

- 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 construction of the storm sewers required by this plat.
- E. As indicated in the C.U.P., the applicant shall guarantee a continuous eastbound accel/decel lane for 37th Street North adjacent to Lots 2, 3, 4, and the west 391 feet of Lot 5. A guarantee for a temporary lane in this location shall also be provided which will be activated if the commercial center is developed prior to improvements on 37th Street North.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement, as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.

- H. The applicant is advised that provision #7 of the associated Community Unit Plan requires the designation of a 24-foot-wide hard surfaced fire lane around main structures constructed within Lots 2, 3 and 4. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- I. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text.
- J. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- K. Since this plat involves the platting of a floodway, the platting's text on the final plat shall reference the standard floodway language.
- L. On the final plat, complete access control shall be shown across the north and west lines of Lot 1, in the areas corresponding to the floodway. For the area outside of the floodway on the north line of Lot 1, if an access opening is desired, it shall be more clearly indicated here.
- M. The applicant is advised that Lot 1 of this plat will be limited to two buildings as is allowed under the corresponding parcel 2 of DP-101. Parcel 1 of the C.U.P. is being platting as a floodway and its development as indicated in the C.U.P. is no longer applicable to this plat. If additional building is desired for Lot 1, C.U.P., DP-161 will need to be amended.
- N. Since the C.U.P. for this site also requires building setbacks adjacent to interior lot lines (not just adjacent to the perimeter streets), the final plat shall have a note on the face of the plat that indicates: "Note: Additional building setbacks have been established under the Expressway Center C.U.P., DP-161."
- O. 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.
- 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 pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

Can not use Bell Aire
SS line!

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

September 22, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-84 - EXPRESSWAY CENTER

OWNER/APPLICANT: McArthur Beach Properties, c/o Jack Ritchie

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

LOCATION: Southeast corner of 37th St. North & Oliver

SITE SIZE: 13.7 acres

NUMBER OF LOTS

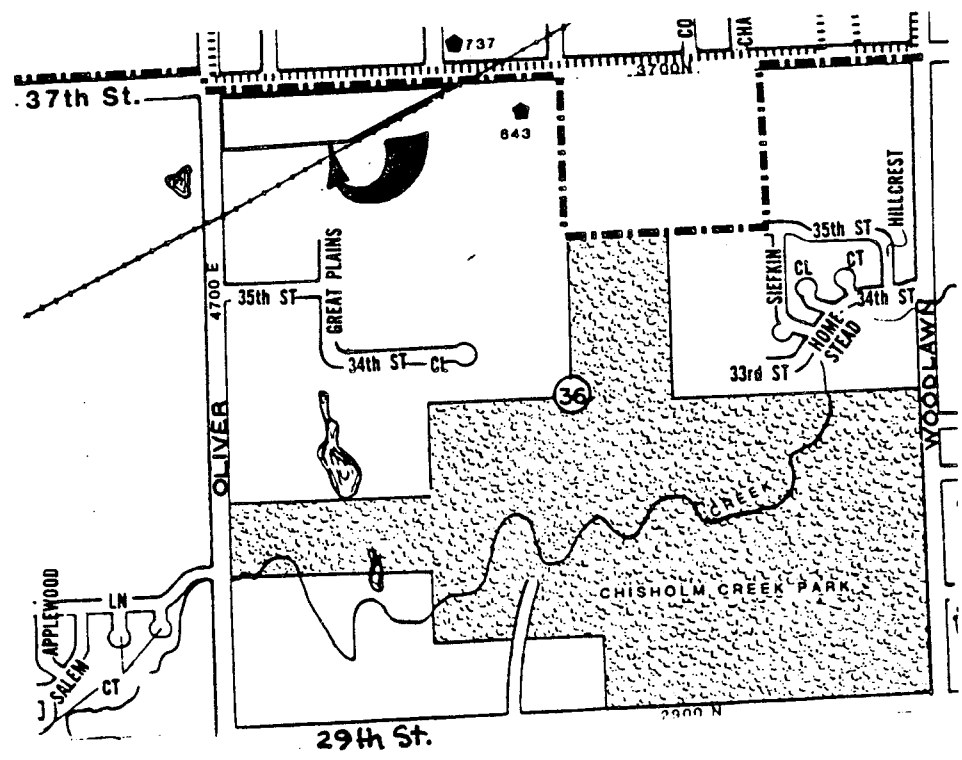
Residential:	
Office:	5
Commercial:	
Industrial:	5
Total:	

MINIMUM LOT AREA: 30,625 sq. ft.

CURRENT ZONING: "AA" One-Family Dwelling & "LC" Light Commercial Districts

PROPOSED ZONING: "LC" Light Commercial District (Z-2803)

VICINITY MAP:

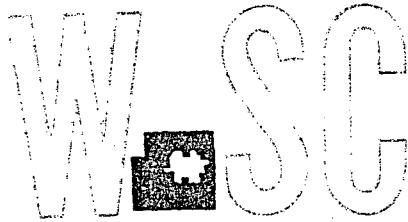


STAFF COMMENTS:

- NOTE: Light Commercial ("LC") zoning has been approved for the entirety of this site, subject to the plat being recorded by October 28, 1988. This plat is also subject to conditions established by the Expressway Center Commercial Community Unit Plan, DP-161.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. The applicant shall guarantee construction of the storm sewers required by this plat.
 - E. As indicated in the C.U.P., the applicant shall guarantee a continuous eastbound accel/decel lane for 37th Street North adjacent to Lots 2, 3, 4, and the west 391 feet of Lot 5. A guarantee for a temporary lane in this location shall also be provided which will be activated if the commercial center is developed prior to improvements on 37th Street North.
 - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - G. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement, as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
 - H. The applicant is advised that provision #7 of the associated Community Unit Plan requires the designation of a 24-foot-wide hard surfaced fire lane around main structures constructed within Lots 2, 3 and 4. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
 - I. 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.

- J. 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.
- K. Requirements for a final plat (see pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 21, 1988

MacArthur Beach Properties
c/o Jack Ritchie
8100 E. 22nd St. N., Bldg. 500
Wichita, KS 67226

Re: S/D 88-84 - Expressway Center

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 20, 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 construction of the storm sewers required by this plat.
- E. As indicated in the C.U.P., the applicant shall guarantee a continuous eastbound accel/decel lane for 37th Street North adjacent to Lots 1, 2, 3, and the west 391 feet of Lot 4. A guarantee for a temporary lane in this location shall also be provided which will be activated if the commercial center is developed prior to improvements on 37th Street North.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- G. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement, as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The applicant is advised that provision #7 of the associated Community Unit Plan requires the designation of a 24-foot-wide hard surfaced fire lane around main structures constructed within Lots 1, 2, and 3. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- I. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text.
- J. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- K. Since this plat involves the platting of a floodway, the platting's text on the final plat shall reference the standard floodway language.
- L. On the final plat, complete access control shall be shown across the north and west lines of Lot 1, in the areas corresponding to the floodway. For the area outside of the floodway on the north line of Lot 1, if an access opening is desired, it shall be more clearly indicated here.
- M. The applicant is advised that Lot 1 of this plat will be limited to two buildings as is allowed under the corresponding parcel 2 of DP-101. Parcel 1 of of the C.U.P. is being platted as a floodway and its development as indicated in the C.U.P. is no longer applicable to this plat. If additional building is desired for Lot 1, C.U.P., DP-161 will need to be amended.

- N. Since the C.U.P. for this site also requires building setbacks adjacent to interior lot lines (not just adjacent to the perimeter streets), the final plat shall have a note on the face of the plat that indicates: "Note: Additional building set backs have been established under the Expressway Center C.U.P., DP-161."
- O. 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.
- 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 pp. 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

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: P.E.C., P.A., 1440 E. English, Wichita, KS 67211
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2
November 3, 1988

STAFF REPORT
(Final Plat; Revised Preliminary Plat approved 10/20/88)

CASE NUMBER: S/D 88-84 - EXPRESSWAY CENTER

OWNER/APPLICANT: MacArthur Beach Properties, c/o Jack Ritchie

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

LOCATION: Southeast corner of 37th St. North & Oliver

SITE SIZE: 13.7 acres

NUMBER OF LOTS

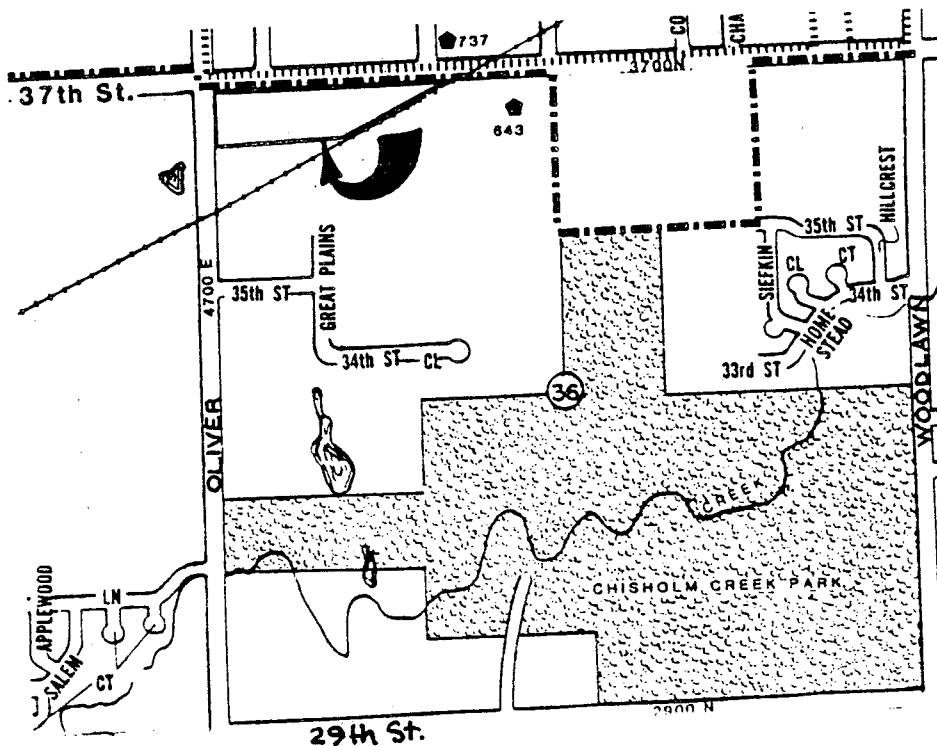
Residential:	
Office:	
Commercial:	4
Industrial:	
Total:	4

MINIMUM LOT AREA: 2.1 acres

CURRENT ZONING: "AA" One-Family Dwelling & "LC" Light Commercial Districts

PROPOSED ZONING: "LC" Light Commercial District (Z-2803) with D.P.-161

VICINITY MAP:

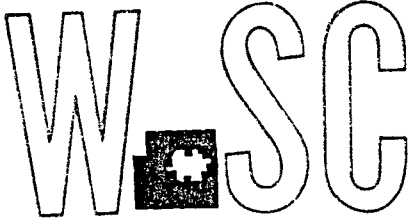


NOTE: Light Commercial ("LC") zoning has been approved for the entirety of this site, subject to the plat being recorded by October 28, 1988. The applicant has requested a six month extension of this requirement at the October 25, 1988 City Council Meeting. This plat is also subject to conditions established by the Expressway Center Commercial Community Unit Plan, DP-161.

- 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 construction of the storm sewers required by this plat.
- E. As indicated in the C.U.P., the applicant shall guarantee a continuous eastbound accel/decel lane for 37th Street North adjacent to Lots 1, 2, 3, and the west 391 feet of Lot 4. A guarantee for a temporary lane in this location shall also be provided which will be activated if the commercial center is developed prior to improvements on 37th Street North.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement, as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The applicant is advised that provision #7 of the associated Community Unit Plan requires the designation of a 24-foot-wide hard surfaced fire lane around main structures constructed within Lots 1, 2 and 3. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.

- I. The applicant is advised that Lot 1 of this plat will be limited to two buildings as is allowed under the corresponding parcel 2 of DP-101. Parcel 1 of of the C.U.P. is being platted as a floodway and its development as indicated in the C.U.P. is no longer applicable to this plat. If additional building is desired for Lot 1, C.U.P., DP-161 will need to be amended.
- J. The final plat tracing shall indicate the "film" and "page" of the joint access easement between Lots 2 and 3.
- K. There are two apparent spelling errors within the floodway text. The text indicates, "ON CR WITHIN" and "CREAIION." The spelling should read "ON OR WITHIN" and "CREATION."
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct? Are the boundaries of the floodway adequate; and are any drainage guarantees required with the platting of this property?

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 4, 1988

MacArthur Beach Properties
c/o Jack Ritchie
8100 E. 22nd St. N., Bldg. 500
Wichita, KS 67226

Re: S/D 88-84 - Expressway Center

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on November 10, 1988, 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 November 4, 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 plattor.
3. Certification that all real estate taxes for 1987 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:svm
Enclosure

cc: P.E.C., P.A., 1440 E. English, Wichita, KS 67211
Mrs. Lawrence Underwood, 3655 N. Oliver, Wichita, KS 67220
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4561

November 4, 1988

MacArthur Beach Properties
c/o Jack Ritchie
8100 E. 22nd St. N., Bldg. 500
Wichita, KS 67226

Re: S/D 88-84 - Expressway Center

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 3, 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 construction of the storm sewers required by this plat.
- E. As indicated in the C.U.P., the applicant shall guarantee a continuous eastbound accel/decel lane for 37th Street North adjacent to Lots 1, 2, 3, and the west 391 feet of Lot 4. A guarantee for a temporary lane in this location shall also be provided which will be activated if the commercial center is developed prior to improvements on 37th Street North.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- G. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement, as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The applicant is advised that provision #7 of the associated Community Unit Plan requires the designation of a 24-foot-wide hard surfaced fire lane around main structures constructed within Lots 1, 2 and 3. This fire lane will be designated on the parking plan to be reviewed and approved at the time of building permit review.
- I. The applicant is advised that Lot 1 of this plat will be limited to two buildings as is allowed under the corresponding parcel 2 of DP-101. Parcel 1 of of the C.U.P. is being platted as a floodway and its development as indicated in the C.U.P. is no longer applicable to this plat. If additional building is desired for Lot 1, C.U.P., DP-161 will need to be amended.
- J. The final plat tracing shall indicate on the face of the plat and in the plat's text the minimum building pad elevation required for Lot 2.
- K. The final plat tracing shall indicate the revised floodway boundary required for this site and shown on Lot 1.
- L. The final plat tracing shall indicate the "film" and "page" of the joint access easement between Lots 2 and 3.
- M. There are two apparent spelling errors within the floodway text. The text indicates, "ON CR WITHIN" and "CREAIION." The spelling should read "ON OR WITHIN" and "CREATION."
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.

MacArthur Beach Properties
November 4, 1988
Page 3

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 10, 1988 at 1:30 p.m. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: P.E.C., P.A., 1440 E. English, Wichita, KS 67211
Mike Lindebak, City Engineer