

WICHITA, SEDGWICK COUNTY, KANSAS

BAUGHMAN COMPANY P.A.
ENGINEERING, SURVEYING, & PLANNING
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211
F. PLATT / SCHLIERFING-MCG

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

December 14, 1995

Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 95-76 SEILER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 14, 1995, 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 December 7, 1995.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Don Losew".

Don Losew
Senior Planner

DL:rh

cc: Aretha L. Knoblauch, 1721 N. Stoney Point, Wichita, KS 67212
William W. Pracht, Trustee, Delano Township, 10121 W. 29th Street North, Wichita,
Ks 67205
Mike Lindebak, City Engineer

ENCLOSURE

SEDGWICK COUNTY



December 7, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
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Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 95-76 SEILER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 7, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Prior to this plat being forwarded to the Wichita City Council, annexation of the site to Wichita should have been applied for and preferably completed.
- B. A guarantee for the extension of sanitary sewer will be required. If necessary, the applicant shall guarantee the extension of water.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the closure of the driveway(s) (one or two) being located in areas of complete access control or in excess of the number of allowed openings.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Complete access control from the inlet south to the perimeter of the property shall be granted. Specifically, if this site is to be allowed one (1) opening, it would appear that it should be limited to the far north line of the site so as not to be in conflict with the major opening along the site's south line, for the Barrington Corner development. It could also be considered appropriate for this site to obtain access to the Barrington Corner entrance instead of any opening to Ridge.

If an opening is to be allowed and restricted to this site's northern portion, the platlor's text or a separate agreement shall be provided, noting that the narrow property to the north will be allowed to use any such opening on this site. When the property to the north

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plats, it is anticipated that no access opening to Ridge should be allowed and consequently a joint type access opening for these two properties should be the most access needed and allowed.

- G. Prior to this plat being released for recording, the applicant shall submit a letter indicating that any objects under the applicant's present ownership/control (gas yardlight, etc.) have been removed from the area being dedicated for street right-of-way.
- H. The final plat tracing shall indicate the platting of the 35-foot building setback from Ridge Road through the existing building which encroaches into the setback area. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- I. The applicant's agent is reminded that platting binders are to be submitted with final plats. Scheduling of this plat to the City Council will be subject to submittal of the binder and satisfaction of any appropriate conditions found through such a review.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- O. The applicant's drainage plan is approved by City Engineering; drainage improvements will be installed at the time of site development.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also available from this office.

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

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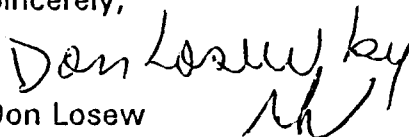
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December 7, 1995

Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 14, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Don Losew" followed by a stylized "ky" and a large flourish.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Aretha L. Knoblauch, 1721 N. Stoney Point, Wichita, KS 67212
William W. Pracht, Trustee, Delano Township, 10121 W. 29th Street North, Wichita, Ks
67205
Mike Lindebak, City Engineer

NOTE: This site is presently located in an island-type area of the County, while largely surrounded and adjacent to Wichita's City Limits. Services to the site will be through Wichita's sewer and water systems.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the Wichita City Council, annexation of the site to Wichita should have been applied for and preferably completed.
- B. A guarantee for the extension of sanitary sewer will be required. If necessary, the applicant shall guarantee the extension of water.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee the closure of the driveway(s) (one or two) being located in areas of complete access control or in excess of the number of allowed openings.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Complete access control from the inlet south to the perimeter of the property shall be granted. Specifically, if this site is to be allowed one (1) opening, it would appear that it should be limited to the far north line of the site so as not to be in conflict with the major opening along the site's south line, for the Barrington Corner development. It could also be considered appropriate for this site to obtain access to the Barrington Corner entrance instead of any opening to Ridge.

If an opening is to be allowed and restricted to this site's northern portion, the platlor's text or a separate agreement shall be provided, noting that the narrow property to the north will be allowed to use any such opening on this site. When the property to the north plats, it is anticipated that no access opening to Ridge should be allowed and consequently a joint type access opening for these two properties should be the most access needed and allowed.

- G. Prior to this plat being released for recording, the applicant shall submit a letter indicating that any objects under the applicant's present ownership/control (gas yardlight, etc.) have been removed from the area being dedicated for street right-of-way.
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- I. The applicant's agent is reminded that platting binders are to be submitted with final plats. Scheduling of this plat to the City Council will be subject to submittal of the binder and

S/D 95-76 - Final Plat of SEILER ADDITION

December 14, 1995 - Page 3

satisfaction of any appropriate conditions found through such a review.

- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- O. The applicant's drainage plan is approved by City Engineering; drainage improvements will be installed at the time of site development.

Note: This plat has been submitted in final form only.