



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 258-4421

December 29, 1994

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

Re: S/D 94-62 CARLSON PRODUCTS - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 1994, 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 22, 1994.

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,

Don Losew  
Senior Planner

DL:rh

cc: ICT Manufacturing, Attn: Jerry James, 4601 N. Tyler Road, Wichita, KS 67205  
Richard McClure, Trustee, Park Township, 5500 N. Maize Road, Maize, KS 67101  
Mike Lindebak, City Engineer

1994 DEC 29



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CITY HALL — TENTH FLOOR  
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WICHITA, KANSAS 67202-1688  
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December 22, 1994

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

Re: S/D 94-62 CARLSON PRODUCTS (Revised Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 22, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is advised that if only a portion of this site obtains "E" zoning, the remaining portions cannot be used for purposes other than as allowed by the "R" zoning for those portions.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that Health Department approval will not be given until the Army Corps of Engineers has given their approval as required in Condition "C" below.
- C. This property has been identified by the Army Corps of Engineering as likely containing wetlands. Prior to this plat being scheduled for governing body review, the applicant shall submit a site development plan to the Army Corp of Engineers for review and approval and shall obtain any permits necessary for the protection and management of any wetland or riparian areas located within the plat. The applicant shall obtain a letter from the Army Corps of Engineers stating that all their requirements have been satisfactorily met.
- D. The plat's text shall be amended on the final plat tracing by noting that Reserve A shall be owned and maintained by the owner of Lot 1. A covenant shall also be submitted in this regard. Further, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.

- ~~E.~~ On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- F. The applicant is advised that a revised platting binder must be submitted covering all of the property now being platted.
- ~~G.~~ 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.
- ~~H.~~ The platting text shall be revised to say that the access points are "to be determined by the appropriate engineer."
- ~~I.~~ 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.
- ~~J.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~K.~~ Recording of the plat within 30 days after approval by the City Council.
- ~~L.~~ As indicated by County Engineering, the final plat tracing shall be amended to indicate a minimum building pad elevation of 1340 MSL and proper reference this elevation to a lowest floor.

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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 29, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: ICT Manufacturing, Attn: Jerry James, 4601 N. Tyler Road, Wichita, KS 67205

Richard McClure, Trustee, Park Township, 5500 N. Maize Road, Maize, KS 67101  
Mike Lindebak, City Engineer

**METROPOLITAN AREA PLANNING COMMISSION**

December 29 1994

**STAFF REPORT**

(Revised Final Plat Approved 12/22/94, Final Plat Approved 9/1/94)

**CASE NUMBER:** S/D 94-62 CARLSON PRODUCTS ADDITION

**OWNER/APPLICANT:** ICT Manufacturing, Attn: Jerry James, 4601 N. Tyler Road, Wichita, KS 67205

**SURVEYOR/ENGINEER:** Baughman Company, P. A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

**TOWNSHIP:** Richard McClure, Trustee, Park Township, 5500 N. Maize Road, Maize, KS 67101

**LOCATION:** North of 45th Street North and east of Tyler Road

**SITE SIZE:** 5.0 Acres

**NUMBER OF LOTS**

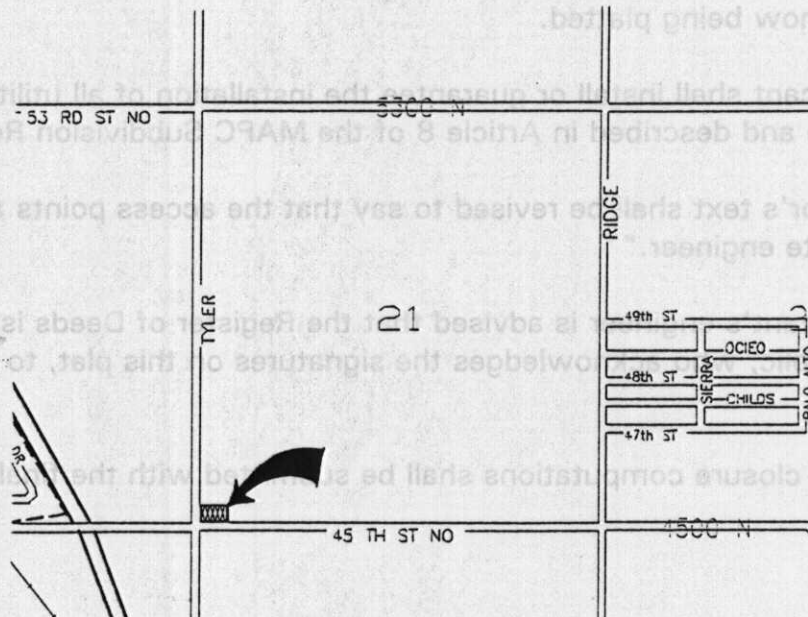
Residential:	
Office:	
Commercial:	
Industrial:	$\frac{1}{1}$
Total:	$\frac{1}{1}$

**MINIMUM LOT AREA:** 5 acres

**CURRENT ZONING:** "R-1"

**PROPOSED ZONING:** "E" (SCZ-0671) and "R-1"

**VICINITY MAP:**



STAFF COMMENTS:

- A. The applicant is advised that if only a portion of this site obtains "E" zoning, the remaining portions cannot be used for purposes other than as allowed by the "R" zoning for those portions.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that Health Department approval will not be given until the Army Corps of Engineers has given their approval as required in Condition "C" below.
- C. This property has been identified by the Army Corps of Engineering as likely containing wetlands. Prior to this plat being scheduled for governing body review, the applicant shall submit a site development plan to the Army Corp of Engineers for review and approval and shall obtain any permits necessary for the protection and management of any wetland or riparian areas located within the plat. The applicant shall obtain a letter from the Army Corps of Engineers stating that all their requirements have been satisfactorily met.
- D. The plattor's text shall be amended on the final plat tracing by noting that Reserve A shall be owned and maintained by the owner of Lot 1. A covenant shall also be submitted in this regard. Further, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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.
- E. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
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- K. Recording of the plat within 30 days after approval by the City Council.
- L. As indicated by County Engineering, the final plat tracing shall be amended to indicate a minimum building pad elevation of 1340 MSL and proper reference this elevation to a lowest floor.