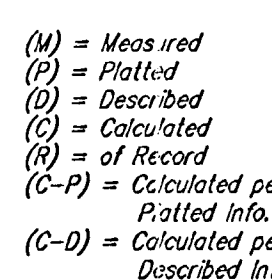


Final foray  
received 8/23/02

 **BAUGHMAN COMPANY P.A.**  
ENGINEERING, SURVEYING, & PLANNING  
316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211  
*E:\PLATT\ZEIGLER\DWG\ZEIGLER.DWG*

My App't. Exp. June 26, 200



Blanket Easement granted to Southwestern Bell Telephone Company  
(Misc. Book 670, Page 56).



FILE COPY

**Wichita-Sedgwick County Metropolitan Area Planning Department**

January 10, 2002

Baughman Company PA  
315 Ellis  
Wichita KS 67211

RE: SUB2001-00114 ZEIGLER ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee subject to the conditions stated in our letter dated January 3, 2002:

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 and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, 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, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

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

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:vyr

Enclosure: Marked Copy of Plat

Copies to:

- Roxann Zeigler, 13510 W. Central, Wichita KS 67235-9931
- Betty McDaniel, 540 N. Rainbow Lake Court, Wichita, KS 67235
- David T. Dennis, 615 N. Rainbow Lakes Road, Wichita KS 67235
- Ed Sumovich or Current Resident, 605 N. Forrestview Court, Wichita KS 67235
- Atha, Spencer G. Trust, 605N Forestview Ct, Wichita KS 67235-8101
- Bert Overfield, 601 N Forrestview Court, Wichita KS 67235
- Linda and Lee League, 13314 W. Central, Wichita KS 67235
- Lawrence Albert, 916 N. Robin, Wichita, KS 67212
- Mike Lindebak, City Engineering, Mail Stop (1-71)
- Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

[www.wichitagov.org](http://www.wichitagov.org)



**Wichita-Sedgwick County Metropolitan Area Planning Department**

November 30, 2001

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

RE: SUB 2001-114 -- Preliminary Plat of Zeigler Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 29, 2001, the above captioned plat was considered. The action of the Committee was to approve the preliminary plat and authorize preparation of the final plat, subject to the following:

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot 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. City/County Engineering needs to comment on the status of the applicant's drainage concept. City Engineering has confirmed that on-site detention is proposed to limit stormwater runoff to existing conditions. The neighboring residents have requested a meeting with City Engineering to review the drainage plan prior to the final plat review.
- E. Traffic Engineering needs to comment on the access controls. The plat proposes one access opening along both 135th St. West and Central. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Central and 135th St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. The final plat shall reference the dedication of access controls in the plat's text. Traffic Engineering has required the access point along Central to be aligned with Forestview. A restrictive covenant shall be submitted that requires the closure of the existing openings along Central and 135th St West upon the establishment of a new use.
- F. Traffic Engineering needs to comment on the need for additional right-of-way. The applicant has platted a triangular corner clip with a 60-ft right-of-way. Traffic Engineering has required a contingent dedication for the standard 75-ft right-of-way for the arterial intersection which shall become effective upon issuance of a building permit for another use.

- G. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- H. On the final plat, the platator's text shall note the dedication of the streets to and for the use of the public.
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #48) and its special conditions for development on this property.
- J. The final plat shall be submitted with a revised name as an Addition within Wichita exists with the name "Ziegler Addition". It is recommended that a greater name distinction be created by adding a first initial.
- K. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the final plat or else documentation provided indicating that such mortgage has been released.
- L. The platator's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- M. 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.)
- 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. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be placed on the agenda for final plat consideration before the Subdivision Committee:

Submission of a title report (current platting binder) by an abstract or title insurance company or an attorney's opinion that fee title is vested in the owner(s) name; if the title report or attorney's opinion has not already been submitted.

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

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



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Roxann Zeigler, 13510 W. Central, Wichita, KS 67235-9931  
Betty McDaniel, 540 N. Rainbow Lake Court, Wichita, KS 67235  
David T. Dennis, 615 N. Rainbow Lakes Road, Wichita, KS 67235  
Ed Sumovich, 605 N. Forrestview, Court, Wichita, KS 67235  
Bert Overfield, 601 N. Forrestview Court, Wichita, KS 67235  
Linda and Lee League, 13314 W. Central, Wichita, KS 67235  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 11/29/01)

**CASE NUMBER:** SUB 2001-114 -- ZEIGLER ADDITION

**OWNER/APPLICANT:** Roxann Zeigler, 13510 W. Central, Wichita, KS 67235-9331

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

**LOCATION:** Northeast corner of 135th St. West and Central Avenue.

**SITE SIZE:** 2.68 Acres

**NUMBER OF LOTS**

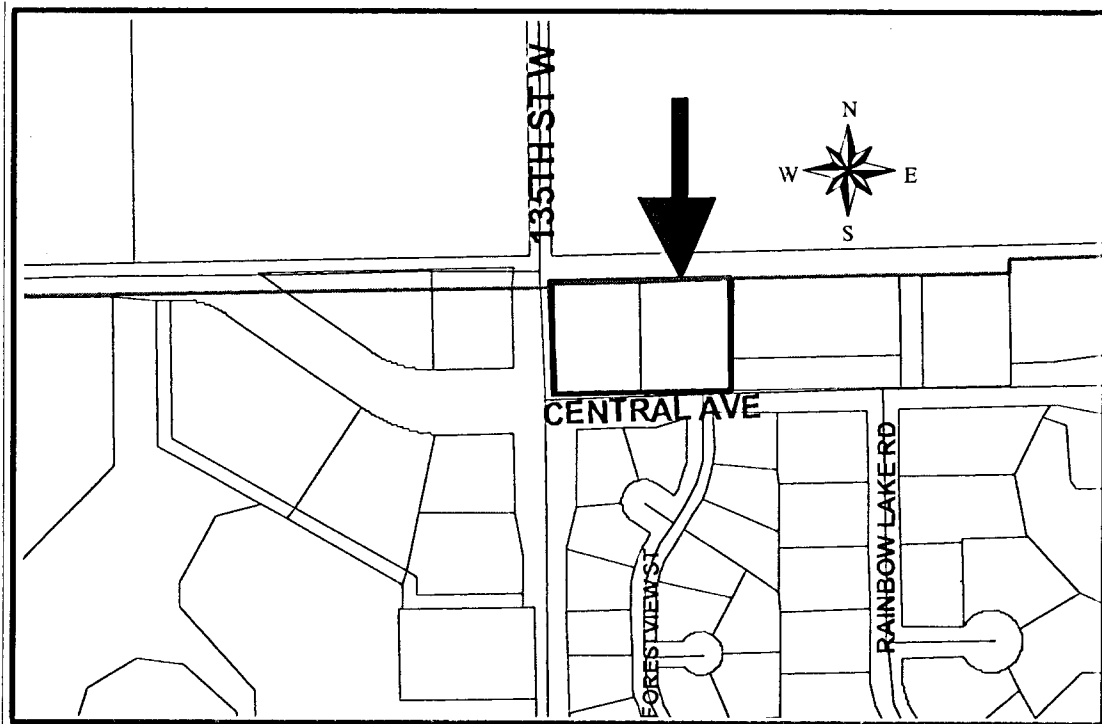
|              |   |
|--------------|---|
| Residential: |   |
| Office:      |   |
| Commercial:  | 1 |
| Industrial:  |   |
| Total:       | 1 |

**MINIMUM LOT AREA:** 1.8 Acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** NO, Neighborhood Office

**VICINITY MAP**



SUB 2001-114 – Final Plat of ZEIGLER ADDITION  
January 10, 2002 - Page 2

Note: This unplatted site is located in the City. The site has been approved for a zone change (Z-3304) from SF-5, Single-Family Residential to NO, Neighborhood Office. A Protective Overlay (P-O #48) was also approved for this site addressing signs, lighting, landscaping, building height and architectural design.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot 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 drainage plan is approved. Improvements will be required at time of site development. The minimum pad elevation denoted on the plat needs to be increased to 161.6.*
- E. The plat proposes one access opening along both 135th St. West and Central. In accordance with the Subdivision regulations, any access openings located within 250 feet of the intersection of Central and 135<sup>th</sup> St. West are limited to right-turns only, and shall be referenced on the face of the plat; or a guarantee provided for the future construction of a raised medial. *Traffic Engineering has required the access point along Central to be aligned with Forestview. A restrictive covenant shall be submitted that requires the closure of the existing openings along Central and 135<sup>th</sup> St West upon the establishment of a new use.*
- F. The applicant has platted a triangular corner clip with a 60-ft right-of-way. *Traffic Engineering has required a contingent dedication for the standard 75-ft right-of-way for the arterial intersection which shall become effective upon issuance of a building permit for another use.*
- G. The applicant is advised that in regard to the portion of the building within the building setback; that while such areas of the existing structure may be maintained, no enlargement of the building in such area will be allowed and if removed, all subsequent rebuilding shall observe building setbacks.
- H. The year "2002" needs to replace "2001" within the signature blocks.
- I. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay (referenced as P-O #48) and its special conditions for development on this property.
- J. The final plat shall be submitted with a revised name as an Addition within Wichita exists with the name "Zeigler Addition". It is recommended that a greater name distinction be created by adding a first initial.
- K. The platlor's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.

SUB 2001-114 – Final Plat of ZEIGLER ADDITION  
January 10, 2002 - Page 3

- 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. (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.)
- M. 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.
- N. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- P. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.