





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

April 19, 2001

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

RE: SUB 2001-25 -- Final Plat of Mel Hambelton Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 19, 2001, 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 April 13, 2001.

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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

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

T 316.268.4421 F 316.268.4390

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## Wichita-Sedgwick County Metropolitan Area Planning Department

April 13, 2001

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

RE: SUB 2001-25 -- Final Plat of Mel Hamblton Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

### STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water services.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. A drainage guarantee is required. A letter from KDOT is required regarding their acceptance of drainage directed onto US-54.
- D. For lots adjacent to railroad tracks, the Subdivision Regulations requires the dedication of 150 feet of complete access control along the street frontage. City Engineering has approved three access openings. A cross-lot circulation agreement is required to assure internal access between the lots. The southernmost opening is approved contingent upon the abandonment of the railroad. Prior to its abandonment, 150 feet of complete access control is required from the railroad tracks.
- E. Traffic Engineering and KDOT need to comment on the need for additional right-of-way for the future Kellogg freeway/interchange, in addition to the medial opening from Kellogg Drive. Traffic Engineering has required complete access control from Kellogg Drive to U.S. 54 Highway.
- F. County Engineering requests petitions for left and right turn lane improvements to 119th St. West.

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- G. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. The joint access easement in Lot 2 needs to be labelled as 30 feet.
- I. The bench mark needs a better described location.
- J. The easement in Misc. Bk. 654, Pg. 229 needs to be located on Lots 1 and 5.
- K. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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 the governing body.
- M. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- N. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- O. The plattor'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.
- 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. (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.)
- Q. 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.
- R. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- S. 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.

- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. *KGE has requested additional easements.*
- X. 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.

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. 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 19, 2001, at 1:00 p.m.

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

**STAFF REPORT**

(Final Plat Approved 4/12/01; Preliminary Plat Approved 3/15/01)

**CASE NUMBER:** SUB 2001-25 -- MEL HAMBELTON ADDITION

**OWNER/APPLICANT:** Mel Hambelton Real Estate, L.L.C., 3901 N. Broadway, Wichita, KS 67219-3202

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

**LOCATION:** Southeast corner of 119th St. West and Kellogg

**SITE SIZE:** 21.15 Acres

**NUMBER OF LOTS**

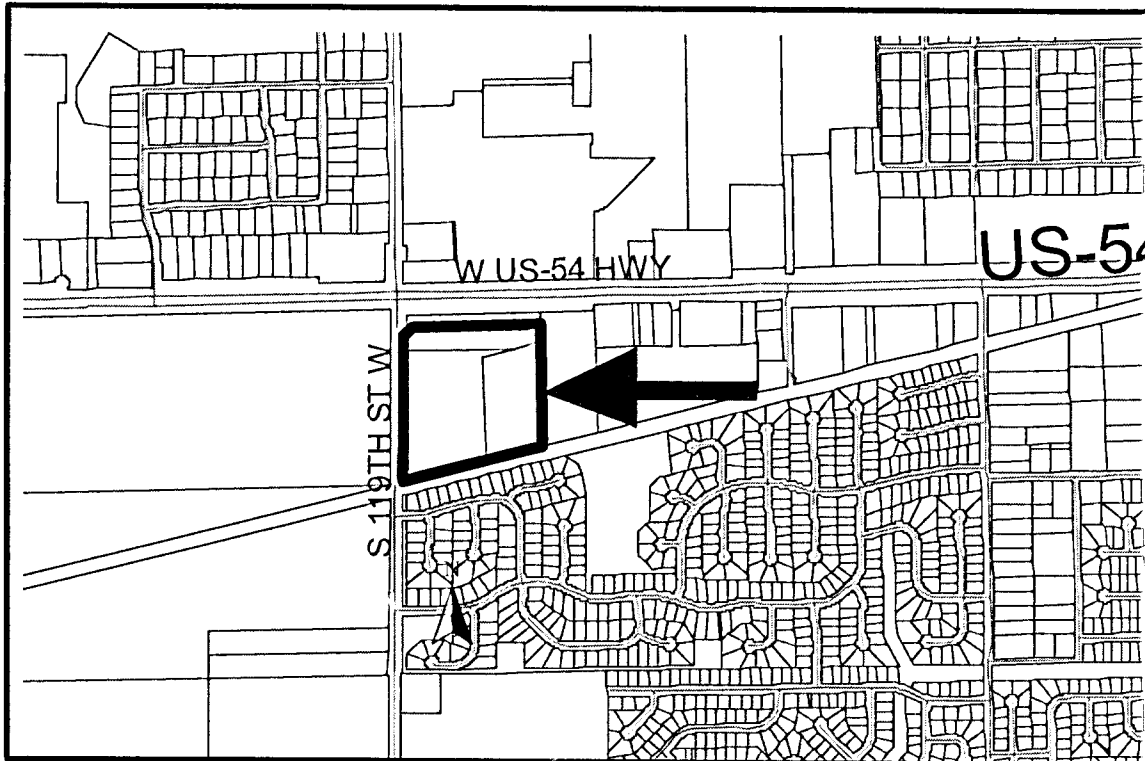
Residential:	
Office:	
Commercial:	8
Industrial:	
Total:	<u>8</u>

**MINIMUM LOT AREA:** 20,000 Sq. Ft.

**CURRENT ZONING:** LI, Limited Industrial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This is a replat of the A & J Industrial Addition.

**STAFF COMMENTS:**

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- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **City Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. A drainage guarantee is required. A letter from KDOT is required regarding their acceptance of drainage directed onto US-54.**
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