

SEDGWICK COUNTY



December 5, 1996

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Baughman Company, P.A. S/D 96-82
315 Ellis
Wichita, KS 67211

RE: S/D 96-82 - AUBURN HILLS COMMERCIAL 2ND ADDITION (Combined One-Step Preliminary/Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 5, 1996, 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 November 21, 1996.

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 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: Attn: Jay Russell, Auburn Hills, Inc., P. O. Box 9007, Wichita, KS 67277
Mike Lindebak, City Engineer



November 21, 1996

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DEPARTMENT

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RE: S/D 96-82 - AUBURN HILLS COMMERCIAL 2ND ADDITION (Combined One-Step Preliminary/Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 21, 1996, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As required by City Engineering, the applicant shall guarantee the extension of sanitary sewer to the lots being platted, and the extension of Municipal water (along Maple) adjacent to the site.

Also, as necessary, easements shall be shown on the final plat tracing for the extension of sanitary sewer into the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.
- C. As noted by CUP, DP-225, the applicant shall guarantee; an acceleration-deceleration lane around the corner of the intersection, adjacent to this site and permanent paving of 135th Street West along the site's frontage to that street. Also, as indicated by Traffic Engineering, a left-turn lane shall be guaranteed in Maple.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this site has apparently already been annexed to the City of Wichita, County Commission approval is unnecessary and the County Commission signature shall be deleted from the final plat tracing. The plat's title shall also note the Addition is to Wichita.

11-20-96

- F. On the final plat tracing, the following corrections shall be made to the plattor's text.
1. The description of Reserve A shall be properly stated; presently a sentence or portion of a sentence is missing. The ownership and maintenance responsibilities shall also be stated.
 2. The text shall state that it is dedicating access controls to the City of Wichita, with the openings approved by the City Engineer.
 3. Since a wall is allowed in Reserve A, it shall be noted that utilities may cross this Reserve.
 4. If any easements are required by the Utilities, the granting of such easements shall be noted.
- G. The applicant is reminded that as stated in DP-225, no access to 135th Street West from this site will be allowed until that street is paved.
- H. On the final plat tracing, the note indicating the site is subject to additional building setbacks per a CUP, shall be corrected to indicate DP-225 and not DP-219.
- I. Prior to this plat being released for recording, proof shall be provided that the site is in the ownership of the party shown on the final plat tracing.
- J. If any mortgages, such as is being indicated in the plat binder (State Bank of Colwich) encumber or will encumber the site, such mortgage holders shall be made signatories to the plat.
- K. The final plat shall indicate the utility easements requested by K.G.& E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.
- 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. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

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S/D 96 - 82 - Combined (-Step Preliminary Final Plat of ALBURN HILLS COMMERCIAL 2ND
November 21, 1996

Page 3

- 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 and/or County Commission.

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 5, 1996 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: Attn: Jay Russell, Auburn Hills, Inc., P. O. Box 9007, Wichita, KS 67277
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-10

December 5, 1996

STAFF REPORT

(One Step Combined Preliminary/Final Plat Approved 11/21/96)

CASE NUMBER: S/D 96-82 - AUBURN HILLS COMMERCIAL 2ND ADDITION

OWNER/APPLICANT: Attn: Jay Russell, Auburn Hills, Inc., P. O. Box 9007, Wichita, KS 67277

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

LOCATION: South of Maple and west of 135th Street West

SITE SIZE: 7.35 Acres

NUMBER OF LOTS

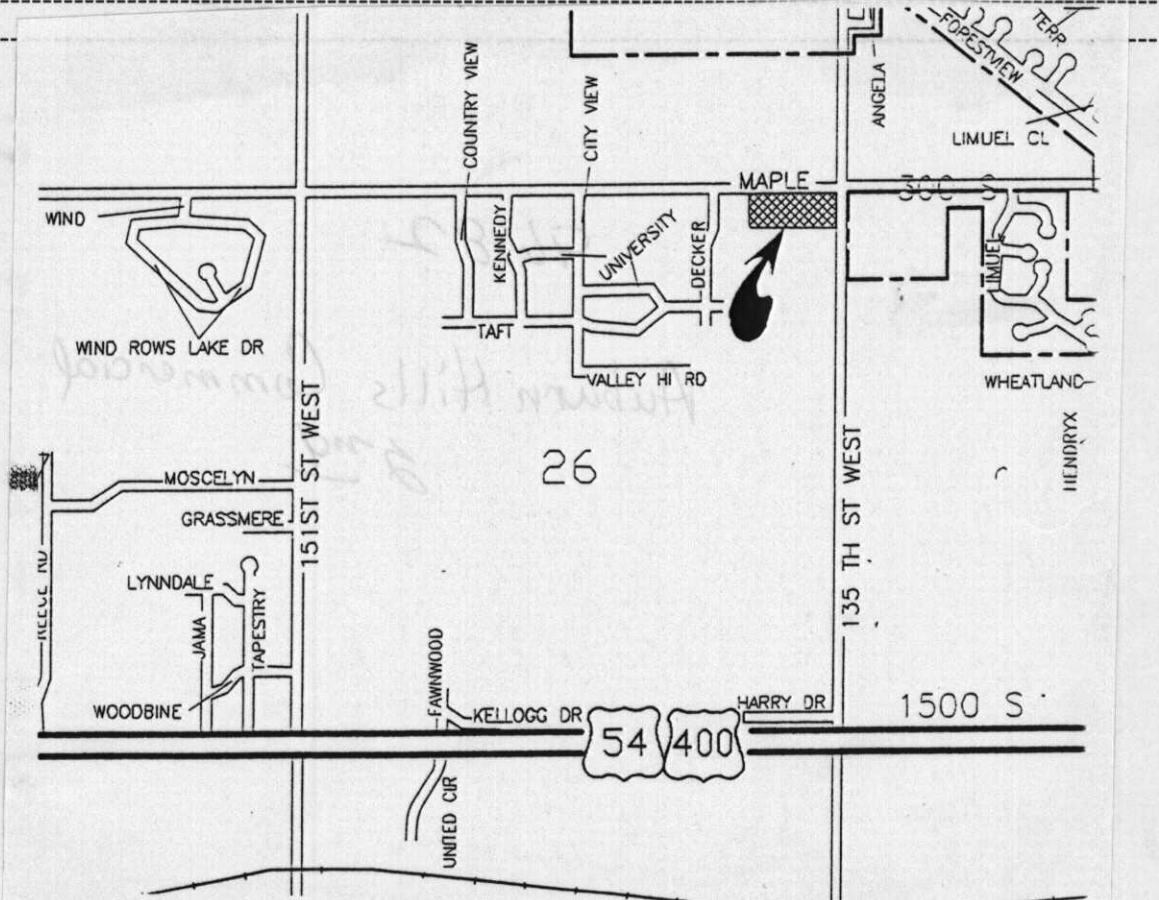
Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 30,624.95 sq. ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "LC" (SCZ-0719) (DP-225)

VICINITY MAP:



NOTE: This plat is being submitted as a combined, one-step preliminary and final plat. Approval of both a zone change to "LC" zoning (SCA-0719) and a Community Unit Plan (DP-225) were obtained while this site was in the County. Apparently, the site has now been annexed to the City of Wichita.

STAFF COMMENTS:

- A. As required by City Engineering, the applicant shall guarantee the extension of sanitary sewer to the lots being platted, and the extension of Municipal water (along Maple) adjacent to the site.
- Also, as necessary, easements shall be shown on the final plat tracing for the extension of sanitary sewer into the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements may be provided at the time of site development.
- C. As noted by CUP, DP-225, the applicant shall guarantee; an acceleration-deceleration lane around the corner of the intersection, adjacent to this site and permanent paving of 135th Street West along the site's frontage to that street. Also, as indicated by Traffic Engineering, a left-turn lane shall be guaranteed in Maple.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this site has apparently already been annexed to the City of Wichita, County Commission approval is unnecessary and the County Commission signature shall be deleted from the final plat tracing. The plat's title shall also note the Addition is to Wichita.
- F. On the final plat tracing, the following corrections shall be made to the plattor's text.
1. The description of Reserve A shall be properly stated; presently a sentence or portion of a sentence is missing. The ownership and maintenance responsibilities shall also be stated.
 2. The text shall state that it is dedicating access controls to the City of Wichita, with the openings approved by the City Engineer.
 3. Since a wall is allowed in Reserve A, it shall be noted that utilities may cross this Reserve.
 4. If any easements are required by the Utilities, the granting of such easements shall be noted.
- G. The applicant is reminded that as stated in DP-225, no access to 135th Street West from this site will be allowed until that street is paved.
- H. On the final plat tracing, the note indicating the site is subject to additional building setbacks

per a CUP, shall be corrected to indicate DP-225 and not DP-219.

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