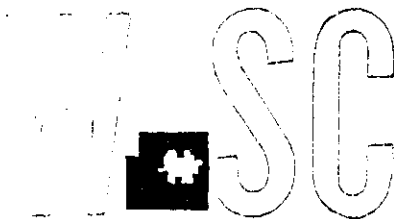


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
3161 268-4421
FAX 3161 268-4390

June 16, 1997

FILE COPY

Mid Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

Re: S/D 97-38 - One-Step Preliminary-Final Plat of MEDITERRANEAN OFFICE PARK ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 12, 1997, 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 June 6, 1997.

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.

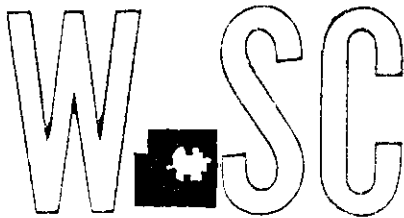
Sincerely,

Dale Miller
Chief Planner, Current Plans Division

DM:ifb

cc: Mike Lindebak, City Engineer, Public Works Department (1-71)
Koch Properties, Inc., % Frank Mills, 4111 E. 37th Street North, Wichita, KS 67220

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1388
(316) 268-4421
FAX (316) 268-4390

June 6, 1997

FILE COPY

Mid Kansas Engineering Consultants, Inc.
411 N. Webb Road
Wichita, KS 67206

Re: S/D 97-38 - One-Step Preliminary-Final Plat of MEDITERRANEAN OFFICE PARK ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 5, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. **Traffic Engineering** indicates no improvements are needed for 29th Street or Cypress Street. Engineering also indicates agreement with the adequacy of access control proposed.
- D. Sidewalks should be provided along the east side of Cypress.
- E. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property, including storm sewers.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant should submit an avigational easement and restrictive noise covenant for this property.
- H. **City Engineering** indicates the applicant's drainage plan should be reviewed. If drainage is to flow to KDOT right-of-way, KDOT approval will need to be obtained.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)

- J. 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.
- K. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks)
- M. The **representatives from the utility companies** should be prepared to comment on the need for utility easements to be granted by this plat.
- N. Perimeter closure computations should be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council.

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, June 12, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Dale Miller
Chief Planner, Current Plans Division

DL:fb

Enclosure

cc: -Koch Properties, Inc., % Frank Mills, 4111 E. 37th Street North, Wichita, KS 67220
Mike Lindebak, City Engineer

June 12, 1997

STAFF REPORT

(One-Step Preliminary-Final Plat, Approved 6/5/97)

CASE NUMBER: S/D 97-38 - MEDITERRANEAN OFFICE PARK ADDITION

OWNER/APPLICANT: Koch Properties, Inc., % Frank Mills
4111 East 37th Street North, Wichita, KS 67220

AGENT: Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206

LOCATION: Located Southwest of K-96 and North of 29th Street.

SITE SIZE: 11.07 +/- Acres

NUMBER OF LOTS

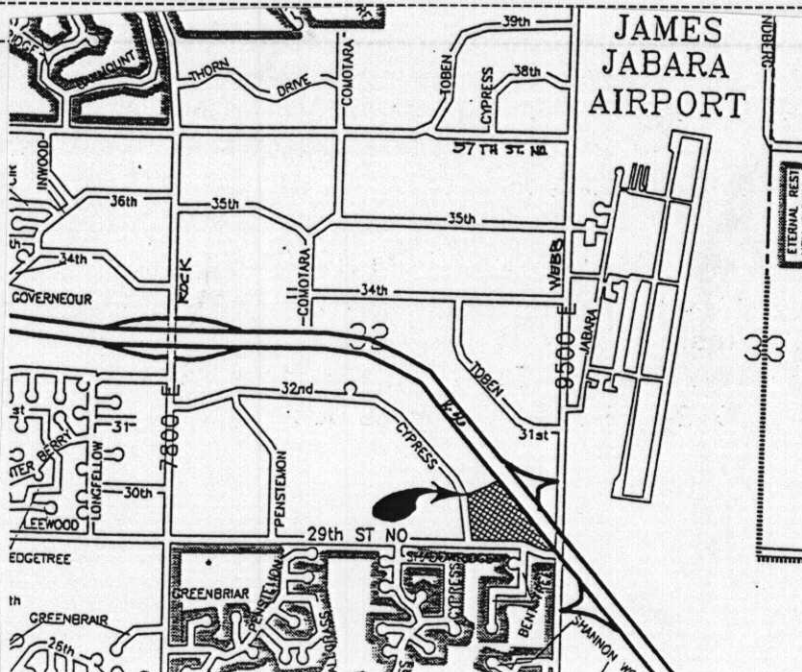
Residential:	
Office:	
Commercial:	5 ("GO" General Office)
Industrial:	==
Total:	5

MINIMUM LOT AREA: 61,750 square feet

CURRENT ZONING: "GO" General Office

PROPOSED ZONING: "GO" General Office

VICINITY MAP:



NOTE: This plat is a replat of Lot 11, Block 2, Mediterranean Plaza Addition. This area is zoned "GO" General Office.

STAFF COMMENTS:

- A. ✓ The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. ✓ **Traffic Engineering** indicates no improvements are needed for 29th Street or Cypress Street. Engineering also indicates agreement with the adequacy of access control proposed.
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- H. ? **City Engineering** indicates the applicant's drainage plan should be reviewed. If drainage is to flow to KDOT right-of-way, KDOT approval will need to be obtained.
- I. ✓ The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
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S/D 97-38- One Step Preliminary Final Plat of MEDITERRANEAN OFFICE PARK ADDITION
June 12, 1997 - Page 3

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