

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 15, 1995

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

Re: S/D 95-30 ABERDEEN COMMERCIAL ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 15, 1995, 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 8, 1995.

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: Edward T. Neville, 9625 W. Maple, Wichita, KS 67209
Mike Lindebak, City Engineer

SEDGWICK COUNTY



June 8, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316/258-4421
FAX 316/258-4390

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

Re: S/D 95-30 ABERDEEN COMMERCIAL ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 8, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Apparently, while sanitary sewer is in the area of this plat, Lot 1 does not appear to have direct access.
- B. Guarantees shall be provided for the provision of water improvements along 119th Street West adjacent to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As noted during approval of the CUP the applicant shall guarantee a continuous accel/decel along this site for both 21st Street North and 119th Street West. Needed left-turn improvements shall also be guaranteed.
- E. The applicant shall guarantee those portions of the major entrances located in street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. As noted in the CUP, access to 119th Street is to be prevented until such time as 119th Street West is paved. The applicant shall therefore submit by separate instrument the temporary dedication of complete access control to 119th Street West from Lots 1 and 2. This document shall note that the temporary dedication will expire upon the required paving and that access will then be subject to the conditions as platted on this Addition.

- H. As now shown, Lot 1 would not have direct access to a public street. Either the plat's text shall more clearly indicate that the access easement is intended to provide Lot 1 with unrestricted access or a separate covenant shall be submitted for recording which assures such access for Lot 1. If necessary, the CUP shall be adjusted to correspond to the access control now being platted. That is, the CUP and plat are not now in agreement as to access control or the locations on involved openings.
- I. 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.)
- 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. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, 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. The maps provided by the Sedgwick County Conservation District indicate this site to contain "soils with inclusions."
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 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 15, 1995 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: Edward T. Neville, 9625 W. Maple, Wichita, KS 67209
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

June 15, 1995

STAFF REPORT

(Final Plat Approve 6/8/95, Preliminary Plat Approved 5/4/95)

CASE NUMBER: S/D 95-30 ABERDEEN COMMERCIAL

OWNER/APPLICANT: Edward T. Neville, 9625 W. Maple, Wichita, KS 67209

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

LOCATION: North of 21st Street North and east of 119th Street West

SITE SIZE: 8.14 Acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 2

Industrial:

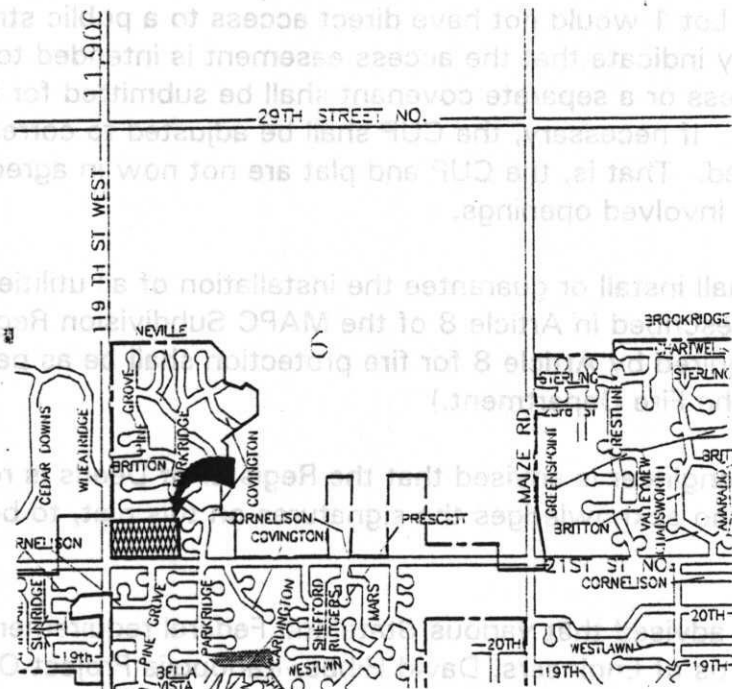
Total: 2

MINIMUM LOT AREA: 40,094 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "LC" (SCZ-0655 and DP-218)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. Apparently, while sanitary sewer is in the area of this plat, Lot 1 does not appear to have direct access.
- B. Guarantees shall be provided for the provision of water improvements along 119th Street West adjacent to this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As noted during approval of the CUP the applicant shall guarantee a continuous accel/decel along this site for both 21st Street North and 119th Street West. Needed left-turn improvements shall also be guaranteed.
- E. The applicant shall guarantee those portions of the major entrances located in street right-of-way.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. As noted in the CUP, access to 119th Street is to be prevented until such time as 119th Street West is paved. The applicant shall therefore submit by separate instrument the temporary dedication of complete access control to 119th Street West from Lots 1 and 2. This document shall note that the temporary dedication will expire upon the required paving and that access will then be subject to the conditions as platted on this Addition.
- H. As now shown, Lot 1 would not have direct access to a public street. Either the plat's text shall more clearly indicate that the access easement is intended to provide Lot 1 with unrestricted access or a separate covenant shall be submitted for recording which assures such access for Lot 1. If necessary, the CUP shall be adjusted to correspond to the access control now being platted. That is, the CUP and plat are not now in agreement as to access control or the locations on involved openings.
- I. 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.)
- 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. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30,

Marquette, KS 67464 (913-546-2294) or Ron Little, 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. The maps provided by the Sedgwick County Conservation District indicate this site to contain "soils with inclusions."

- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.