



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 17, 1995

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

Re: S/D 95-51 HANLEY COMMERCIAL ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 17, 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 August 10, 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: Fred L. Hanley, Trustee, Charlotte Louise Hanley Trust and Marion Paige Hanley Trust, 439 North Belmont, Wichita, KS 67208
Mike Lindebak, City Engineer

SEDGWICK COUNTY



August 10, 1995

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DEPARTMENT

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Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 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. Specifically, Lot 4 will require the extension of sanitary sewer.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. Specifically a water line extension in 21st Street North will be required.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property. Also as determined necessary, cross-lot drainage agreements shall be provided. Improvements may be provided at the time of site development.
- D. As noted by the CUP, DP-213, the applicant shall guarantee the following traffic related improvements:
 - one-half the cost of future signalization, if warranted, at the major entrance to Lot 2 on 21st Street North.
 - on a pro-rata basis with the opposing and adjoining landowners, the extension of left-turn storage on Webb Road and the extension of left-turn storage on 21st Street North.
 - extensions of accel/decel lanes that provide access to the applicant's property and to the major entrances on to Webb Road and 21st Street North.

Also, the applicant shall guarantee the construction of those portions of the major entrance(s) located within public right-of-way.

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- ~~F.~~ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ~~F.~~ As noted by the CUP, the applicant shall submit for recording, with the final plat tracing; a cross-lot circulation agreement which provides for each individual lot to have access across any other lot and in particular assures that Lot 3, will have access to the major entrance on Lot 2, and an agreement that provides for maintenance of drainage, parking areas, etc. will be provided for by a property owners' association if and when multiple ownerships of the site occur.
- ~~G.~~ In regard to the wall or wall easement at the southeast corner of Lot 2 and the indicated sanitary sewer line and manhole at that location as indicated by City Engineering, no such wall will be allowed in that area unless a hold harmless agreement is submitted or an appropriate structure or form of construction is approved by Engineering or the Sewer Department. If the applicant chooses, this wall easement may also be deleted on the plat within this area.
- H. *only thru*
The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property. *name involved?*
- ~~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.
- ~~L.~~ Prior to this plat being released for recording, the applicant shall provide proof that all applicable property taxes as noted in the platting binder, have been paid.
- ~~M.~~ Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- ~~N.~~ 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

REC'D

S/D 95 - 51 - HANLEY COMMERCIAL ADDITION Final Plat
August 10, 1995 - Page 3

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, August 17, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Don Losew". The signature is fluid and cursive, with the first name "Don" being more prominent and the last name "Losew" following in a similar style.

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Fred L. Hanley, Trustee, Charlotte Louise Hanley Trust and Marion Paige Hanley Trust, 439
North Belmont, Wichita, KS 67208
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

August 17, 1995

STAFF REPORT

(Final Plat Approved 8/10/95, Preliminary Plat Approved 7/6/95)

CASE NUMBER: S/D 95-51 HANLEY COMMERCIAL ADDITION

OWNER/APPLICANT: Fred L. Hanley, Trustee, Charlotte Louise Hanley Trust and Marion Paige Hanley Trust, 439 North Belmont, Wichita, KS 67208

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

LOCATION: South of 21st Street North and east of Webb

SITE SIZE: 9.32 Acres

NUMBER OF LOTS

Residential: _____

Office: _____

Commercial: 4

Industrial: _____

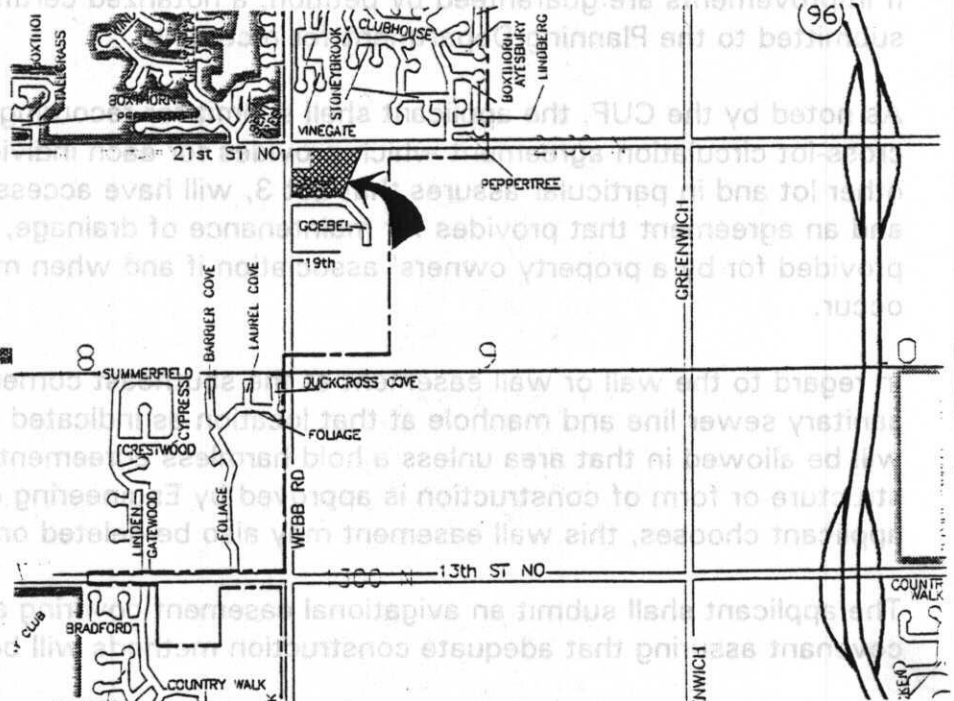
Total: 4

MINIMUM LOT AREA: 0.91 Acre

CURRENT ZONING: "LC"

PROPOSED ZONING: "LC" (Z-3120) and (DP-213)

VICINITY MAP:



FILE COPY

STAFF COMMENTS:

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- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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noise pollution in the habitable structures constructed on subject property.

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