CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 18, 2003

Greg Allison
MKEC Engineering Consultants
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-88 -- Final Plat of Wichita Clinic Addition

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 2003, 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 September 12, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;

2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting ($8.00 for the first page; $4.00 for each additional page), **if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,**

3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e'mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

September 12, 2003

Greg Allison
MKEC Engineering Consultants
411 N. Webb Road
Wichita, KS 67206

RE: SUB 2003-88 -- Final Plat of Wichita Clinic Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 2003, 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 to serve the lot being platted. *The sewer main will also need to be included in the guarantee. Fees in lieu of assessment are needed to connect to water services due to the site not being included in the improvement district.*

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. *A drainage easement is needed. A minimum pad needs to be platted. A cross-lot drainage agreement is needed with the adjoining property to the north. A drainage guarantee is required.*

D. Traffic Engineering and City Fire Department need to comment on the need for additional street right-of-way along Founders Cir. A 70-ft street right-of-way width (41-ft roadway width) is needed to conform with commercial street standards. *The right-of-way width has been approved by Traffic Engineering and City Fire Department. A restrictive covenant is needed to restrict Founders Cir to No Parking. City Fire Department requests 20-ft roadway for ingress and 29-ft roadway for egress at the Founders Cir entrance.*

E. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard. *City Engineering has requested a cross-section of the proposed street to determine paving requirements.*

F. Traffic Engineering has requested contingent right turn lane along 21st Street.

G. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.

H. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.

I. GIS needs to comment on the proposed street name change of Wawona to Founders. ***The street name is approved. The signature of the owner of the residence along the east side of Wawona needs to be included on the plat.***

J. On the Detail the distance of 10.75' needs to be changed to 29.25'.

K. On the Notary part of Lanzrath, Mary K. Lanzrath Trust needs to be changed to Mary K. Lanzrath Revocable Trust.

L. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

M. The signature line for the City Clerk needs to be revised to reference "Karen Schofield".

N. The MAPC signature block needs to reference "Ronald L. Marnell, 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 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

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.

X. The applicant is reminded that a compact disk (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, September 18, 2003, at 12:00 p.m. The enclosed "marked" copy of the plat is for your information and files.

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If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division
NES:ch

Enclosure

Copies to: Integrated Healthcare Systems, Inc., 3311 E. Murdock, Wichita, KS 67208-3054
Ralph and Mary Lanzrath, 1857 N. Wawona Street, Wichita KS 67206
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department of Public Works

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-1
SEPTEMBER 18, 2003

STAFF REPORT
(Final Plat Approved 9/11/03; Preliminary Plat Approved 8/14/03)

CASE NUMBER: SUB 2003-88 -- WICHITA CLINIC ADDITION

OWNER/APPLICANT: Integrated Healthcare Systems, Inc., 3311 E. Murdock St, Wichita, KS 67208-3054; Ralph A. And Mary K. Lanzrath, 1857 N. Wawona St., Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants Inc., 411 N. Webb Rd., Wichita, KS 67206

LOCATION: South side of 21st St. North, East side of K-96 Expressway

SITE SIZE: 30.5 Acres

NUMBER OF LOTS

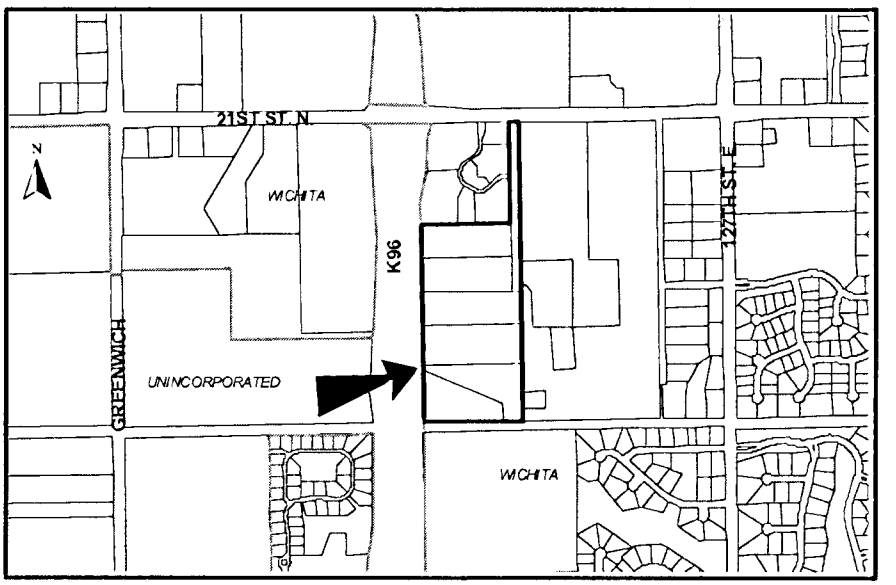
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 30 Acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: GO, General Office

VICINITY MAP



NOTE: This is a replat of a portion of the Lanzrath Addition in addition to unplatted land. A zone change (ZON 2003-39) from SF-5, Single-Family Residential to GO, General Office has been approved subject to platting. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. *The sewer main will also need to be included in the guarantee. Fees in lieu of assessment are needed to connect to water services due to the site not being included in the improvement district.*

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. *A drainage easement is needed. A minimum pad needs to be platted. A cross-lot drainage agreement is needed with the adjoining property to the north. A drainage guarantee is required.* (Submitted to Vicki)

D. Traffic Engineering and City Fire Department need to comment on the need for additional street right-of-way along Founders Cir. A 70-ft street right-of-way width (41-ft roadway width) is needed to conform with commercial street standards. *The right-of-way width has been approved by Traffic Engineering and City Fire Department. A restrictive covenant is needed to restrict Founders Cir to No Parking. City Fire Department requests 20-ft roadway for ingress and 29-ft roadway for egress at the Founders Cir entrance.*

E. The Applicant shall guarantee the paving of the proposed street to the business/industrial street standard. *City Engineering has requested a cross-section of the proposed street to determine paving requirements.*

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