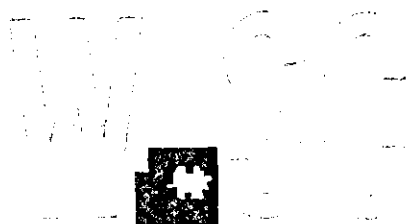


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

March 1, 1999

REVISED

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

RE: S/D 99-12 -- One-Step Final Plat of ENVISION ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 25, 1999, 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 February 19, 1999, in addition to the following:

- A. The applicant shall grant a 12-foot utility easement along the west property line.
- B. A wall easement will not be included on the plat.
- C. The applicant shall construct a masonry wall along the western property line, along with the submission of a Hold Harmless Agreement. In the alternative, the applicant shall construct a masonry wall outside of the 12-foot utility easement, subject to an adjustment to the PUD.
- D. A petition for the turnaround at the terminus of Wichita Avenue will be held until the need by City Engineering or Traffic Engineering to activate the petition.

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, along with four (4) copies, 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.

S/D 99-12 -- One-Step Final Plat / Envision Addition

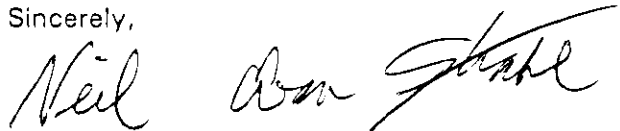
March 1, 1999

Page 2

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is fluid and cursive, with the first name "Neil" being more prominent.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Envision, Inc., 801 E. Lincoln, Wichita, KS 67211
Cal McMillan, 430 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1638
PHONE (316) 258-4421
FAX (316) 258-4390

February 19, 1999

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

RE: S/D 99-12 -- One-Step Final Plat of ENVISION ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 18, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to:

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. A petition for water line improvements is required.
- 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. The drainage plan is approved. Improvements will be required at time of site development.
- D. In accordance with the PUD approval, complete access control will be required along the site's frontage to Blake along the western property line and along Pawnee. Two access openings will be permitted along Water and the southernmost opening shall be located 150 feet north of Pawnee. The face of the final plat tracing shall denote these access controls and the plat's text shall reference these dedications. An emergency access opening will be permitted to Wichita Avenue along the northern property line. The applicant shall provide an off-site L-shaped turnaround at the terminus of Wichita Avenue.
- E. The site plan submitted with the PUD indicated two access openings along Lot 1; and a cross-lot access and circulation agreement will need to be provided to insure access to Lot 2.
- F. A guarantee is required for the closure of the street return along the site's frontage to Blake along the west property line.

- G. The final plat tracing shall indicate the tie point to the section corner referenced in the legal description.
- H. The legal description shall be revised to reference "thence west 510 feet" for the northern property line.
- I. Traffic Engineering needs to comment on the need for improvements to perimeter streets.
- J. 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.
- K. A PUD Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration identifying the approved PUD (referenced as PUD #4) and its special conditions for development on this property.
- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.

- T. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of Autocad. This will be used by the City and County GIS Department.
- U. Prior to the MAPC meeting, the applicant shall meet with MAPD and City Engineering to resolve the issue of the wall easement along the west property line required per the PUD. City Engineering desires the wall easement to be relocated 10 feet to the east in order to achieve sufficient utility easement in combination with the easement to the west of this plat.

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, February 25, 1999, at 1:30 p.m.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Envision, Inc., 801 E. Lincoln, Wichita, KS 67211
Cal McMillan, 430 N. Market, Wichita, KS 67202
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-7
February 25, 1999

STAFF REPORT

(One-Step Final Plat Approved 2/18/99)

CASE NUMBER: S/D 99-12 - ENVISION ADDITION

OWNER/APPLICANT: Envision, Inc., 801 E. Lincoln, Wichita, KS 67211

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

AGENT: Cal McMillen, 430 N. Market, Wichita, KS 67202

LOCATION: Northwest corner of Pawnee and Water

SITE SIZE: 9.76 acres

NUMBER OF LOTS

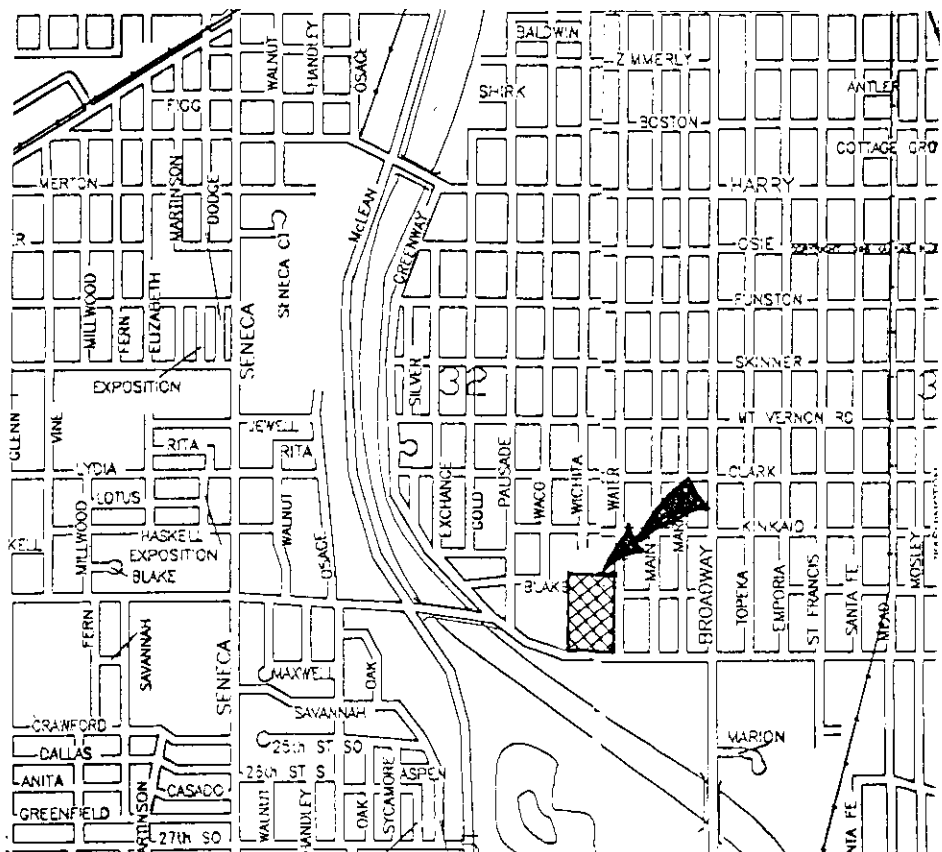
Residential:	1
Office:	1
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 1.32 acres

CURRENT ZONING: TF-3, Two-Family Residential

PROPOSED ZONING: PUD #4

VICINITY MAP



Note: This unplatted site has been approved for a zone change from TF-3, Two-Family to Planned Unit Development, PUD #4 subject to platting. The Applicant proposes an office/manufacturing facility on Lot 1 and residential uses on Lot 2 on the northeastern portion of the plat.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. *A petition for water line improvements is required.*
- 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. *The drainage plan is approved. Improvements will be required at time of site development.*
- D. In accordance with the PUD approval, complete access control will be required along the site's frontage to Blake along the western property line and along Pawnee. Two access openings will be permitted along Water and the southernmost opening shall be located 150 feet north of Pawnee. The face of the final plat tracing shall denote these access controls and the plat's text shall reference these dedications. An emergency access opening will be permitted to Wichita Avenue along the northern property line. *The applicant shall provide an off-site L-shaped turnaround at the terminus of Wichita Avenue.*
- E. The site plan submitted with the PUD indicated two access openings along Lot 1; and a cross-lot access and circulation agreement will need to be provided to insure access to Lot 2.
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- J. 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.
- K. A PUD Certificate shall be submitted for recording with the Register of Deeds prior to City Council consideration identifying the approved PUD (referenced as PUD #4) and its special conditions for development on this property.
- 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.
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