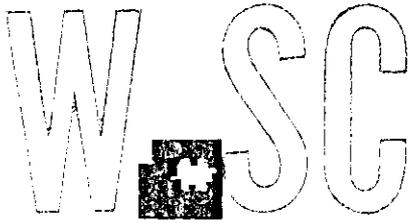




WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 26, 1998

Savoy, Ruggles & Bohm  
Attn. Mark Savoy  
924 N Main  
Wichita KS 67203

Re: S/D 98-7 -- One-Step Final Plat of WSM PROPERTIES ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 26, 1998, 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 20, 1998.

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.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-7 -- One-Step Final Plat of WSM PROPERTIES ADDITION  
February 26, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

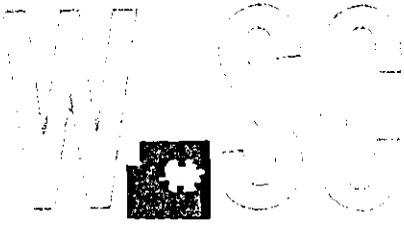
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with some loops and flourishes.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: WSM Properties, 1030 N. Washington, Wichita, KS 67202  
Mike Lindebak, City Engineer, Public Works Department (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

February 20, 1998

Savoy, Ruggles & Bohm  
Attn. Mark Savoy  
924 N Main  
Wichita KS 67203

Re: S/D 98-7 -- One-Step Final Plat of WSM PROPERTIES ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 19, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. City Engineering needs to indicate if any guarantees are required to serve this site. *A sanitary sewer easement will need to be shown on the plat to cover the existing sanitary sewer; otherwise a guarantee shall be provided for the relocation of the sewer line. City Engineering also requests the dedication of seven feet right-of-way for the alley on the west side of the plat to conform with a standard 20-foot alley.*
- 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.*
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The final plat shall reference a tie point to a section corner.
- F. The MAPC Chair should be revised to read Richard E. Lopez.
- G. Traffic Engineering needs to comment on the need, if any, for improvements to Harry or



Sheridan. Traffic Engineering also needs to comment on the need for access controls along Sheridan or Harry. Five driveway openings within 460 feet of frontage along Sheridan and two openings within 350 feet of frontage along Harry currently exists on the site. The applicant shall guarantee the closure of any opening located in an area of complete access control. Traffic Engineering encourages, but does not require, the closure of the driveways near the railroad.

- H. ✓ The applicant is reminded that a platting binder is required with the final plat tracing.
- 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. 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.
- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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. Southwestern Bell has requested additional easements.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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

S/D 98-7 -- One-Step Final Plat of WSM PROPERTIES ADDITION  
February 20, 1998 - 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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, February 26, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Neil Evan Strahl".

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb  
Enclosure

cc: WSM Properties, 1030 N. Washington, Wichita, KS 67202  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services,  
1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

February 26, 1998

STAFF REPORT  
(One-Step Final Plat-Approved 02/19/98)

CASE NUMBER: S/D 98-7 - WSM PROPERTIES ADDITION

OWNER/APPLICANT: WSM Properties, 1030 N. Washington,  
Wichita, KS 67202

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy,  
924 N. Main, Wichita, KS 67203

LOCATION: South side of Harry Street, West side of Sheriden

SITE SIZE: 7.35 acres

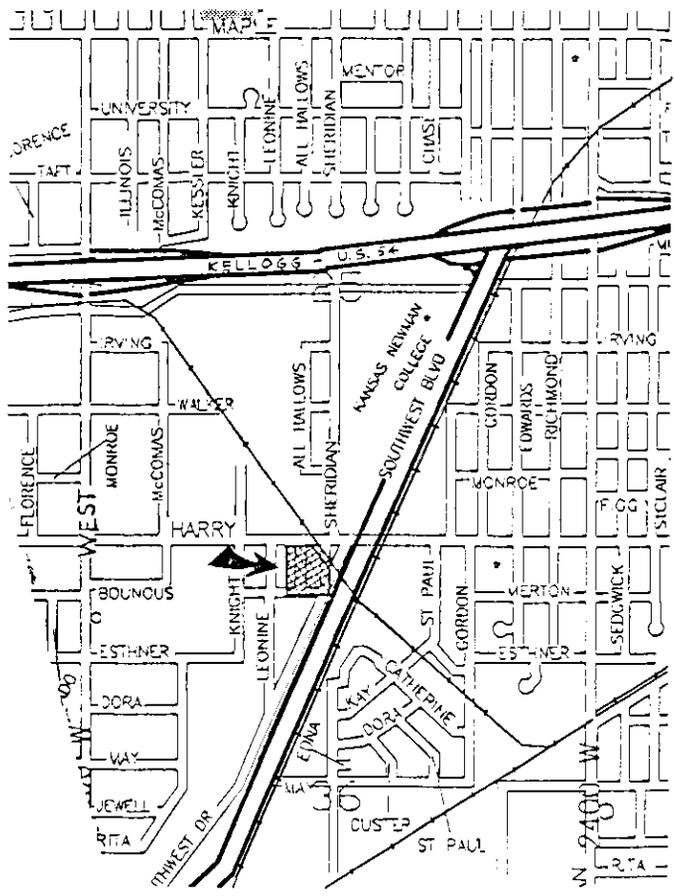
NUMBER OF LOTS  
Residential:  
Office:  
Commercial:  
Industrial: 1  
Total: 1

MINIMUM LOT AREA: 6.91 acres

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of small (2,000 to 3,500 sq. ft) lots and two vacated alleys in the Isabella Addition and the Isabella 2nd Addition. An industrial building currently exists on the site which will be expanded. Seven access openings currently exist on the site; five along Sheridan and two along Harry.

STAFF COMMENTS:

- A. City Engineering needs to indicate if any guarantees are required to serve this site. *A sanitary sewer easement will need to be shown on the plat to cover the existing sanitary sewer; otherwise a guarantee shall be provided for the relocation of the sewer line. City Engineering also requests the dedication of seven feet right-of-way for the alley on the west side of the plat to conform with a standard 20-foot alley.*
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- F. The MAPC Chair should be revised to read Richard E. Lopez.
- G. Traffic Engineering needs to comment on the need, if any, for improvements to Harry or Sheridan. Traffic Engineering also needs to comment on the need for access controls along Sheridan or Harry. Five driveway openings within 460 feet of frontage along Sheridan and two openings within 350 feet of frontage along Harry currently exists on the site. The applicant shall guarantee the closure of any opening located in an area of complete access control. *Traffic Engineering encourages, but does not require, the closure of the driveways near the railroad.*

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