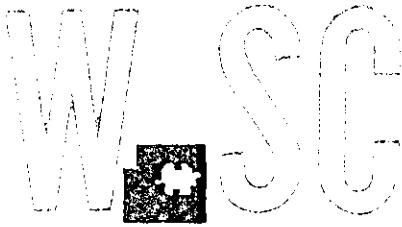


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
PHONE (316) 268-4421
FAX (316) 268-4390

January 29, 1998

Griffiths & Associates
Attn Harlan Foraker PE
Certified Eng Design
438 N Ohio
Wichita KS 67214

Re: S/D 98-2 - One-Step Final Plat of RASMUSSEN 1ST ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 29, 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 January 23, 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 98-2 -- One-Step Final Plat of RASMUSSEN 1ST ADDITION
January 23, 1998 -- Page 2

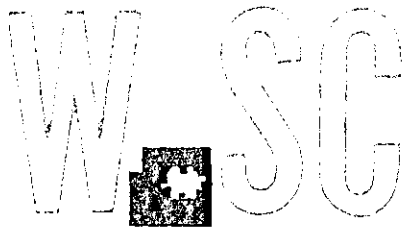
Sincerely,

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\ufb

cc: Bizzi Bodies Ent., Inc., 318 Ida, Wichita KS 67211
Clem Rasmussen, 2705 E 93rd St N, Valley Center, KS 67147
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

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Re: S/D 98-2 - One-Step Final Plat of RASMUSSEN 1ST ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 22, 1998, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **Standard soil testing is required. On-site sewage facilities will not be permitted within the easements.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- D. **County Engineering** needs to comment on the need, if any, for improvements to adjoining streets. **There is no need for street improvements.**

- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- G. Visible monuments shall be established at the perimeter of the pipeline easement and denoted on the final plat tracing.
- H. On the final plat tracing, the MAPC Chair should read Richard E. Lopez.
- 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.

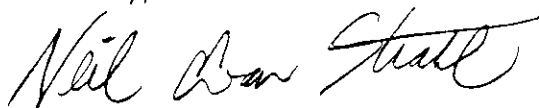
- O. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- P. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. 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 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, January 29, 1998 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Bizzi Bodies Ent., Inc., 318 Ida, Wichita KS 67211
Clem Rasmussen, 2705 E 93rd St N, Valley Center, KS 67147
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

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-7

January 29, 1998

STAFF REPORT
(One-Step Final Plat-Approved 01/22/98)

CASE NUMBER: S/D 98-2 - RASMUSSEN 1ST ADDITION

OWNER/APPLICANT: Bizzi Bodies Enterprises, Inc.
318 Ida, Wichita, KS 67211

SURVEYOR/ENGINEER: Griffiths & Associates, Inc.
438 N. Ohio, Wichita, KS 67214

AGENT: Clem Rasmussen
2705 E. 93rd St. North, Valley Center, KS 67147

LOCATION: South side of 81st St. North, East of Hoover

SITE SIZE: 5 acres

NUMBER OF LOTS

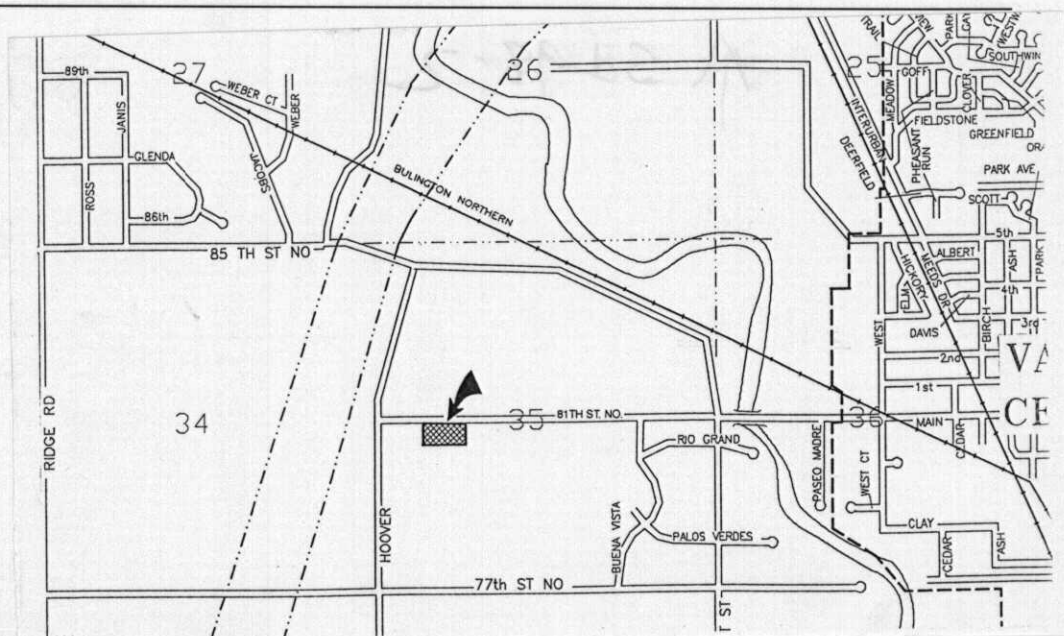
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 2.01 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan, and within the Valley Center area of influence. Pipeline easements exist within a substantial portion of both lots contrary to the Subdivision Regulations, which state that pipeline easements within the perimeter of single-family lots are discouraged.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. **Standard soil testing is required. On-site sewage facilities will not be permitted within the easements.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- ✓ C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved.**
- ✓ D. **County Engineering** needs to comment on the need, if any, for improvements to adjoining streets. **There is no need for street improvements.**
- E. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- F. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- ✓ G. Visible monuments shall be established at the perimeter of the pipeline easement and denoted on the final plat tracing.
- ✓ H. On the final plat tracing, the MAPC Chair should read Richard E. Lopez.
- 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.
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 - 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.
 - 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.