

WICHITA, SEDGWICK COUNTY, KANSAS

Linda S. Hamby
Linda S. Hamby Notary Public
LINDA S. HAMBY
NOTARY PUBLIC
STATE OF KANSAS

Linda Kizzire Deputy



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 17, 1998

Savoy, Ruggles & Bohm PA
Attn: Mary Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 98-29 -- One-Step Final Plat of PURSLEY ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 16, 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 April 10, 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 five (5) 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.

Re: S/D 98-29 -- One-Step Final Plat of PURSLEY ADDITION
April 17, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

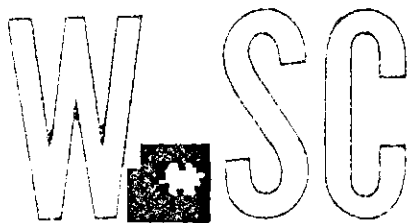
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive style with a large, stylized "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Richard E. Pursley, 3036 S. Broadway, Wichita, KS 67216
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

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1838
(316) 258-4421
FAX (316) 258-4390

April 10, 1998

Savoy, Ruggles & Bohm PA
Attn: Mary Savoy
924 N. Main
Wichita, KS 67203

Re: S/D 98-29 -- One-Step Final Plat of PURSLEY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if other guarantees are required. A paving guarantee to alley standards is required for the portion of Evans adjacent to this plat.
- 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. The final plat tracing shall denote the dedication of an additional 10-feet of right-of-way along Broadway. The plat's text shall note that the dedication of the street is to and for the use of the public. 20-feet of right-of-way shall be platted to conform with the standard 20-foot alley standard. The applicant will contact adjoining landowner to the south to acquire off-site dedication of the additional 10-feet of right-of-way.
- E. The final plat shall denote the dedication of complete access control along Broadway. The plat's text shall specifically note that the access control to Broadway is being dedicated to the City of Wichita. The applicant shall guarantee the closure of any driveway openings being located in areas of complete access control or that exceed the number of allowed openings.
- F. 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.

- G. 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.)
- H. 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.
- I. 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.
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.
- O. 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.

Re: S/D 98-29 -- One-Step Final Plat of PURSLEY ADDITION
April 10, 1998 - Page 3

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 plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 16, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure

cc: Richard E. Pursley, 3036 S. Broadway, Wichita, KS 67216
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

AGENDA ITEM NO. 2-7

April 16, 1998

STAFF REPORT

(One-Step Final Plat-Approved 4/9/98)

CASE NUMBER: S/D 98-29 - PURSLEY ADDITION

OWNER/APPLICANT: Richard E. Pursley, 3036 S. Broadway,
Wichita, KS 67216

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

LOCATION: East side of Broadway, North of 31st St. South
(extended)

SITE SIZE: 13,809 sq. ft.

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial:

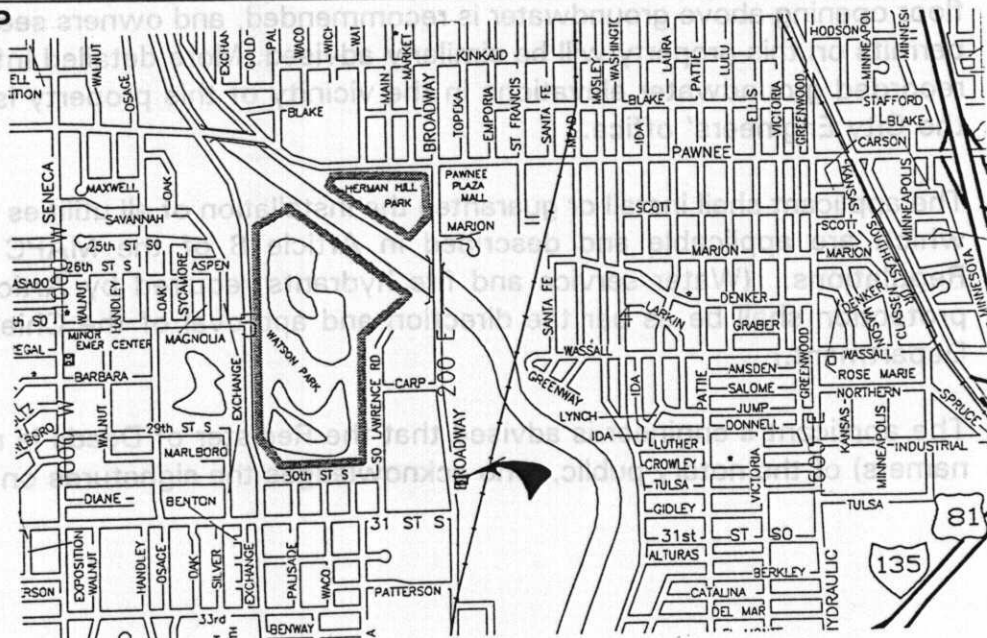
Total:

MINIMUM LOT AREA: 13,809 sq. ft.

CURRENT ZONING: GC, General Commercial

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

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- D. The final plat tracing shall denote the dedication of an additional 10-feet of right-of-way along Broadway. The plat's text shall note that the dedication of the street is to and for the use of the public. *20-feet of right-of-way shall be platted to conform with the standard 20-foot alley standard. The applicant will contact adjoining landowner to the south to acquire off-site dedication of the additional 10-feet of right-of-way.*
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