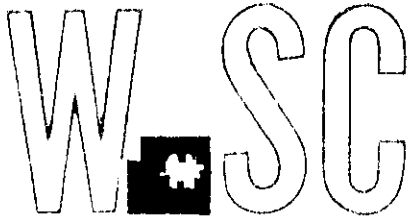


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421
FAX (316) 268-4390

C/O Gary Wiley
P.E.C., P.A.
Wichita, KS 67202

March 3, 1997

FILE COPY

Re: S/D 97-10 -- CAMPUS ADDITION (One Step Combined Preliminary Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 27, 1997, 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 21, 1997.

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 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.

Please call if you have any questions.

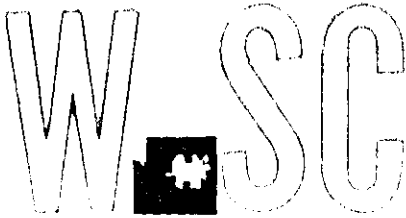
Sincerely,

A handwritten signature in black ink that reads 'Don Losew'.

Don Losew
Senior Planner

DL:ifb

cc: C/O Nancy Richardson, Business Manager, Treasurer, Unified School District #26,
1745 W. Grand, Haysville, KS 67060
Mike Lindebak, City Engineer



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 21, 1997

FILE COPY

c/o Gary Wiley
P.E.C., P.A.
303 S. Topeka
Wichita, KS 67202

Re: S/D 97-10 - CAMPUS ADDITION (One Step Combined Preliminary Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 20, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. On the final plat tracing, the tie point at the southeast corner of this site shall be more clearly described as the "S.E. corner of the S.W. 1/4 ..."
- C. 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.)
- D. 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.
- E. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.

S/D 97 -10 -- CAMPUS ADDITION

February 21, 1997

Page 2

- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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 27, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:lfb

Enclosure: Marked Copy of plat

cc: c/o Nancy Richardson, Business Manager, Treasurer, Unified School District #261,
1745 W. Grand, Haysville, KS 67060
Mike Lindebak, City Engineer

February 27, 1997

STAFF REPORT

(One Step Combined Preliminary Final Plat, Approved 2/20/97)

CASE NUMBER: S/D 97-10 - CAMPUS ADDITION

OWNER/APPLICANT: c/o Nancy Richardson, Business Manager, Treasurer, Unified School District #261, 1745 W. Grand, Haysville, KS 67060

SURVEYOR/ENGINEER: c/o Gary Wiley, P.E.C., P.A., 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 55th Street South and east of Meridian

SITE SIZE: 80 ± Acres

NUMBER OF LOTS

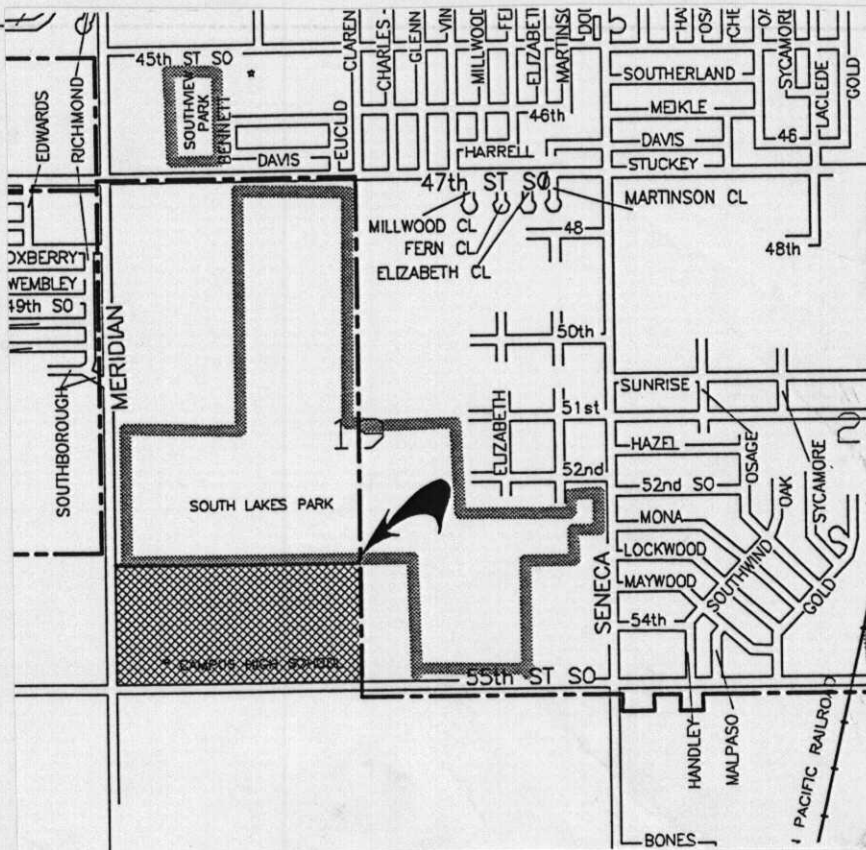
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 80.0 ± Acres

CURRENT ZONING: "LC" and "SF-20"

PROPOSED ZONING:

VICINITY MAP:



NOTE: Upon the platting of this site, the Campus High School property will be adjacent to the Wichita City limits at two locations, i.e. this plat's northwest corner and east property line will be adjacent to Wichita. This site has been served by Wichita sanitary sewer lines in 55th Street South and is now in the process of having Wichita water also extended along 55th Street South adjacent to this plat. An extension of a City water line is also being planned along Meridian.

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. On the final plat tracing, the tie point at the southeast corner of this site shall be more clearly described as the "S.E. corner of the S.W. 1/4 ..."
- C. 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.)
- D. 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.
- E. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the City Council and/or County Commission.