



December 27, 2011

MEMO TO: Neil Strahl, MAPD

FROM: Tim Austin, PE

**RE: Lies Square Addition
Preliminary Plat Comments**

We have reviewed your review comments dated December 29, 2011 relative to the preliminary plat and offer the following:

- Item C. We ask that the detailed flood study be required as a condition for the final plat. This tributary is being study by AMEC Environmental Consultants on behalf of the State of Kansas and the mapping should be done in early 2012. We do not anticipate filing a final plat until that study is completed.
- Item E. Permanent access to the property that is located north and west of the proposed K-254 is the responsibility of KDOT. Until such time as KDOT acquires permanent access, we proposed to place a deed restriction on the that land that it not be developed as urban density single family housing until such time the permanent access is provided. Until then the land will have access as part of the internal access for the overall development through mutual ingress, egress easements.
- We ask that the language relative to the access controls be modified to read, “in accordance with the minimum spacing requirements of the appropriate governing body” since this property may be annexed into Wichita by the time development occurs and the spacing requirements for the city and county may be different.
- Item F. We ask that county staff to provide written justification for this request since we previously met with them and addressed the concerns expressed to us at that time relative to the drainage plan that was developed for the property.
- Item L. We duly note this comment; however, for the record, we reiterate our objection to the application of Corridor Preservation Overlay.
- Item BB. We ask that we be allowed to note on the face of the plat that the easements will be granted by separate instrument and will provide copies of the executed easements along with the final plat at the time of recording.