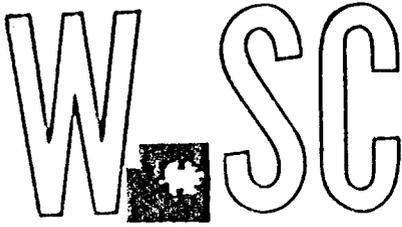


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

January 13, 2000

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

RE: S/D 95-56 -- Final Plat of BALTHROP 4<sup>th</sup> ADDITION (FORMERLY CLARK ADDITION)

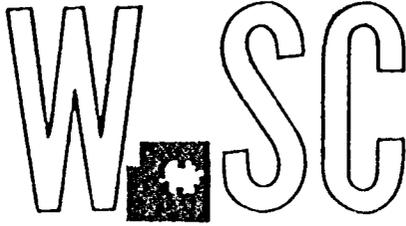
At the regular meeting of the Metropolitan Area Planning Commission on December 16, 1999, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of November 5, 1999. In addition, please note that Item "G" shall be amended by adding, "A Restrictive Covenant shall be provided addressing this condition."

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 residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.



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

November 5, 1999

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

RE: S/D 95-56 -- Final Plat of BALTHROP 4<sup>TH</sup> ADDITION (FORMERLY CLARK ADDITION)

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 4, 1999, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to:

STAFF COMMENTS:

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation. If the Applicant chooses to complete the plat prior to annexation, both City and County consideration is needed and the County Commissioner signature block will be required.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. County Engineering requests a sanitary sewer layout.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. City Engineering has approved the drainage plan. A drainage guarantee and an off-site drainage agreement is required.

- F. The applicant shall provide a guarantee for the paving of the interior streets. This guarantee shall also provide for a sidewalk along one side of the looped street (Tipperary/White Tail/Bracken) and the related street connections (Woodridge and Tipperary).
- G. City Fire Department needs to comment on the need for an emergency access easement to provide for two points of access to this site. City Fire Department has limited development to 1600 feet from the closest intersection in the Balthrop Addition until an emergency access easement is installed.
- H. City Fire Department needs to indicate if the street names being platted are appropriate. The street names are acceptable.
- I. Lots 21-24 exceed the maximum depth to width ratio of 2.5 to 1 and a modification will need to be granted. The Subdivision Committee has approved the modification.
- J. To allow for County Surveyor approval, the appropriate signature block needs to be added.
- K. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- L. The platting text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- M. 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.)
- N. 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.
- O. 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.
- P. 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.

- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. 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.

This matter will be forwarded to the Planning Commission for its consideration on Monday, November 29, 1999, at 12:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

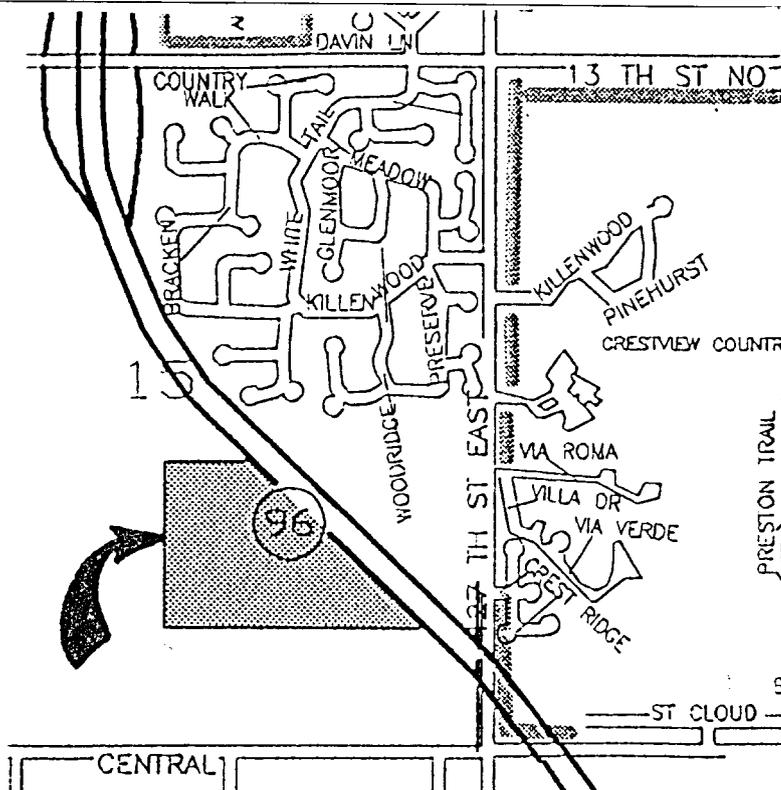
Copies to: Kevin Mullen, Ritchie Associates, Inc., 8100 E. 22<sup>nd</sup> Street No., Bldg. 100,  
Wichita, KS 67226  
Preston Trails, L.C., 8100 E. 22<sup>nd</sup> Street No., Bldg. 100, Wichita, KS 67226  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**

(MAPC Deferred 11/29/99; Final Plat Approved 11/4/99, Preliminary Plat Approved 8/24/95)

- CASE NUMBER:** S/D 95-56 -- BALTHROP 4<sup>TH</sup> ADDITION (formerly CLARK ADDITION)
- OWNER/APPLICANT:** Preston Trails, L.C., 8100 E. 22<sup>nd</sup> St. North, Building 100, Wichita, KS 67226
- AGENT:** Ritchie Development Corporation, Attn: Kevin Mullen, 8100 E. 22<sup>nd</sup> St. North, Building 100, Wichita, KS 67226
- SURVEYOR/ENGINEER:** Professional Engineering Consultants, Attn: Gary Wiley, 303 S. Topeka, Wichita, KS 67202
- LOCATION:** North of Central, on the West side of K-96 Expressway
- SITE SIZE:** 37.1 Acres
- NUMBER OF LOTS**
- |              |           |
|--------------|-----------|
| Residential: | 72        |
| Office:      |           |
| Commercial:  |           |
| Industrial:  |           |
| Total:       | <u>72</u> |
- MINIMUM LOT AREA:** 10,000 sq. ft.
- CURRENT ZONING:** SF-20, Single-Family Residential
- PROPOSED ZONING:** SF-6, Single-Family Residential

**VICINITY MAP**



**Note:** This site has been approved for a zone change (SCZ-0687) from SF-20, Single-Family Residential to SF-6, Single-Family Residential. The site is located in the County adjoining Wichita's city limits and the Applicant will need to submit a request for annexation. The site will connect with the Balthrop Addition to the west.

**STAFF COMMENTS:**

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation. If the Applicant chooses to complete the plat prior to annexation, both City and County consideration is needed and the County Commissioner signature block will be required.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the County for service through the Four Mile Creek sanitary sewer system. On the final plat tracing, appropriate wording shall be added to the Mayor's signature block indicating the City's agreement to allow a County sewer district to be formed within the City. **County Engineering requests a sanitary sewer layout.**
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
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- H. **City Fire Department** needs to indicate if the street names being platted are appropriate. **The street names are acceptable.**
- I. Lots 21-24 exceed the maximum depth to width ratio of 2.5 to 1 and a modification will need to be granted. **The Subdivision Committee has approved the modification.**
- J. To allow for County Surveyor approval, the appropriate signature block needs to be added.

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