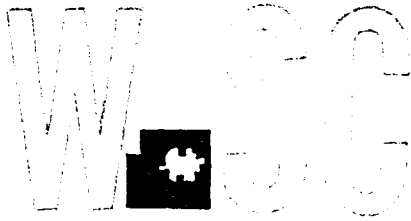


WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 31, 1998

FILE COPY

Austin Miller, PA
Attn. : Tim Austin
254 S. Laura, Suite 210
Wichita, KS 67226

Re: S/D 98-70 -- One-Step Final Plat of LAWRENCE DEVELOPMENT ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 30, 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 July 24, 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.

S/D 98-70 -- One-Step Final Plat of LAWRENCE DEVELOPMENT ADDITION
July 31, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

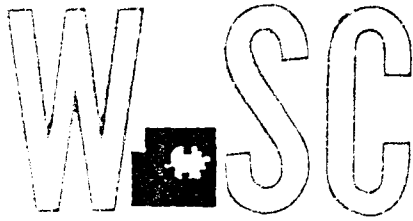
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style. The first name "Neil" is written with a large, prominent "N". The last name "Strahl" is written with a large, prominent "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Lawrence Development, LLC, 8200 E. 32nd St., Suite 150, Wichita, KS 67226
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

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July 24, 1998

Austin Miller, PA
Attn. : Tim Austin
254 S. Laura, Suite 210
Wichita, KS 67226

Re: S/D 98-70 -- One-Step Final Plat of LAWRENCE DEVELOPMENT ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 23, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat subject to the following:

- A. As the site is located within the County adjoining Wichita's City limits, the applicant shall submit a request for annexation, prior to City Council review. If the site has not been annexed prior to City Council review, County Commission approval of this plat will be needed, and the County Commission signature block will need to be included on the final tracing.
- B. City Engineering needs to indicate if any guarantees are required. **A guarantee is needed for the extension of sanitary sewer. A utility easement needs to be platted to cover an existing sanitary sewer line.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan. **A drainage plan needs to be submitted.**
- E. The plat denotes two access openings along 21st St. North and one opening along Ridge. Traffic Engineering needs to indicate if the access controls are acceptable. For corner lots at arterial intersections, the Subdivision regulations require dedication of complete access control of at least 40 feet from the intersection (for lots with less than 130 feet of street frontage) and at least 100 feet of complete access control for other lots. On the final plat tracing, the platator's text shall note that the access controls are being dedicated to the City of Wichita, and that the location of the openings are subject to approval by the City Engineer. **Traffic Engineering permits one access opening along the south 30 feet of the Ridge Road frontage with complete access control along the remaining frontage. One opening along 21st**



Street North is permitted with 100 feet of complete access control required from the intersection.

- F. The plat is titled "Lawrence Development Addition", which does not correspond with the name referenced in the plat's text - "Lawrence Development 1st Addition".
- G. The tie points to the section corners shall be corrected to reference a range of "1W".
- H. 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.
- I. **Traffic Engineering** needs to comment on the need for any improvements to 21st St. North or Ridge Road or the need for any additional right-of-way. **An additional 20 feet of right-of-way is requested along Ridge Road. A 30' x 30 triangular piece of land is required to be dedicated at the intersection.**
- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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

S/D 98-70 -- One-Step Final Plat of LAWRENCE DEVELOPMENT ADDITION
July 24, 1998 - Page 3

reduce pollutant loadings in storm water runoffs.

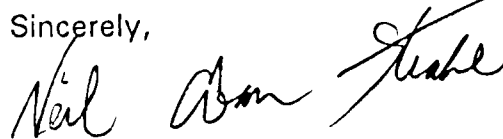
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- R. 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.
- S. *The Applicant is advised that the platted building setback of 35 feet exceeds the LC district standard of 20 feet and may be reduced.***

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, July 30, 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

cc: Lawrence Development, LLC, 8200 E. 32nd St., Suite 150, Wichita, KS 67226
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Dept., Bureau of Public Services, 1250 S. Seneca,
Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-5

July 30, 1998

STAFF REPORT

(One-Step Final Plat-Approved 07/23/98, Deferred 07/09/98)

CASE NUMBER: S/D 98-70 - LAWRENCE DEVELOPMENT ADDITION

OWNER/APPLICANT: Lawrence Development, L.L.C., 8200 E. 32nd St., Suite 150, Wichita, KS 67226

SURVEYOR/ENGINEER: Austin Miller, P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: Southwest corner of 21st and Ridge Road

SITE SIZE: .65 acres

NUMBER OF LOTS

Residential:

Office:

Commercial: 1

Industrial:

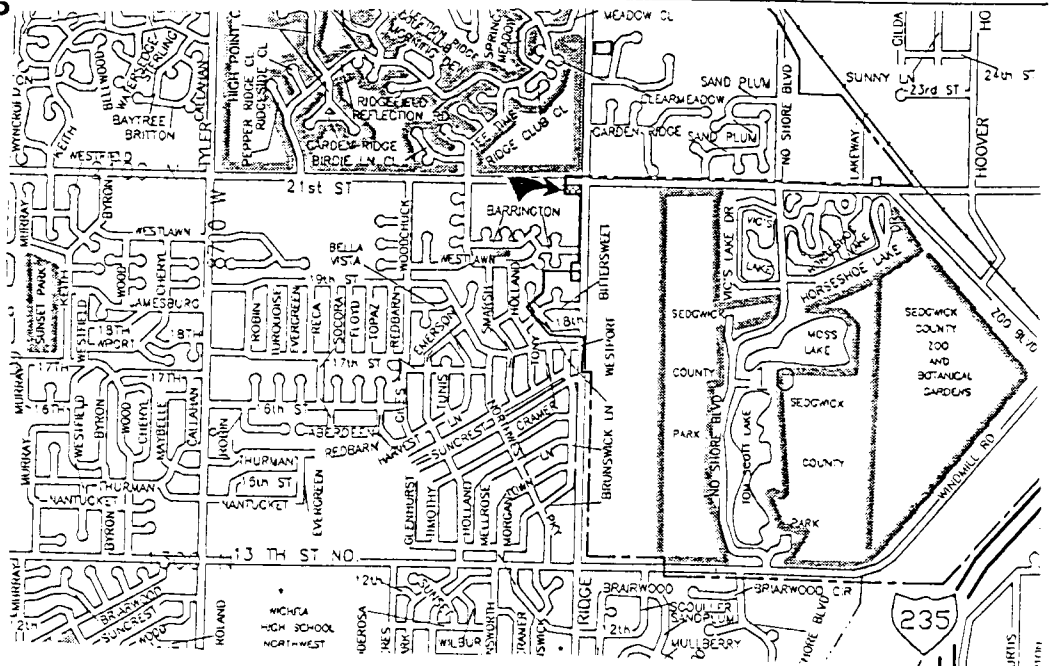
Total: 1

MINIMUM LOT AREA: 28,600 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located within the County adjoining Wichita's City limits.

STAFF COMMENTS:

- A. As the site is located within the County adjoining Wichita's City limits, the applicant shall submit a request for annexation, prior to City Council review. If the site has not been annexed prior to City Council review, County Commission approval of this plat will be needed, and the County Commission signature block will need to be included on the final tracing.
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- F. The plat is titled "Lawrence Development Addition", which does not correspond with the name referenced in the plattor's text - "Lawrence Development 1st Addition".
- G. The tie points to the section corners shall be corrected to reference a range of "1W".
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