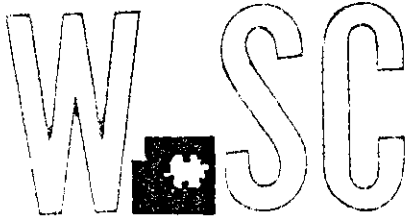


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

February 12, 1999

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

RE: S/D 98-109 -- Final Plat of BAY RIDGE ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on February 11, 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 February 5, 1999.

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 and residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Release 13 Version of Autocad. This will be used by the City and County GIS Departments.

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

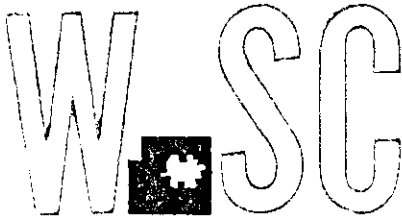
Sincerely,

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Bay Ridge, L.L.C., 7570 W. 21st, Wichita, KS 67205
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

WICHITA -- SEDGWICK COUNTY



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February 5, 1999

Mid Kansas Engineering Consultants, Inc.
411 North Webb Road
Wichita, KS 67206

RE: S/D 98-109 -- Final Plat of BAY RIDGE ADDITION

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

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. County Health notes that shallow groundwater exists in this area and requests the submittal of a septic system layout.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. Revised minimum pads need to be platted. Lot 5 needs to be relocated outside of the floodplain.
- Not Needed (7-7-99)
D. This plat encompasses additional land that was not approved in association with CU-463 and a amendment to the Conditional Use will be required.
- ✓ E. County Engineering needs to comment on the access controls. The plat denotes one access opening along Ridge and six openings along 45th St. North. County Engineering has approved one opening for lot 2 and two openings for lot 1 along 45th St. North. 100 feet of complete access control is required adjoining each private street. 60 feet of half street right-of-way is required along Ridge Road.
- F. The Register of Deeds shall be revised to read, "Bill Meek".

- G. County Fire shall comment on the acceptability of the private streets. The plat denotes a 2,200-ft private street from 45th St. North to Lot 4 and a 1,600-ft private street from 45th St. North to Lot 6. County Fire requests turnarounds for each private street.
- H. In accordance with the Subdivision regulations, the private roads should both be platted as reserves. A modification will need to be granted by the Subdivision Committee for these private streets, as the Subdivision regulations require that the streets be constructed to public street standards. Guarantees will also be required for their construction. A covenant shall be filed setting forth ownership and maintenance of private drive reserves along with future reversionary rights of the reserve to the lots benefitting from the reserve.
- I. On the final tracing, the two tie points at the south line of the plat need to be revised to reference the southwest and southeast corners of the quarter section.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- K. 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.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.

S/D 98-109 -- Final Plat of BAY RIDGE ADDITION

February 5, 1999

Page 3

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. *KG&E has requested additional easements.*
- T. 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.

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 11, 1999, at 1:30 p.m.

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: Bay Ridge, L.L.C., 7570 W. 21st, Wichita, KS 67205
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

(Final Plat Approved 2/04/99; Preliminary Plat Approved 12/31/98)

CASE NUMBER: S/D 98-109 - BAY RIDGE ADDITION

OWNER/APPLICANT: Bay Ridge, L.L.C., 7570 W. 21st, Wichita, KS 67205

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc., 411 North Webb Road, Wichita, KS 67206

LOCATION: North side of 45th St. North, West side of Ridge Road

SITE SIZE: 88.88 acres

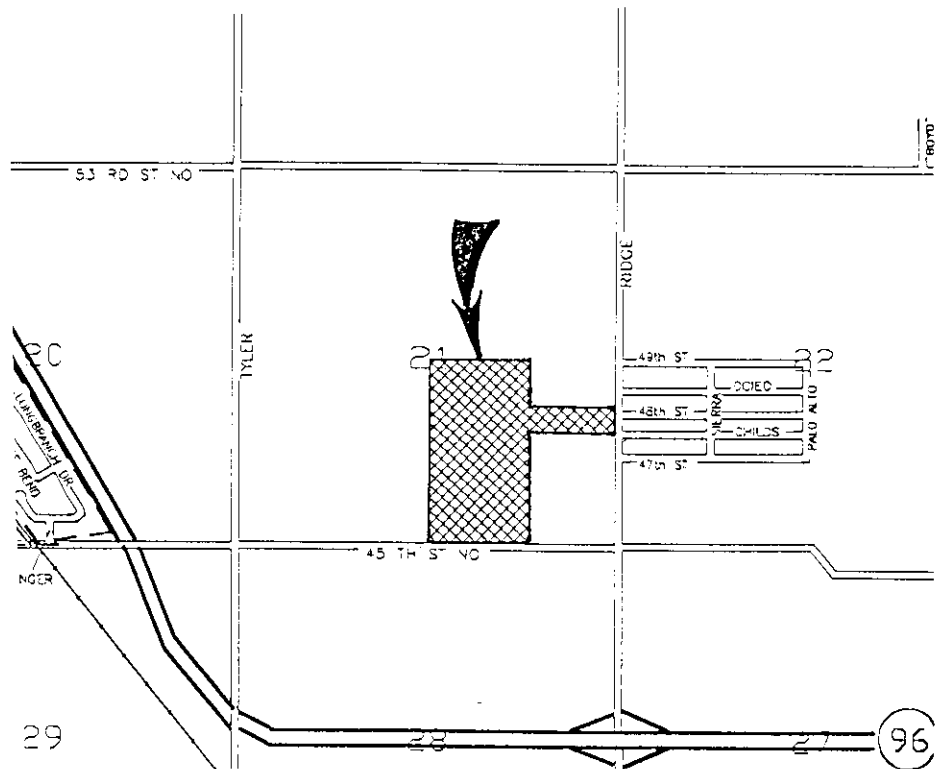
NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

Note: This site is located in the County within three miles of Wichita's City limits. This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a Conditional Use (CU-463) as an Outdoor Recreation and Entertainment Facility.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. County Health notes that shallow groundwater exists in this area and requests the submittal of a septic system layout.
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February 11, 1999

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