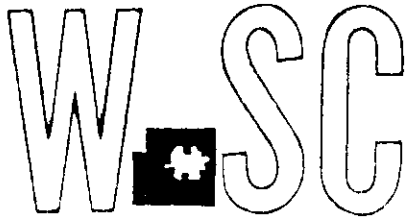




WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

FILE COPY

July 21, 1997

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 97-18 - FINAL PLAT OF PARK MEADOW ESTATES 3RD ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 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 July 11, 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,

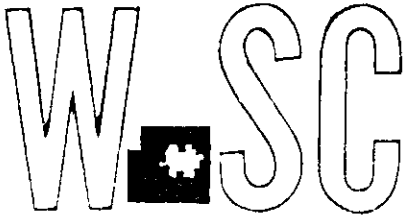
Keith Gooch  
Current Plans Division

KG:ifb

cc: Orlin E. Ard, Jr., (Contract Purchaser), P. O. Box 8207, Wichita, KS 67208  
Mike Lindebak, City Engineer



WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
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(316) 268-4421  
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FILE COPY

July 11, 1997

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D 97-18 - FINAL PLAT OF PARK MEADOW ESTATES 3RD ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 11, 1997, the above captioned plat was considered. The action of the Committee was to approve the plat, subject to the following:

- ✓ A. The applicant is advised that annexation of this plat by the City of Wichita should be completed prior to this plat being forwarded to the City Council for their consideration. An annexation application has been submitted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- ✓ D. **Traffic Engineering** indicates proposed access controls are satisfactory. Engineering is asking for a left-turn lane to be provided to the eastern most access point on Harry. Engineering also indicated a willingness to meet with the applicant to discuss the left-turn lane.
- ✓ E. A sidewalk should be provided along Harry.
- ✓ F. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property including storm sewers. **Engineering** indicates storm sewers would need to be extended to match the left-turn lane along Harry.
- ✓ G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- ✓ H. **City Engineering** needs to comment on the status of the applicant's drainage plan. City Engineering needs a drainage guarantee.

Phi) - 1 ut. (Hueasentmt KGE + notice of recording for protective overlay)  
Vicki (2 drainage guarantee - storm sewer  
3 water + sewer

- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- J. **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.
- K. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks).
- M. **The representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property. Attached are KG&E's request for additional utilities.
- N. Perimeter closure computations should be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council.

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, July 17, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Keith Gooch  
Current Plans Division

KG\fb

Enclosure

cc: Orlin E. Ard, Jr., (Contract Purchaser), P. O. Box 8207, Wichita, KS 67208  
Mike Lindebak, City Engineer



NOTE: This site is approved by the MAPC, subject to platting, for "LC", Limited Commercial zoning, (SCZ-0727). That zone case included a requirement for a 20-foot wide landscape buffer along the northern property line when adjacent to residential zoning.

STAFF COMMENTS:

- A. The applicant is advised that annexation of this plat by the City of Wichita should be completed prior to this plat being forwarded to the City Council for their consideration.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. **Traffic Engineering** indicates proposed access controls are satisfactory. Engineering is asking for a left-turn lane to be provided to the eastern most access point on Harry. Engineering also indicated a willingness to meet with the applicant to discuss the left-turn lane.
- E. A sidewalk should be provided along Harry.
- F. The applicant shall guarantee the construction of any drainage improvements required by the platting of this property including storm sewers. **Engineering** indicates storm sewers would need to be extended to match the left-turn lane along Harry.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- I. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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.)
- J. **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.
- K. 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 (316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. The applicant is advised that various State and Federal requirements 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 (Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette Kansas, 67464, 913-546-2294 or Kansas Department of Wildlife and Parks).

S/D 97-18 - Final Plat of PARK MEADOW ESTATES 3RD ADDITION

July 10, 1997 - Page 3

- M. **The representatives from the utility companies** should be prepared to comment on the need for utility easements to be platted on this property.
- N. Perimeter closure computations should be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council.