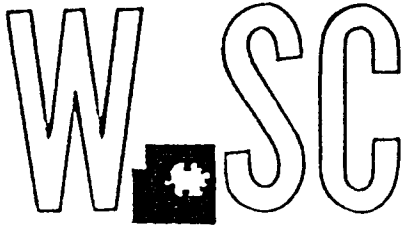


WICHITA — SEDGWICK COUNTY



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

Austin Miller, P.A.  
254 S. Laura, Ste. 210  
Wichita, KS 67211

RE: S/D 99-54 -- One-Step Final Plat of HOSKINSON 2<sup>nd</sup> ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on January 13, 2000, 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 January 7, 2000.

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 Autocad. This will be used by the City and County GIS Departments.



- G. The owner noted on the platting binder needs to be a signatory to this plat.
- H. The plat is in compliance with the CUP which limited the plat to two openings along 37<sup>th</sup> St. North and three openings along Ridge Road. The five joint access openings shall be established by separate instrument. Any openings located within 250 feet of the intersection are limited to right turns only which should be denoted on the face of the plat.
- I. In accordance with the CUP, cross-lot access and circulation agreements shall be provided.
- J. 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.
- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP (referenced as DP-242) and its special conditions for development on this property.
- L. The final tracing shall include a note that this plat is subject to the conditions of DP-242.
- M. In accordance with the CUP, the following traffic improvements are required: right turn lanes for the access points on Ridge Road and 37<sup>th</sup> Street North, a left turn lane on 37<sup>th</sup> Street North to Ridge Road, left turn lanes for all major access openings on Ridge and 37<sup>th</sup> St. North, and 12.5% of the signalization cost at the 37<sup>th</sup> Street North and Ridge Road intersections.
- N. Dimensions need to be added for the west lines of Lots 1, 2, 3, 4, and 9; the north line of Lot 1, the south line of Lot 9 and the sewer easement on Lot 8.
- O. The location of all found and set monuments needs to be denoted.
- P. The platting text shall reference the minimum building elevations and wall easements and shall also reference access controls as being dedicated to the "appropriate governing body".
- Q. The platting text shall note the platting of "Lots and a Block".
- R. The legal description needs to be revised to accurately denote the bearings for the north and east line of the section.
- S. The location and elevation of on-site and off-site benchmarks should be provided.
- T. County Fire Department has requested an increase in width of the 30-ft access openings to 40 feet.

- U. The platlor's 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.
- V. 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.)
- W. 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.
- X. 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.
- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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. **Southwestern Bell has requested additional easements.**
- DD. 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 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.

RE: S/D 99-54 -- One-Step Final Plat of HOSKINSON 2<sup>nd</sup> ADDITION

January 7, 2000

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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, January 13, 2000, at 12:45 p.m.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Don Arnold, Jr., John T. Arnold Associates, 101 S. Market, Wichita, KS 67202  
Box Development, LLC, 128 S. Dellrose, Wichita, KS 67218  
Mike Lindebak, City Engineer  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Works, 1144 S. Seneca, Wichita, KS 67213



**Note:** This site The site is located in the County adjoining Wichita's city limits and in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. A zone change from SF-20 to NR, Neighborhood Retail and LC, Limited Commercial has been approved for the site. The site is also subject to the Ridge Centre CUP (DP-242). The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. Since this property is adjacent to the City of Wichita, the Applicant shall request annexation into the City.
- B. Since sanitary sewer is not currently available to serve this property, the applicant has contacted the Health Department regarding the possibility of a temporary on-site sewerage facility. A memorandum shall be obtained specifying approval. *Health Department has approved the temporary on-site facility contingent upon the site's connection to future City sewer.*
- C. The site is currently located outside of the Northwest Wichita Sanitary Sewer growth limits. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted. An additional utility easement is needed along the north line of Lot 4 or along the south line of Lot 2, for the sewer extension to Lot 9. .
- 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 drainage plan. *The drainage plan is approved. A cross-lot drainage agreement is required.*
- F. ~~To~~ allow for City Council approval of this plat, the City Council signature block shall be included on the final plat tracing.
- G. The owner noted on the platting binder needs to be a signatory to this plat.
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