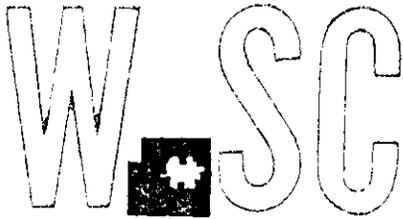




WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 258-4390

July 17, 1998

Savoy, Ruggles & Bohm, PA  
Attn.: Mark Savoy  
924 N. Main  
Wichita, KS 67203

Re: S/D 94-22 -- Revised One-Step Final Plat of WINTERSET PLAZA ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on July 16, 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 10, 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 94-22 -- Revised One-Step Final Plat of WINTERSET PLAZA ADDITION  
July 17, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

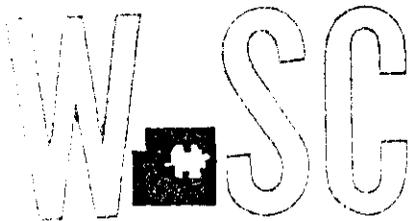
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive, flowing style.

Neil Evan Strahl, AICP  
Senior Planner, Current Plans Division

NES\lfb

cc: Suburban West State Bank, P. O. Box 318, Goddard, KS 67052  
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

WICHITA — SEDGWICK COUNTY



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(316) 268-4421  
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July 10, 1998

FILE COPY

Savoy, Ruggles & Bohm, P.A.  
Attn. Mark Savoy  
924 N. Main  
Wichita, KS 67203

S/D 94-22 - Revised One-Step Final Plat of WINTERSET PLAZA

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 9, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. Drainage improvements will be required at the time of site development.
- D. As the site is adjacent to the floodway, City Engineering needs to comment if any floodway or drainage easements need to be platted.
- E. In accordance with the Sidewalk ordinance, a sidewalk certificate shall be submitted.
- F. The final plat shall reference a tie point to a section corner and its distance from the plat.
- G. The applicant shall submit an avigational easement covering all of the subject



- plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing for the north and east lines of the plat are not identical to those in the legal description.
  - I. 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.)
  - 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 (phone 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 [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.
  - M. 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.
  - N. Perimeter closure computations shall be submitted with the final plat tracing.
  - O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- P. 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.*
- Q. 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.

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 16, 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: Marked Copy of plat

cc: Suburban West State Bank, P.O. Box 318, Goddard, KS 67052  
Mike Lindebak, City Engineer, Public Works Department (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,  
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

**METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 2-7.**

**July 16, 1998**

**STAFF REPORT**

**(Revised One-Step Final Plat-Approved 07/09/98, Final Plat-Approved 4/14/94)**

**CASE NUMBER:** S/D 94-22 - WINTERSET PLAZA

**OWNER/APPLICANT:** Suburban West State Bank, P.O. Box 318,  
Goddard, KS 67052

**SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main,  
Wichita, KS 67203

**LOCATION:** South of Central, East of Ridge

**SITE SIZE:** .74 acres

**NUMBER OF LOTS**

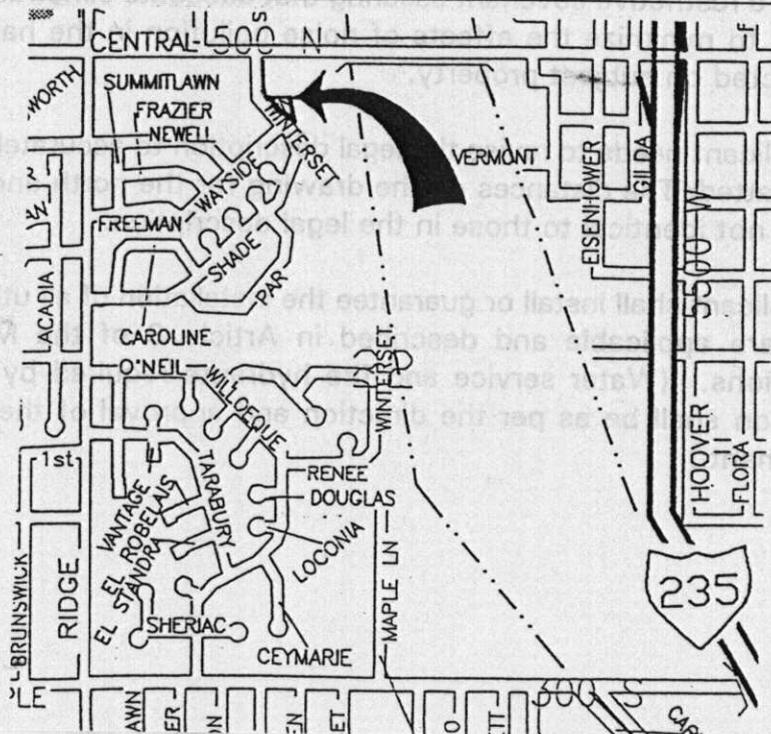
Residential:	
Office:	
Commercial:	1
Industrial:	=
Total:	1

**MINIMUM LOT AREA:** 32,236 sq. ft.

**CURRENT ZONING:** LC, Limited Commercial

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is a replat of Lot 1, Block 5, Farmington Square 2nd Addition. A 3-lot plat was approved for this site by the MAPC in 1994 but not recorded; this revised replat includes only the southern lot of the 1994 plat.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required. No guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved. Drainage improvements will be required at the time of site development.
- D. As the site is adjacent to the floodway, City Engineering needs to comment if any floodway or drainage easements need to be platted.
- E. In accordance with the Sidewalk ordinance, a sidewalk certificate shall be submitted.
- F. The final plat shall reference a tie point to a section corner and its distance from the plat.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing for the north and east lines of the plat are not identical to those in the legal description.
- I. 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.)

