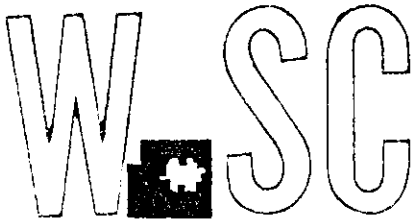


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421
FAX (316) 268-4390

May 15, 1998

FILE COPY

Professional Engineering Consultants
Attn.: Rob Hartman
303 S. Topeka
Wichita KS 67202

Re: S/D 98-22 -- Final Plat of WILSON APARTMENTS ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 14, 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 May 8, 1998.

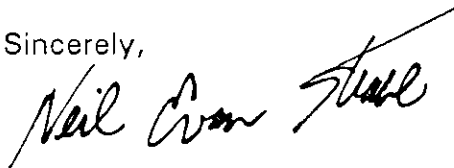
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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 98-22 -- Final Plat of WILSON APARTMENTS ADDITION
May 15, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

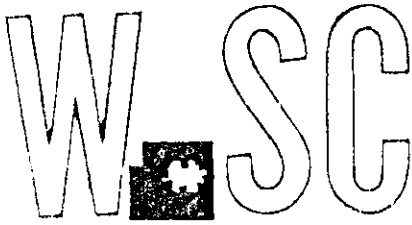
A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a long, sweeping underline that extends to the right.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Laham Holding Co., LLC, Attn.: George Laham, 150 N. Market, Wichita, KS 67202
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



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1668
(316) 268-4421
FAX (316) 268-4390

May 8, 1998

Professional Engineering Consultants
Attn.: Rob Hartman
303 S. Topeka
Wichita KS 67202

Re: S/D 98-22 -- Final Plat of WILSON APARTMENTS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 7, 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 this site. City Engineering needs to indicate if any guarantees are required. An off-site drainage agreement is needed.
- 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 CUP required that a master drainage plan be submitted and approved with the plat for the entire development area encompassing the commercial and residential CUPs.
- D. Access controls are dedicated along Webb Road except for two openings in accordance with the approved CUP.
- E. The CUP denotes an access to this lot from the western line of the plat. This street should be platted along with the street denoted on the CUP along the southern line. Applicant has control of adjoining property and intends to plat roads upon platting of balance of tract.
- F. On the final plat tracing, reference to the 50-foot building setback shall note that the setback line is for the Williams Natural Gas Company Pipeline. That is, the setback function of this line is a private matter controlled by the holder of the pipeline easement.
- G. The site is within the noise impact area of the McConnell AFB and the applicant shall submit an avigational easement covering all of the subject plat along with 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 is reminded that in accordance with the CUP, a 40-ft landscape buffer is required along Webb Road.
- I. The CUP required at the time of platting a guarantee be provided for a left-turn lane for northbound Webb Road traffic in addition to a decel lane for southbound Webb Road traffic at collector street entrance. An additional 10-foot of right-of-way is needed to be dedicated.

The right-of-way dedication has been denoted on this revised plat.

Traffic Engineering has requested the applicant widen Webb Road six feet along the east side of the plat in addition to a 12-ft widening for the decel lane along the southern end of the plat.

- J. A CUP Certificate shall be submitted to MAPD for recording with the register of Deeds prior to City Council consideration, identifying the approved CUP (referenced as DP-201 Amendment #1) and its special conditions for development on this property.
- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- 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. Southwestern Bell has requested additional easements.
- 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 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.

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, May 14, 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: Laham Holding Co., LLC, Attn.: George Laham, 150 N. Market, Wichita, KS 67202
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

METROPOLITAN AREA PLANNING COMMISSION

May 14, 1998

STAFF REPORT

(Revised Final Plat-Approved 5/7/98, One-Step Final Plat approved 3/19/98)

CASE NUMBER: S/D 98-22 WILSON APARTMENTS ADDITION

OWNER/APPLICANT: Laham Holding Co., LLC, Attn: George Laham,
150 N. Market, Wichita, KS 67202

SURVEYOR/ENGINEER: Professional Engineering Consultants, Attn: Rob Hartman,
303 S. Topeka, Wichita, KS 67202

LOCATION: South of 21st St. North, West side of Webb Road

SITE SIZE: 17.8 acres

NUMBER OF LOTS

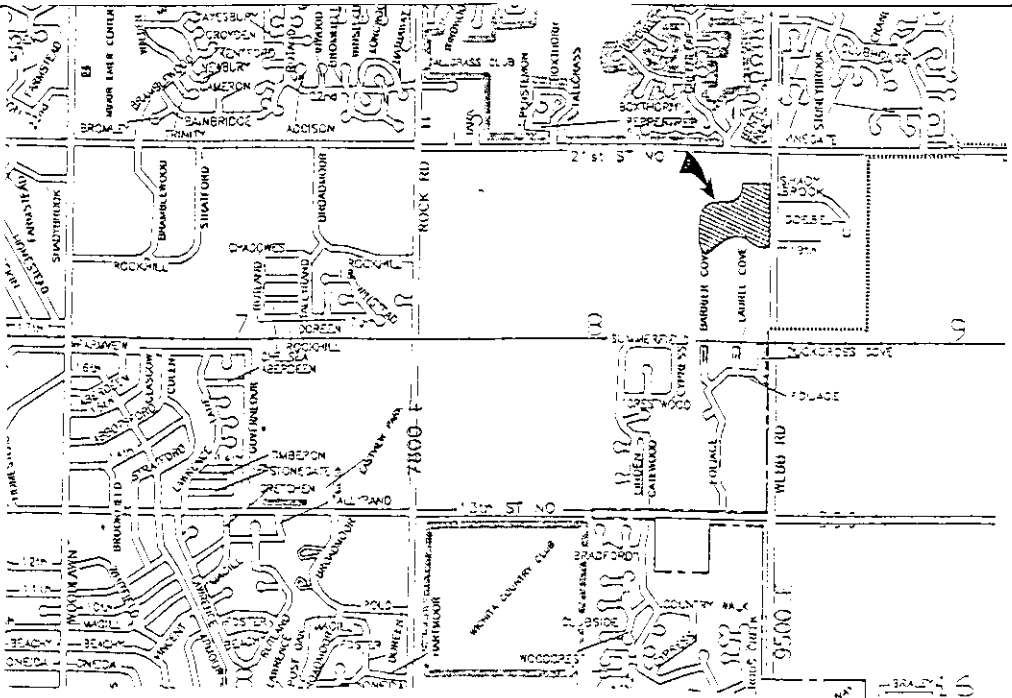
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 17.8 acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: B, Multi-Family Residential

VICINITY MAP



Note: This site is governed by the Wilson Estates Residential CUP, DP-201 Amendment #1 (Parcel 10). The eastern half of this site has been approved for a zone change (Z-3038) from SF-6, Residential to B, Multi-Family Residential. This revised plat includes additional land to allow for access to 21st Street North.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to indicate if any guarantees are required. **An off-site drainage agreement is needed.**
- 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 CUP required that a master drainage plan be submitted and approved with the plat for the entire development area encompassing the commercial and residential CUPs.
- D. Access controls are dedicated along Webb Road except for two openings in accordance with the approved CUP.
- E. The CUP denotes an access to this lot from the western line of the plat. This street should be platted along with the street denoted on the CUP along the southern **line. Applicant has control of adjoining property and intends to plat roads upon platting of balance of tract.**
- F. On the final plat tracing, reference to the 50-foot building setback shall note that the setback line is for the Williams Natural Gas Company Pipeline. That is, the setback function of this line is a private matter controlled by the holder of the pipeline easement.
- G. The site is within the noise impact area of the McConnell AFB and the applicant shall submit an avigational easement covering all of the subject plat along with 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 is reminded that in accordance with the CUP, a 40-ft landscape buffer is required along Webb Road.

- I. The CUP required at the time of platting a guarantee be provided for a left-turn lane for northbound Webb Road traffic in addition to a decel lane for southbound Webb Road traffic at collector street entrance. *An additional 10-foot of right-of-way is needed to be dedicated.*

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- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.

S/D 98-22 -- One-Step Final Plat of WILSON APARTMENTS ADDITION
May 7, 1998 - Page 4

- 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. *Southwestern Bell has requested additional easements.*
- 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 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.