



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1588
(316) 268-4421
FAX (316) 268-4390

August 28, 1998

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

S/D 98-85 - One-Step Final Plat of OLD TOWN PARKING ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 27, 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 August 21, 1998.

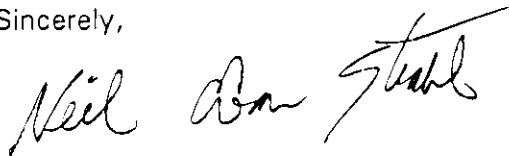
In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

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 98-85 - One-Step Final Plat of OLD TOWN PARKING ADDITION
August 28, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

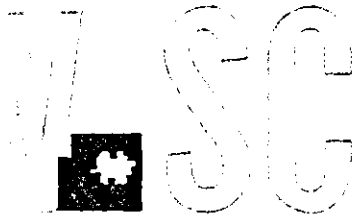
A handwritten signature in black ink, reading "Neil Evan Strahl". The signature is written in a cursive, flowing style. The first name "Neil" is clearly legible, followed by "Evan" and "Strahl".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: City of Wichita, Attn.: Norman Jakovac, Public Works, 8th Floor, City Hall, 455 N.
Main, 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



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August 21, 1998

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Attn.: Mark Savoy
924 N. Main
Wichita, KS 67203

S/D 98-85 - One-Step Final Plat of OLD TOWN PARKING ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 20, 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 comment on the abandoned water line on the site and verify if any other guarantees are required. A sanitary sewer guarantee is 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.
- D. Since the plat is dedicating right-of-way for Rock island, the plat's text shall reference such dedication as being to and for the use of the public.
- E. The spelling of "Wichita" should be corrected in the owner's signature block.
- F. 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.)

- G. 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.
- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- M. 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.
- N. 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.

S/D 98-85 -- One-Step Final Plat of OLD TOWN PARKING , POSITION
August 21, 1998 -- Page 3

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, August 27, 1998, at 1:30 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 fluid and cursive, with the first name "Neil" being the most prominent.

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: *Marked Copy of plat*

cc: City of Wichita, Attn.: Morman Jacouac, Public Works, 8th Floor, City Hall, 455 N. Main,
Wichita, KS 67202

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

August 27, 1998

STAFF REPORT

(One-Step Final Plat-Approved 08/20/98)

CASE NUMBER: S/D 98-85 - OLD TOWN PARKING ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Norman Jacouac, Public Works, 8th Floor, City Hall, 455 N. Main, Wichita, KS 67202

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

LOCATION: West side of Mosley, North of 1st St.

SITE SIZE: .67 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial: 1

Total: 1

MINIMUM LOT AREA: 29,239 sf

CURRENT ZONING: LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of two lots in the East Wichita Addition, which includes the vacation of an alley.

STAFF COMMENTS:

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