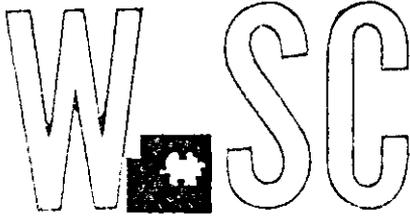


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 15, 1998

FILE COPY

Booker & Associates, Inc. of Kansas
225 N. Market, Suite 350
Wichita, KS 67202

Re: S/D 98-25 - Final Plat of SCHUETTE'S 1ST 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.

Please call if you have any questions.

S/D 98-25 - Final Plat of SCHUETTE'S 1ST ADDITION
May 15, 1998 -- Page 2

Sincerely,

A handwritten signature in black ink that reads "Neil Evan Strahl". The signature is written in a cursive style with a large, prominent "N" and "S".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Lyle Schuette, 15001 E. 79th St. South, Derby, KS 67037
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



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DEPARTMENT

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May 8, 1998

Booker & Associates, Inc. of Kansas
225 N. Market, Suite 350
Wichita, KS 67202

Re: S/D 98-25 - Final Plat of SCHUETTE'S 1ST 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. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. The lot will contain approximately 4.57 acres after the roadway dedication, which is less than the 5 acre minimum sewage lagoon requirement. However, the Subdivision regulations allow for a reduction to 4.5 acres for a one-lot residential subdivision. County Health has approved the site for sewage lagoons.
- B. The site is currently served by Rural Water District #3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan and the need for any minimum building pad elevations. A floodway reserve is needed to cover the existing waterway along the front 80 to 120 feet. The drainage plan is approved.



The final plat does not denote the floodway reserve as requested.

- F. The north line of the plat should be located 60 feet from the centerline of 79th Street North. The face of the plat and the plat's text shall note the dedication of street to and for the use of the public. **An additional 30-foot of right-of-way is required to be dedicated.**

This dedication shall be indicated on the final plat tracing. The north line of the plat should be denoted by a solid line.

- G. The final plat tracing shall denote the appropriate names on the signature blocks.

- H. The final plat shall denote access control except for one opening along 79th Street South.

Access control has been depicted as requested.

- I. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.

- J. 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.)

- K. 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.

- L. 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.

- M. 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.

S/D 98-25 -- Final Plat of SCHUETTE'S 1ST ADDITION
May 8, 1998 -- Page 3

- 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.
- 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, 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\ifb

Enclosure: Marked Copy of plat

cc: Lyle Schuette, 15001 E. 79th St. South, Derby, KS 67037
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

May 14, 1998

STAFF REPORT

(Final Plat-Approved 5/7/98, Preliminary Plat approved 3/19/98)

CASE NUMBER: S/D 98-25 - SCHUETTE'S FIRST ADDITION

OWNER/APPLICANT: Lyle Schuette, 15001 E. 79th St. South,
Derby, KS 67037

SURVEYOR/ENGINEER: Booker and Associate,
225 N. Market, Suite 350, Wichita, KS 67202

LOCATION: East of 143rd Street East, South side of 79th Street
South

SITE SIZE: 5 acres

NUMBER OF LOTS

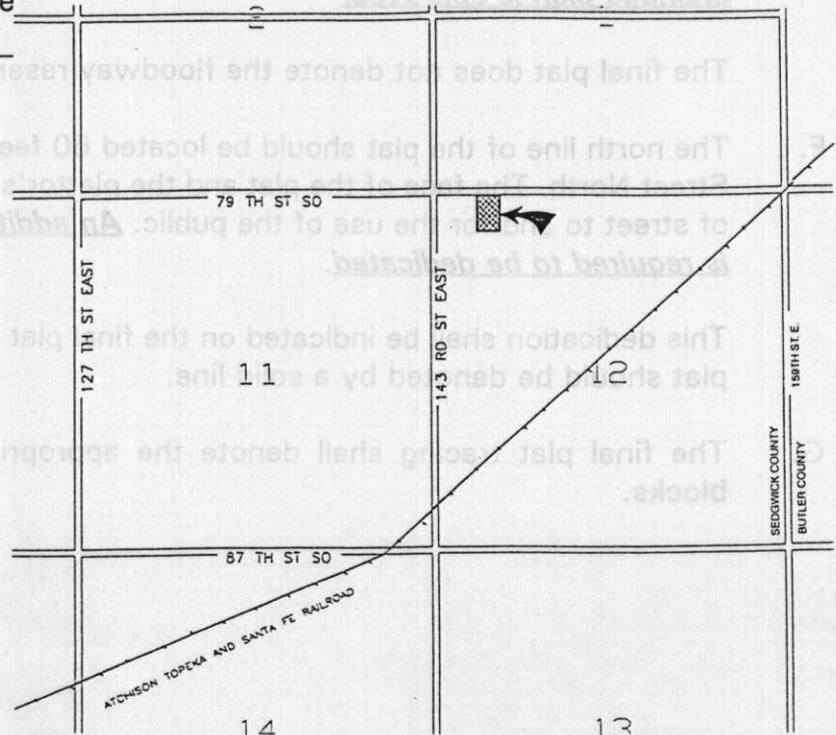
- Residential: 1
- Office:
- Commercial:
- Industrial:
- Total: 1

MINIMUM LOT AREA: 4.57 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County and is designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision".

STAFF COMMENTS:

- A. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. The lot will contain approximately 4.57 acres after the roadway dedication, which is less than the 5 acre minimum sewage lagoon requirement. However, the Subdivision regulations allow for a reduction to 4.5 acres for a one-lot residential subdivision. **County Health has approved the site for sewage lagoons.**
- B. The site is currently served by Rural Water District #3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan and the need for any minimum building pad elevations. **A floodway reserve is needed to cover the existing waterway along the front 80 to 120 feet. The drainage plan is approved.**

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J. 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.)

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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.

Q. The applicant is reminded that a disk shall be submitted with the final plat

S/D 98-25 -- Final Plat of SCHUETTE'S 1ST ADDITION

May 14, 1998 - Page 4

tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.