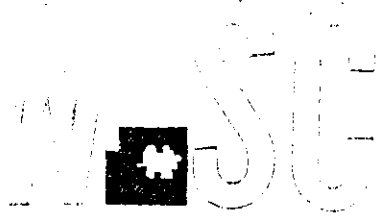


SEDGWICK COUNTY



January 16, 1997

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Babar M. Khan, P.E.
Municipal Engineers, P.A.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 96-97 SOOTER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 16, 1997, 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 9, 1997.

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 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.

Please call if you have any questions.

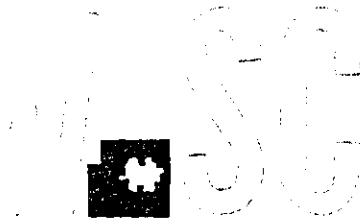
Sincerely,

Don Losew
Senior Planner

DL:rh

cc: Jay D. Sooter and Sonya Seybold, 1641 Jeanette, Wichita, KS 67203
Mike Lindebak, City Engineer

SEDGWICK COUNTY



January 9, 1997

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
316) 268-4421
FAX 316) 268-4090

Babar M. Khan, P.E.
Municipal Engineers, P.A.
254 Laura - Suite 201
Wichita, KS 67211

Re: S/D 96-97 SOOTER ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 9, 1997, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since municipal sanitary sewer is not available to serve this property, 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 applicant is advised that this site is within an area of groundwater contamination and restrictions may be involved for the use of on-site facilities.
- B. Prior to this plat being released for County Commission review, the applicant shall submit a letter from Park City indicating that arrangements have been made for the extension of water to this site, from Park City.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. As indicated by County Engineering, additional right-of-way for Broadway or Old Lawrence Road needs to be dedicated. A full 110 feet of right-of-way shall be shown adjacent to the plat's west line.
- E. On the final plat tracing, the existence and area of right-of-way for Old Lawrence Road shall be shown separate from Broadway. The face of the plat shall note that complete access control exists between Old Lawrence Road and Broadway.
- F. Prior to this plat being released for recording, a blanket pipeline easement is apparently being confined to the indicated easement. The final plat tracing shall not be submitted for

January 9, 1997

Page 2

City and County approval until such a confinement has occurred and the appropriate recording information shown on the plat. A copy of this instrument shall be submitted to Planning for the plat file. If a building setback from the pipeline is also involved, such setback shall be shown on the final plat tracing and labeled as a pipeline setback.

- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. The applicant is advised that all applicable property taxes will need to be paid before this plat can be recorded.
- I. On the final plat tracing, the MAPC Chairman and County officials signature blocks shall be amended to properly note these individuals as of this plat's approval date by the MAPC and expected recording date in 1997. Also, the second County Clerk signature line, located below the Deputy Register of Deeds signature line is unnecessary.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- N. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell which are indicated on the enclosed "marked" copy of the plat.

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 final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 16, 1997 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Jay D. Sooter and Sonya Seybold, 1641 Jeanette, Wichita, KS 67203
Mike Lindebak, City Engineer

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4-6

January 16, 1997

**STAFF REPORT
(Final Plat Approved 1/9/97)**

CASE NUMBER: S/D 96-97 SOOTER ADDITION

OWNER/APPLICANT: Jay D. Sooter and Sonya Seybold, 1641 Jeanette, Wichita, KS 67203

SURVEYOR/ENGINEER: Babar M. Khan, P.E., Municipal Engineers, P.A., 254 Laura - Suite 201, Wichita, KS 67211

LOCATION: South of 49th Street North and east of Broadway Avenue (Old Lawrence Road)

SITE SIZE: 6.86 Acres

NUMBER OF LOTS

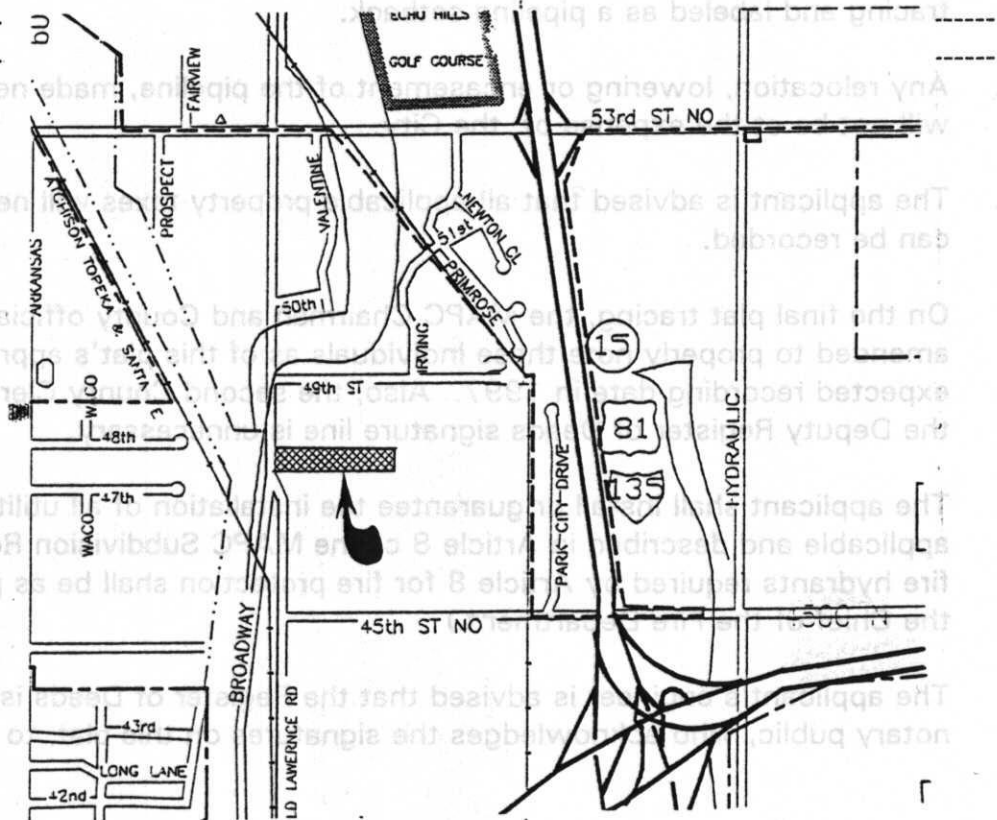
- Residential:
- Office:
- Commercial:
- Industrial: 1
- Total: 1

MINIMUM LOT AREA: 6.0 Acres

CURRENT ZONING: "LI"

PROPOSED ZONING:

VICINITY MAP:



FILED

- A. Since municipal sanitary sewer is not available to serve this property, 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 applicant is advised that this site is within an area of groundwater contamination and restrictions may be involved for the use of on-site facilities.
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