



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 11, 1995

Marvin Schellenberg
Forest Lakes, Inc.
7926 W. 21st Street North
Wichita, KS 67205

Re: S/D 95-24 FOREST LAKES 2nd ADDITION (Final Plat)

Dear Mr. Schellenberg:

At the regular meeting of the Metropolitan Area Planning Commission on May 11, 1995, the above captioned plat was considered. The action of the Planning Commission was to approve the plat subject to the following conditions:

- A. If determined necessary by City Engineering, revised petitions or an agreement may be needed for existing guarantees.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. On the final plat tracing, the platlor's text shall also reference the granting of the indicated utility easements and the dedication of street right-of-way.
- D. The applicant shall submit a covenant providing for the ownership and maintenance of Reserve A.
- E. Since this property is a replat of a portion of Forest Lakes Addition, the applicant shall submit appropriate legal documents for recording which provide for this property to share the responsibility for the maintenance of the reserves platted as a part of the original plat.
- F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- G. 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.)
- H. 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

S/D 95 - 24 FOREST LAKES 2ND ADDITION Final Plat
May 11, 1995 - Page 2

notary's signature.

- I. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

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 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: P.E.C., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202
Mike Lindebak, City Engineer

SEDGWICK COUNTY



April 6, 1995

METROPOLITAN AREA PLANNING
DEPARTMENT

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

Marvin Schellenberg
Forest Lakes, Inc.
7926 W. 21st Street North
Wichita, KS 67205

Re: S/D 95-24 FOREST LAKES 2nd ADDITION (Final Plat)

Dear Mr. Schellenberg:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 6, 1995, the above captioned plat was considered. The action of the Committee resulted in a 2-2 vote for denial of the plat. Since a majority vote was not obtained for approval or denial this plat in regard to the Subdivision Committee's action, is considered still a denial. You may, however, request in writing that this case be forwarded to the full Planning Commission as an appeal to the Subdivision Committee's action.

Sincerely,

Don Losew
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: P.E.C., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

Mike Lindebak, City Engineer

May 11, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-24 FOREST LAKES 2ND ADDITION

OWNER/APPLICANT: Marvin Schellenberg, Forest Lakes, Inc., 7926 West 21st North, Wichita, KS 67205

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: North of 29th Street North and west of Ridge Road

SITE SIZE: 0.6 ± Acres

NUMBER OF LOTS

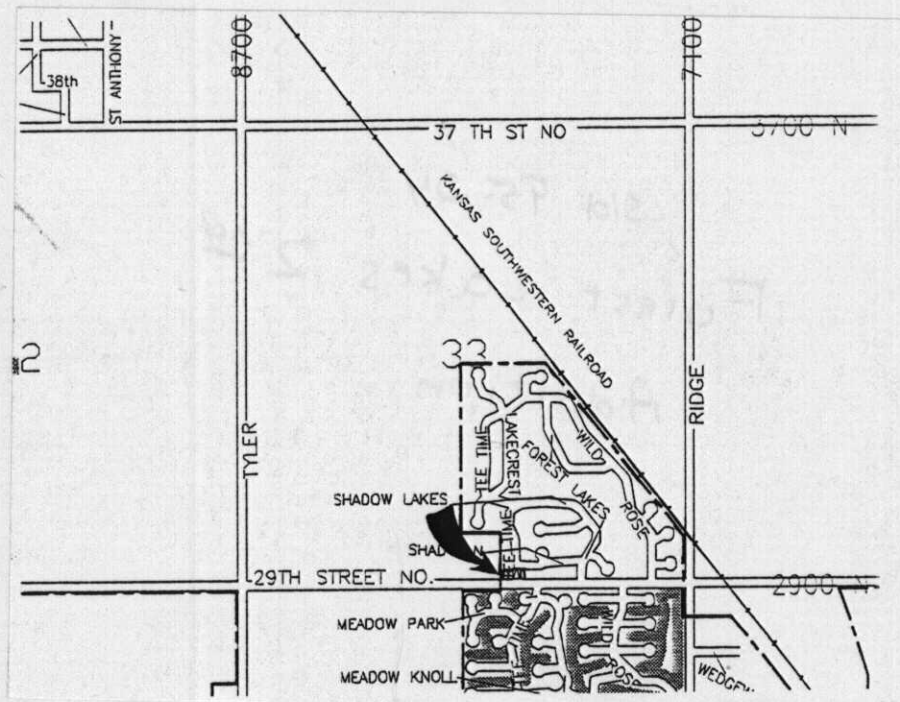
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 9,587 square feet

CURRENT ZONING: "AA"

PROPOSED ZONING: "AA"

VICINITY MAP:



STAFF COMMENTS:

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- F. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
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- H. 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.
- I. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
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