STAFF COMMENTS:

A. This site is under a conditional use (CU-267) which provides for a type development with clustered, detached, single-family structures on individual lots. However, this plat is now implying that conventional single-family development with one home per site (lot) will be provided. Consequently, the applicant shall submit a letter requesting that a resolution be passed eliminating the conditional use established for this site.

B. Prior to this plat being released for County Commission review, a revised platting binder shall be submitted indicating that the property taxes have been paid and that the applicant has obtained ownership of the site.

C. The applicant shall meet with County Engineering to remove or alter any restrictions of an existing covenant involving the original Crestview sewer system at this site.

D. 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.

E. 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.

F. 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.

G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

H. Recording of the plat within 30 days after approval by the City Council.

I. The applicant is advised that this site will be subject to an assessment for the Four Mile Creek sanitary sewer facility. Also, the applicant should meet with Wichita water department staff to discuss relocation of water meters.

AGENDA ITEM NO. 1-7

METROPOLITAN AREA PLANNING COMMISSION

May 5, 1994

STAFF REPORT
(Final Plat Approved April 28, 1994)

CASE NUMBER: S/D 94-29 BAUER'S COBBLESTONE ADDITION

OWNER/APPLICANT: Harold V. Bauer, Attn: Greg Bauer, 6572 E. Central - Suite 204, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Company, c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

TOWNSHIP: Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230

LOCATION: North of 13th Street North and west of 127th Street East

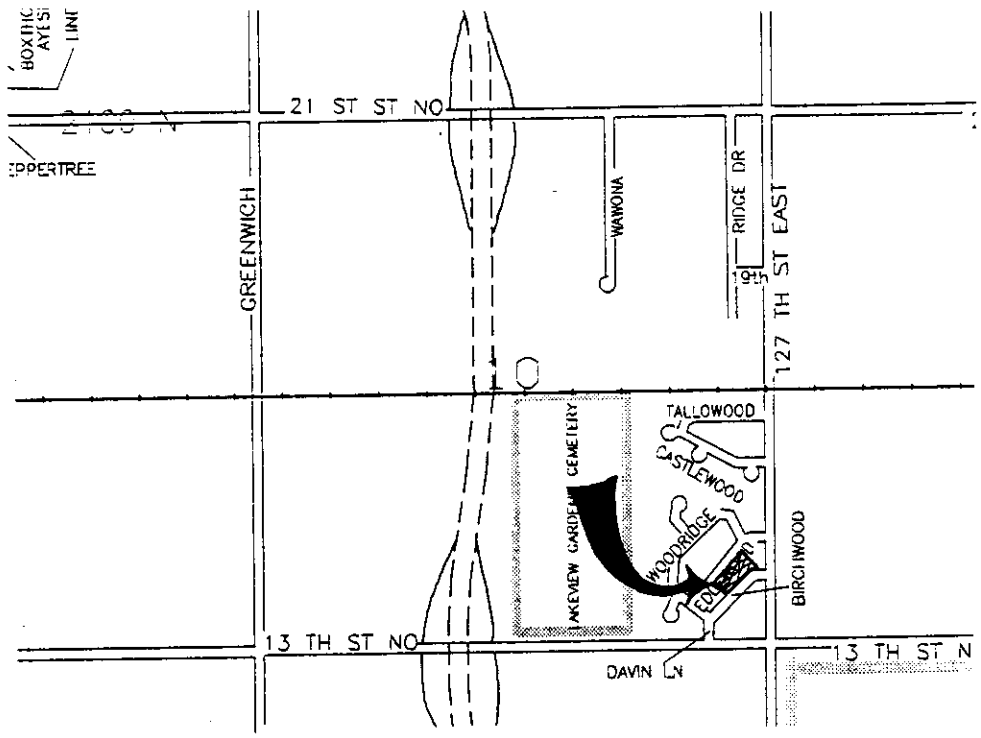
SITE SIZE: 2.5 Acres

NUMBER OF LOTS
Residential: 8
Office:
Commercial:
Industrial:
Total: 8

MINIMUM LOT AREA: 12,000 sq. ft.

CURRENT ZONING: "AA" County - CU 267

VICINITY MAP:



SEDGWICK COUNTY

METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

May 9, 1994

Baughman Company
c/o Phil Meyer
315 Ellis
Wichita, KS 67211

Re: S/D 94-29 - BAUER'S COBBLESTONE ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Metropolitan Area Planning Commission on May 5, 1994, 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 April 29, 1994.

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 developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

DL:rh
cc: Harold V. Bauer, Attn: Greg Bauer, 6572 E. Central - Suite 204, Wichita, KS 67206
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230
Mike Lindebak, City Engineer

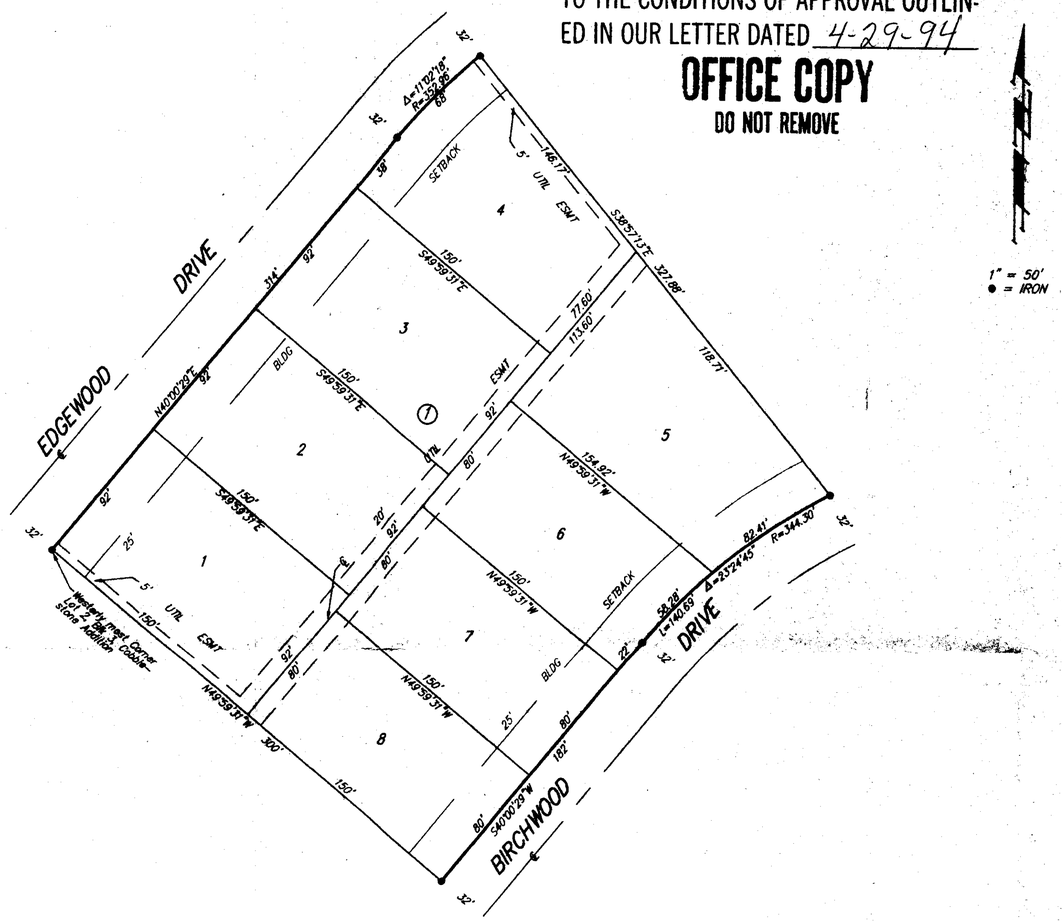
BAUER'S COBBLESTONE

AN ADDITION TO SEDGWICK COUNTY, KANSAS

FINAL PLAT

THIS PLAT APPROVED BY THE SUBDIVISION COMMITTEE ON 4/28/94 SUBJECT TO THE CONDITIONS OF APPROVAL OUTLINED IN OUR LETTER DATED 4-29-94

OFFICE COPY
DO NOT REMOVE



This plat of "BAUER'S COBBLESTONE", an Addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this ____ day of _____, 1994.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____ Chairman
James D. Miner

_____ Secretary
Marvin S. Krout

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this ____ day of _____, 1994.

_____ Mayor
Elma Broadfoot

_____ City Clerk
Pat Burnett

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners, Sedgwick County, Kansas this ____ day of _____, 1994.

_____ Chair
Betsy Gwen

_____ Chairman Pro-Tem
Andrew L. Bias

_____ Commissioner
Paul W. Hancock

_____ Commissioner
Thomas G. Winters

_____ Commissioner
Mark F. Schroeder

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS We, Baughman Company, P.A., Surveyors in aforesaid County and State do hereby certify that we have surveyed and platted "BAUER'S COBBLESTONE", an Addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as and being a replat of Lot 2, Block 3, Cobblestone, an Addition to Sedgwick County, Kansas.

All being situated in the SE1/4 of Sec. 10, Twp. 27-S, R-2-E of the 6th P.M., Sedgwick County, Kansas.

Baughman Company, P.A.

_____ Surveyor
Gregory F. Severns

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots and a Block to be known as "BAUER'S COBBLESTONE", an Addition to Sedgwick County, Kansas. The utility easements are hereby granted as indicated for the construction and maintenance of all all public utilities.

_____
Harold V. Bauer

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged before me, this ____ day of _____, 1994, by Harold V. Bauer.

_____ Notary Public

My App't. Exp. _____

Entered on transfer record this _____ day of _____, 1994.

_____ County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been filed for record in the office of the Register of Deeds, this ____ day of _____, 1994, at ____ o'clock ____ M; and is duly recorded.

_____ Register of Deeds
Pat Kettler

_____ Deputy
Ed Resa