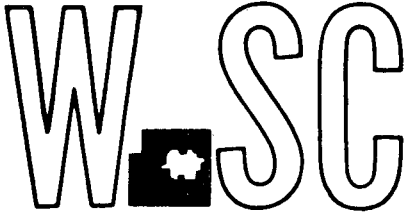


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

December 26, 1986

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

RE: S/D 86-20 - Plat of Cherry Orchard 3rd Addition

Gentlemen:

As you are aware, on December 23, 1986, the City Commission considered the above-captioned plat. The action taken by the Commission, was to approve the plat, but instruct the Engineering Division to prepare a new Doris Street paving petition which assigns a greater share of costs to the owner of Cherry Orchard 3rd Addition.

Once City Engineering has advised that the City Commission has accepted the revised street paving petition, we will be able release the plat tracing for recording. Questions about the revised petition should be directed to City Engineering.

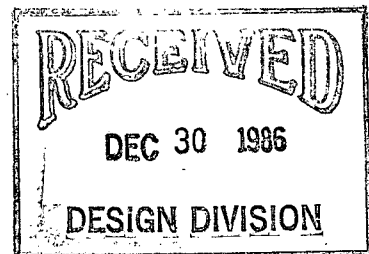
Sincerely,

Forrest L. Nagley
Senior Planner

FLN/lw

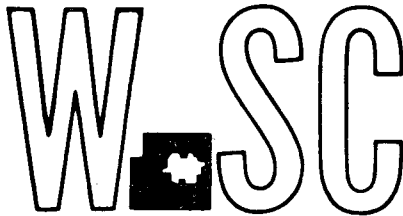
cc: M and G Enterprises, Inc., c/o Marino Garcia, 5215 W. Central,
Wichita, KS 67203

~~Michael~~ Lindebak, City Engineer



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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

March 6, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-20 - Final Plat of Cherry Orchard 3rd Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 6, 1986, 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 February 28, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

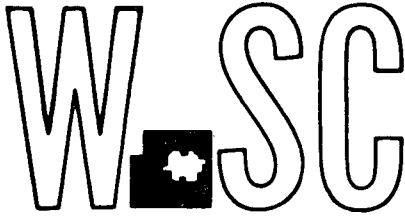
BRB:mlh

cc: M & G Enterprises, Inc., c/o Marino Garcia, 5215 West Central,
Wichita, KS 67203
✓ Mike Lindebak, City Engineer



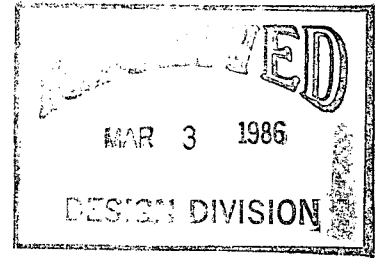
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



February 28, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-20 - Final Plat of Cherry Orchard 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 27, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered by a utility easement.
- B. As required by the drainage plan for this property, the applicant shall guarantee the paving of Doris from the south line of Central to the south line of this plat.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Elder and Doris Streets, by this lot's commercial zoning, be waived.
- F. Proof shall be submitted that the person signing for M & G Enterprises, Inc. is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- G. Since utility easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.

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Baughman Company, P.A.

Re: S/D 86-20 - Final Plat of Cherry Orchard 3rd Addition

February 28, 1986

Page 2

- H. The applicant shall make satisfactory arrangements with K.G.& E. for relocation of their equipment which is necessitated by this replat.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are 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, March 6, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: M & G Enterprises, Inc., c/o Marino Garcia, 5215 West Central,
Wichita, KS 67203
✓ Mike Lindebak, City Engineer

1. Lamplighter Mobile Home Park. Final Plat. Item C, main to be extended across plot at time of development as per City Ordinance No. 17.12.300. Interior mains to be in city utility easement to be granted by separate instrument at time of development of phase as per City Ordinance No. 26.04.140
2. Noordhoek Addition. Prelim. Plat. Property now served by 12" main in 143rd St., and also by 12" main in 9th St., no water problem. Item D. Outside City Application to obtain service.
3. Mulberry E. 2nd Addn. Final Plat. Item D, mains to be extended. Mains to be extended from 37th N. & Rock Rd. No water problem.
4. Beacon Hill. Addition. Final Plat. Item F, mains to be extended. ~~to interior~~ No water problem.
5. University Congregational Church Addition. Existing 16" main in 29th St. Outside City Application required to obtain service, if item E. not approved.
6. Downs Addition. Final Plat. Property now served by 2" main in Pershing, and 8" main in Centrd. No water problem.
7. Lochr Addition. Final Plat. Property now served by 16" main in Tyler and 8" main in 9th St. No water problem. Mains not shown on sketch plat.
8. Cherry Orchard 3rd Addition. Final Plat. Property now served by mains on three sides. No water problem.
9. Mary Kay Addition. Final Plat. Existing 12" main in Hoover Rd., property now served. No water ~~problem~~ problem.

Atc-Sub - 2-27-80

(2)

10. Alfred A. Caro. Grant utility easement. No water problem.

11. Verna Kunkin. Dedicate Street R/W. If necessary, mains may be extended to area. No water problem.

12. Other matters.

S/D No.: 86-20 Name: CHERRY ORCHARD 3RD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: South side of Central Avenue, between Elder and Doris Streets.

Owner: M & G Enterprises, Inc., c/o Marino Garcia, 5215 West Central, Wichita, KS 67203

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.94 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 84,628.54 Sq. Ft.
4. Existing Zoning: "A" and "BB"
5. Proposed Zoning: "LC" (Z-2734)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2734), requesting "A" (two-family dwelling) and "BB" (office) to "LC" (light commercial) has been approved subject to replatting.

- A. The applicant shall guarantee the abandonment of the sanitary sewer lateral which is not being covered by a utility easement.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Elder and Doris Streets, by this lot's commercial zoning, be waived.
- F. Proof shall be submitted that the person signing for M & G Enterprises, Inc. is authorized to execute documents on behalf of the corporation (e.g., copy of By-Laws or certification from a title company.)
- G. Since utility easements are proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this replat? At the time the associated zone case was considered, neighborhood concern was expressed about drainage from this property onto the property to the south.

NOTE: This plat has been submitted in final form only.