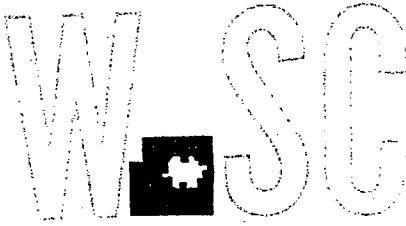


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

Baughman Co., P.A.  
315 Ellis  
Wichita, KS 67211

February 2, 1989

Re: S/D-88-109 - Caliendo 11th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 2, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 27, 1989.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Angeline M. Schmidt  
12222 E. Douglas  
Wichita, KS 67206  
Richard S. Caliendo  
12222 E. Douglas  
Wichita, KS 67206  
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT  
CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

January 27, 1989

Baughman Co., P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D-88-109 - ~~Caliendo 11th Addition~~

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 26, 1989, 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 extension of sanitary sewer to serve the lots being platted.
- 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, a 35-foot building setback shall be indicated from Webb Road.
- D. Approval of this plat is subject to any conditions of approval of the associated zoning case (Z-2939).
- E. The applicant is advised, that the existing drive on lot 3 should be closed if it is not intended to be used as the one access opening to Webb Road.
- F. On the final plat tracing, the pipelines that cross the east edge of the plat, shall be indicated. Any easements and recording information shall also be indicated.
- G. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline (or other pipelines) Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.

- H. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- I. 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.
- 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

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, February 2, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:svm

Enclosure

cc: Angeline M. Schmidt  
12222 E. Douglas  
Wichita, KS 67206  
Richard S. Caliendo  
12222 E. Douglas  
Wichita, KS 67206  
Mike Lindebak, City Engineer

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-109 - CALIENDO 11TH ADDITION

OWNER/APPLICANT: Angeline M. Schmit, c/o Richard Caliendo,  
12222 E. Douglas, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West side of Webb Road, in an area south of  
Harry.

SITE SIZE: 3.8 Acres

NUMBER OF LOTS

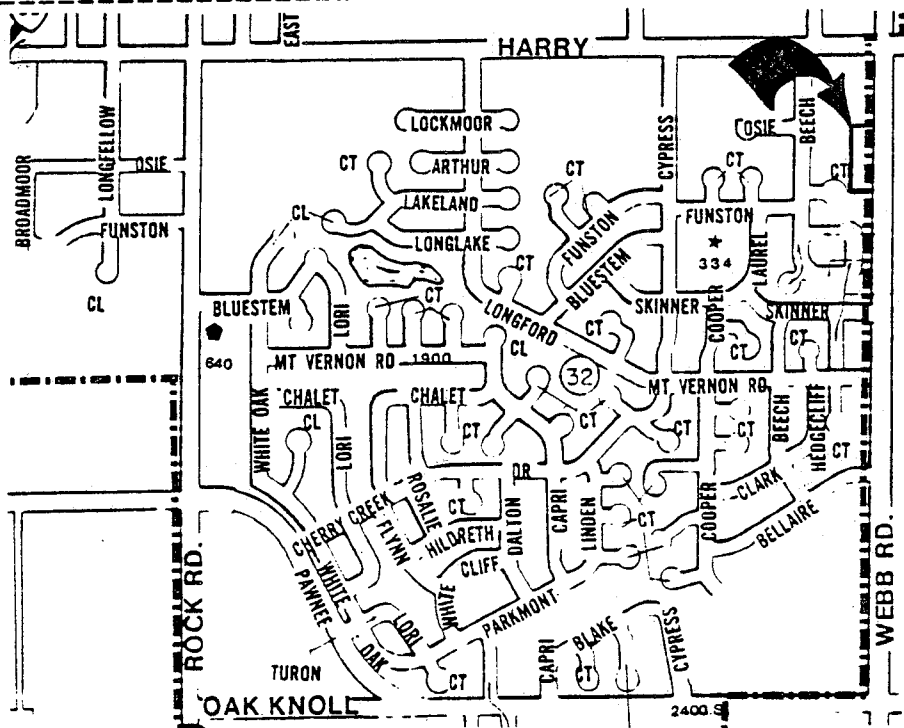
Residential:	3
Office:	3
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 27,880 sq. ft.

CURRENT ZONING: "AA" One-family

PROPOSED ZONING: "BB" Office (Z-2939)

VICINITY MAP:



S/D 88-102 - CALIENDO 11TH ADDITION  
Page 2

STAFF COMMENTS:

NOTE: Zone case Z-2939, requesting a change from "AA" (one-family) to "BB" (office) zoning was scheduled for MAPC review January 5, 1989. (This plat was deferred two weeks from the January 12, 1989 meeting.)

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- 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. On the final plat tracing, a 35-foot building setback shall be indicated from Webb Road.
- E. Approval of this plat is subject to any conditions of approval of the associated zoning case (Z-2939).
- F. The applicant is advised, that the existing drive on lot 3 should be closed if it is not intended to be used as the one access opening to Webb Road.
- G. on the final plat tracing, the pipelines that cross the east edge of the plat, shall be indicated. Any easements and recording information shall also be indicated.
- H. The applicant shall submit a copy of the instrument which establishes the Northwest Central Pipeline (or other pipelines) Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. 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.
- K. 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.
- 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.
- N. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 288-4561

January 13, 1989

Baughman Co., P.A.  
315 Ellis  
Wichita, KS 67211

Re: S/D-88-109 - Caliendo 11th Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 12, 1989, the above captioned plat was considered. The action of the Committee was to defer the plat for two (2) weeks.

If you should have any questions, please call.

Sincerely,

Don Losew  
Junior Planner

DL:svm

cc: Angeline M. Schmidt  
12222 E. Douglas  
Wichita, KS 67206  
Richard S. Caliendo  
12222 E. Douglas  
Wichita, KS 67206  
Mike Lindebak, City Engineer

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-109 - CALIENDO 11TH ADDITION

OWNER/APPLICANT: Angeline M. Schmit, c/o Richard Caliendo, 2222  
E. Douglas, Wichita, KS 67206

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: West side of Webb Road, in an area south of  
Harry.

SITE SIZE: 3.8 Acres

NUMBER OF LOTS

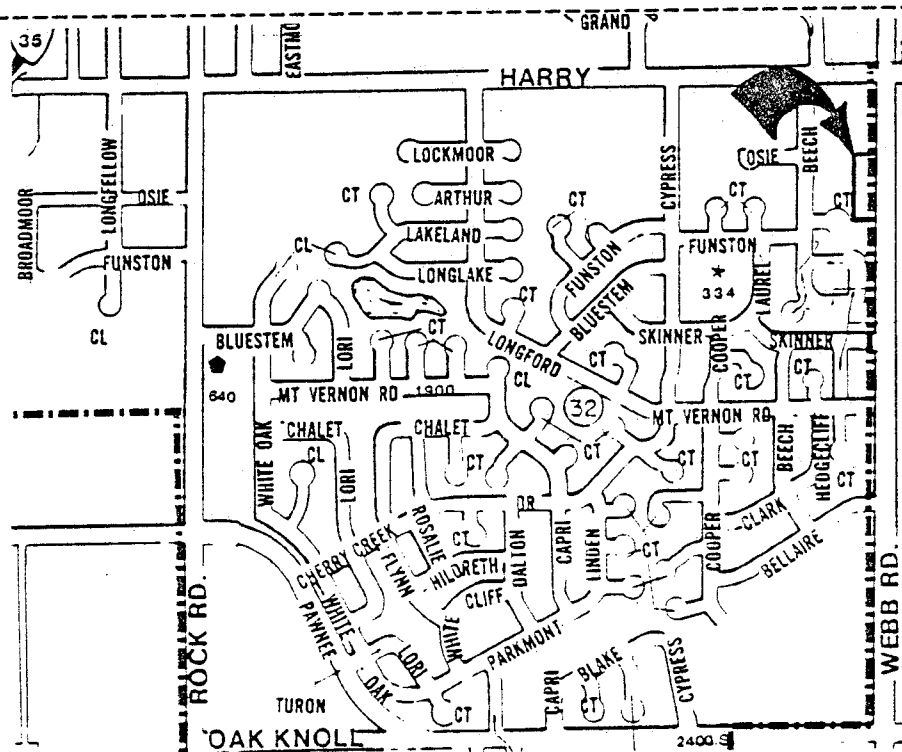
Residential:	3
Office:	3
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 27,880 sq. ft.

CURRENT ZONING: "AA" One-family

PROPOSED ZONING: "BB" Office (Z-2939)

VICINITY MAP:



S/D 88-102 - CALIENDO 11TH ADDITION  
Page 2

STAFF COMMENTS:

NOTE: Zone case Z-2939, requesting a change from "AA" (one-family) to "BB" (office) zoning was scheduled for MAPC review January 5, 1989.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
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