

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 13, 1994

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

Re: S/D 94-32 RICHARD BISHOP ADDITION (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 12, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. While a limited sidewalk system is found in this area and the street width is indicative of a collector street, it does not appear that this block face will be able to provide a complete sidewalk segment. The Orienta Park 3rd Addition to the east or out to Meridian was platted in 1982 and was supposed to install sidewalk as a requirement of site development. However, no such sidewalk has yet been provided. It is recommended therefore that the sidewalk requirement be waived for this plat.
- B. On the final plat tracing, the tie point shall be amended to correctly reference the proper section or quarter section corner.
- C. Prior to release of this plat for recording, the applicant shall submit a revised platting binder. The present binder is outdated and does not indicate the applicant as the present owner of the site. This plat will be subject to a review of the platting binder and any relevant conditions noted by such a review.
- 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



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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.

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, May 19, 1994 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: Richard Bishop, 4640 S. Pattie, Wichita, KS 67216
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

May 12, 1994

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 94-32 RICHARD BISHOP ADDITION

OWNER/APPLICANT: Richard Bishop, 4640 S. Pattie, Wichita, KS 67216

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

LOCATION: West of Meridian on the south side of 27th Street South

SITE SIZE: 0.3 Acres

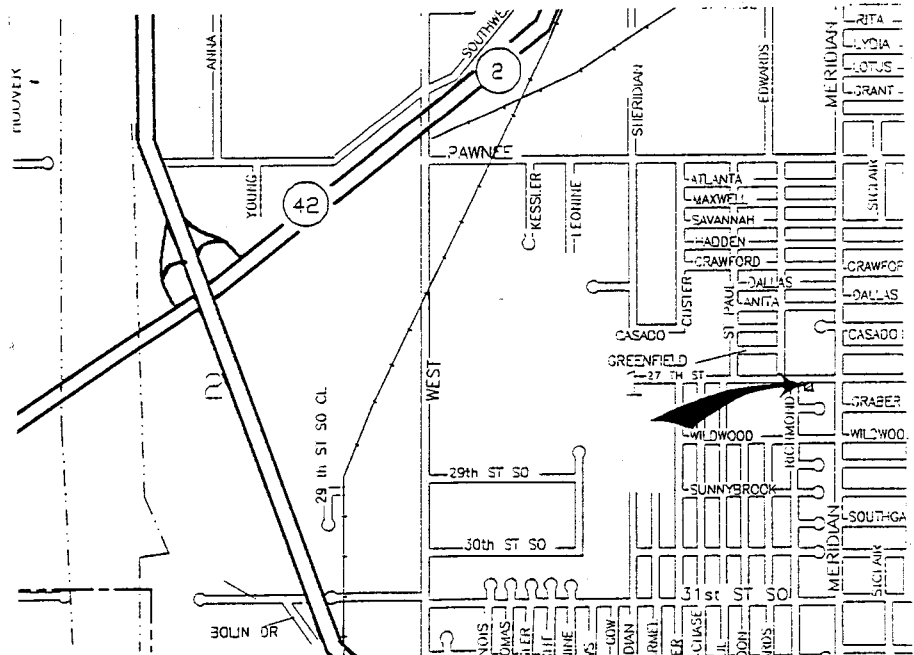
NUMBER OF LOTS

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

MINIMUM LOT AREA: 13,500 sq. ft.

CURRENT ZONING: "AA"

VICINITY MAP:



NOTE: This plat involves a portion of a site not previously platted but located in an area of the City that has basically been developed. The adjacent street is paved and City water and sewer lines are already directly available to the site. Not having been platted, the applicant is now platting in order to obtain a building permit.

STAFF COMMENTS:

A. City Engineering needs to indicate if this site is responsible for any payments related to previously provided improvements adjacent to this site (paving, water, sanitary or storm sewer).

B. While a limited sidewalk system is found in this area and the street width is indicative of a collector street, it does not appear that this block face will be able to provide a complete sidewalk segment. The Orienta Park 3rd Addition to the east or out to Meridian was platted in 1982 and was supposed to install sidewalk as a requirement of site development. However, no such sidewalk has yet been provided. It is recommended therefore that the sidewalk requirement be waived for this plat.

C. On the final plat tracing, the tie point shall be amended to correctly reference the proper section or quarter section corner.

D. Prior to release of this plat for recording, the applicant shall submit a revised platting binder. The present binder is outdated and does not indicate the applicant as the present owner of the site. This plat will be subject to a review of the platting binder and any relevant conditions noted by such a review.

E. 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.

F. 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.

G. 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.

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 City Council.

J. 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.