

SECONDOH COUNTY  
SUBDIVISION COMMISSION



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
155 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1652  
(316) 266-4301

January 20, 1989

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

Re: S/D 88-106 - The Arboretum Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 19, 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 13, 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 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 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,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus  
Junior Planner

TB:sm

cc: Bill Yung Design, 4912 E. 29th St. North, 67220  
Farmers and Merchants State Bank, 330 E. Madison, 67037  
Mike Lindebak, City Engineer

APPROPRIATE COUNTY  
WICHITA COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
(316) 268-4561

January 13, 1989

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

Re: S/D 88-106 - The Arboretum 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 approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee the construction of the temporary turn around as indicated on Goebel Street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a legal description of the area zoned "A" in Lot 1, Block 1. This plat shall not be scheduled for the Wichita City Council until said description is submitted to MAPD.
- H. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Goebel, by this lot's commercial zoning, be waived.

- I. The applicant shall comply with the adjustments to the drainage concept as requested by City Engineering.
- J. Since the plat proposes that ownership and maintenance of Reserve A to be the responsibility of the owner of Lot 1, Block A, a covenant shall be submitted which indicates that these properties will not be sold separately and that it runs with the land and is binding upon the owner and their successors and assigns.
- K. On the final plat tracing, the following statement shall be inserted next to the Mayor's signature block: "Consent is hereby given for the formation of sanitary sewer districts within the boundary of this plat by the Board of Sedgwick County Commissioners as they deem necessary to provide sanitary sewer service to this area.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. 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.
- P. 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 plat is for your information and files. If you should have any questions, please call.

S/D 88-106 The Arboretum  
Page 3

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 19, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Junior Planner

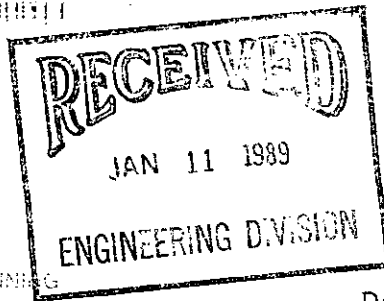
DL:svm

Enclosure

cc: Bill Yung Design, 4912 E. 29th St. North, 67220  
Farmers and Merchants State Bank, 330 E. Madison, 67037  
Mike Lindebak, City Engineer

SEDGWICK COUNTY  
SEDGWICK COUNTY

ML



METROPOLITAN AREA PLANNING  
DEPARTMENT

December 30, 1988

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

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

Re: S/D 88-106 - The Arboretum Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 29, 1988, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the construction of the temporary turn around as indicated on Countryside Street.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall reference in the platter's text that the temporary turn-around is dedicated to the public until such time as Countryside is extended to the west.
- I. The applicant shall submit a legal description of the area zoned "A" in Lot 1, Block 1. This plat shall not be scheduled for the Wichita City Council until said description is submitted to MAPD.


- J. The final plat shall reference in the platter's text the platting of access controls as shown on the preliminary plat.
- K. 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 streets. 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.
- L. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles with or radial to adjacent street lines. Section 5-402(F).
- M. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Goebel, by this lot's commercial zoning, be waived.
- O. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. The applicant shall comply with the adjustments to the drainage concept as requested by City Engineering.
- R. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City and County Engineering for review and approval.
- S. The final plat shall show a 10-foot utility easement along the south line of Lot 6, Block 4.
- T. 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.
- U. 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.

The Aboretum Addition  
Page 3

- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- W. 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.
- X. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:jcm  
Enclosure

cc: Bill Yung Design, 4912 E. 29th St. North, 67220  
Farmers and Merchants State Bank, 330 E. Madison, 67037  
Mike Lindebak, City Engineer



STAFF COMMENTS:

NOTE: The following comments are based on the assumption that the associated zone case (Z-2934) will be approved by the City Council at their January 3, 1989 meeting. The request is to change a "AA" one-family dwelling district to "A" two-family dwelling district, "BB" office district, and "C" commercial district as indicated on the preliminary plat.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the storm sewers required by this plat.
- E. The applicant shall guarantee the paving of the proposed interior streets.
- F. The applicant shall guarantee the construction of the temporary turn around as indicated on Countryside Street.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall reference in the platter's text that the temporary turn-around is dedicated to the public until such time as Countryside is extended to the west.
- I. The applicant shall submit a legal description of the area zoned "A" in Lot 1, Block 1. This plat shall not be scheduled for the Wichita City Council until said description is submitted to MAPD.
- J. The final plat shall reference in the platter's text the platting of access controls as shown on the preliminary plat.
- K. 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 streets. 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.

- L. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles with or radial to adjacent street lines. Section 5-402(F).
- M. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- N. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Goebel, by this lot's commercial zoning, be waived.
- O. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- U. 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.
- V. Recording of the plat within 30 days after approval by the City Council.
- W. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- X. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

December 29, 1988

STAFF REPORT  
(Final Plat; Preliminary Plat 12/29/88)

CASE NUMBER: S/D 88-106 - THE ARBORETUM

OWNER/APPLICANT: Farmers & Merchants State Bank

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

LOCATION: South of Harry in an area east of Webb Road

SITE SIZE: 4.99 acres

NUMBER OF LOTS

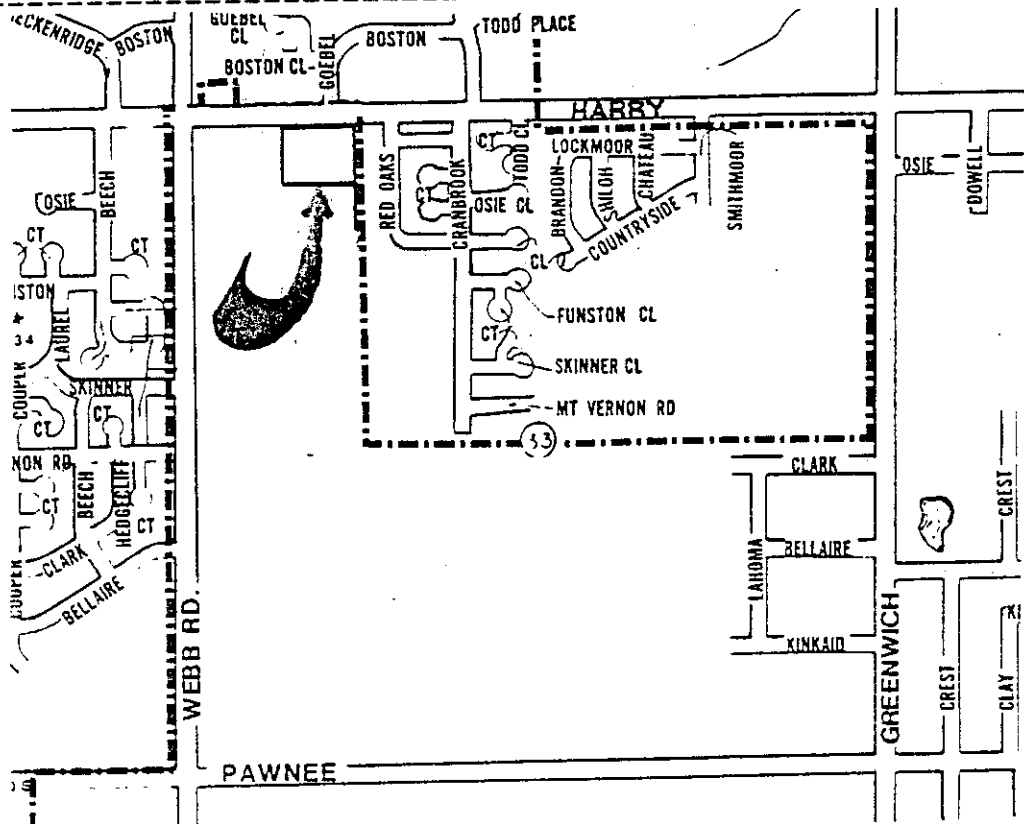
Residential:	1
Office/Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,662 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "A", "B" & "C" (Z-2934)

VICINITY MAP:



STAFF COMMENTS:

- NOTE: The following comments are based on the assumption that the associated zone case (Z-2934) will be approved by the City Council at their January 10, 1989 meeting. The request is to change a "AA" one-family dwelling district to "A" two-family dwelling district, "BB" office district, and "C" commercial district as indicated on the preliminary plat. This final plat is a portion of an overall preliminary plat.
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
  - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
  - C. The applicant shall guarantee construction of the storm sewers required by this plat.
  - D. The applicant shall guarantee the paving of the proposed interior streets.
  - E. The applicant shall guarantee the construction of the temporary turn around as indicated on Goebel Street.
  - F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
  - G. The applicant shall submit a legal description of the area zoned "A" in Lot 1, Block 1. This plat shall not be scheduled for the Wichita City Council until said description is submitted to MAPD.
  - H. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Goebel, by this lot's commercial zoning, be waived.
  - I. The applicant shall comply with the adjustments to the drainage concept as requested by City Engineering.
  - J. Since the plat proposes that ownership and maintenance of Reserve A to be the responsibility of the owner of Lot 1, Block A, a covenant shall be submitted which indicates that these properties will not be sold separately and that it runs with the land and is binding upon the owner and their successors and assigns.
  - K. 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.

- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. 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.
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.