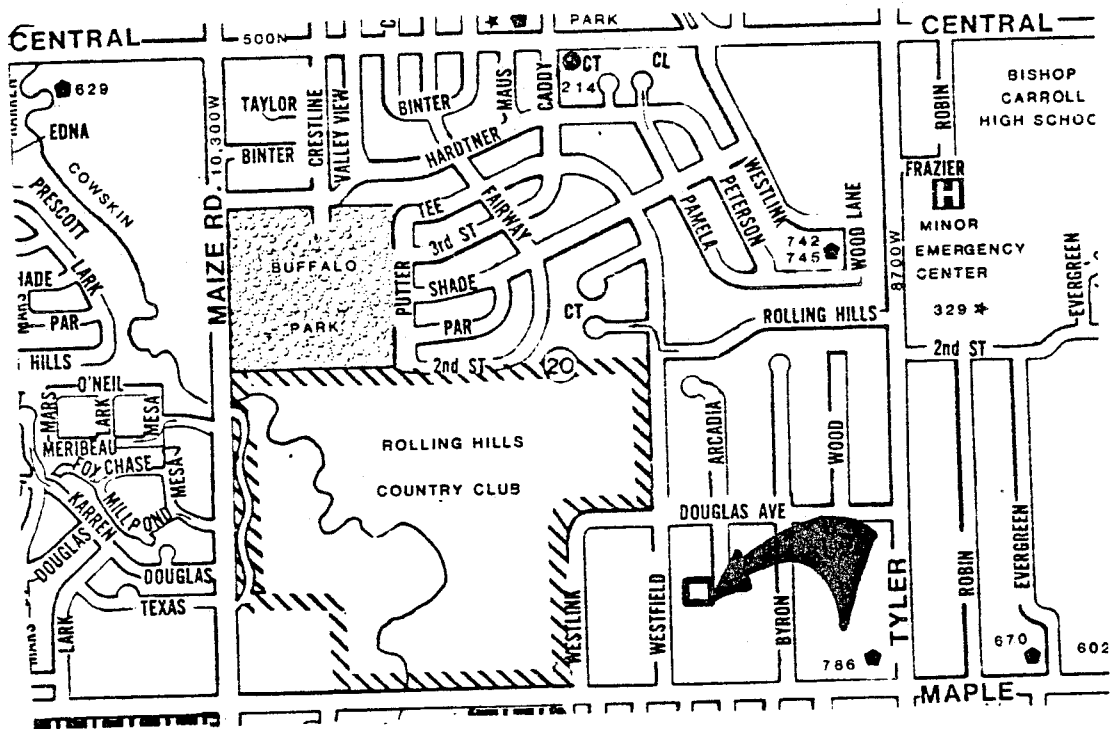


NOVEMBER 19, 1987

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 87-109 - DAVE'S ADDITION
OWNER/APPLICANT: Richard & Ruby Fisher
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: West side of Arcadia Avenue, in an area south of Douglas.
SITE SIZE: 0.7 Acre
NUMBER OF LOTS:
Residential: 2
Office:
Commercial:
Industrial:
Total: 2
MINIMUM LOT AREA: 11,425 Sq. Ft.
CURRENT ZONING: "AA"
PROPOSED ZONING: "AA"

VICINITY MAP:



DAVE'S ADDITION

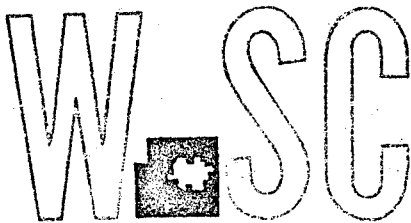
Page 2

STAFF COMMENTS:

- 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 the extension of Arcadia Street to serve the proposed two lots, including temporary turnaround.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat tracing, the wording in the plattor's text regarding the temporary cul-de-sac right-of-way shall be amended to state that the temporary right-of-way will expire at such time as the street is extended to the south or east.
- H. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
- 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.
- M. 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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 19, 1987

Professional Engineering Consultants, P.A.
1440 E. English
Wichita, KS 67211

Re: Preliminary Plat S/D 87-107 - CRANMER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 19, 1987, 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. An outside-the-City water service application shall be submitted for Lot 1.
- B. The applicant shall guarantee any medial improvements within 21st Street North and Maize Road that are required by the platting of this property. Prior to filing a final plat, the applicant shall meet with County Engineering regarding this matter.
- C. The applicant shall petition for the extension of sanitary sewer to serve this 4-lot plat. This petition will be held until the required main extension to the southeast is made. Approval for temporary use of on-site septic systems on the lots shall be obtained from the Health Department.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat, the centerlines (section lines) of the adjacent perimeter roads shall be labeled.
- F. On the final plat, an overall dimension for the west line of the plat shall be indicated.
- G. Approval of this preliminary plat is subject to approval of the applicant's associated zone case (SCZ-0584).

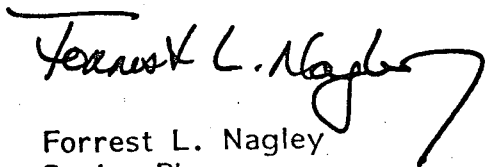
WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-107 - CRANMER ADDITION
Page 2

- H. Since the applicant owns the remaining unplatted property in this quarter section, the platting of either a north/south or east/west street to access the unplatted property is not being required.
- I. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- J. On the final plat, a "joint drive easement" shall be indicated to access Lots 2 and 3 to 21st Street North. This easement will need to be established by separate instrument.
- K. Since this plat is adjacent to property being annexed into the City of Wichita, the applicant shall request annexation for Lots 2, 3 and 4.
- L. The final plat shall indicate the utility easement requested by K.G.&E. and Southwestern Bell.
- M. The final plat shall indicate the utility easements needed for future sanitary sewer laterals.
- N. 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.
- O. 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.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,



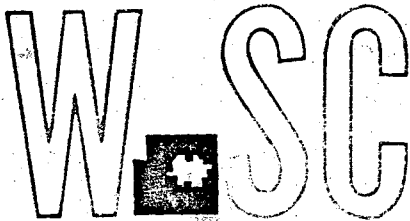
Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: David Cranmer, Cranmer Grass Farms, Inc., 2501 N. Maize Road,
Wichita, KS 67205
Jim Weber, County Bureau of Public Services
Jack Brown, Health Department
/Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 20, 1987

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

Re: Final Plat S/D 87-109 - DAVE'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 19, 1987, 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 City water across the lot's street frontage.
- B. The applicant shall contact the Health Department regarding approval for on-site water wells. A memorandum of approval shall be obtained for the plat file if water wells can be approved.
- C. The applicant shall guarantee the extension of Arcadia Street to serve the proposed two lots, including temporary turnaround.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- F. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- G. On the final plat tracing, the wording in the plattor's text regarding the temporary cul-de-sac right-of-way shall be amended to state that the temporary right-of-way will expire at such time as the street is extended to the south or east.

WICHITA - SEDGWICK COUNTY

Final Plat S/D 87-109 - DAVE'S ADDITION

Page 2

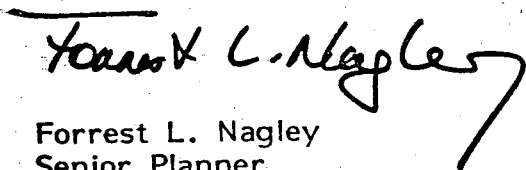
- H. The final plat tracing shall correct the M.A.P.C signature block to reference ELTON PARSONS as the M.A.P.C. Chairman.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath 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 Monday, November 23, 1987 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Richard & Ruby Fisher, 140 S. Westfield, Wichita, KS 67209
Dave Johnson, 900 N. Tyler, Suite 11, Wichita, KS 67212
✓ Mike Lindebak, City Engineer

THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: October 4, 1988

TO: Dale Rea, Deputy City Clerk
FROM: R. Timothy Bickhaus, Junior Planner, Current Plans
SUBJECT: Release of S/D 87-109 - DAVE'S ADDITION;
Letter-of-Credit (\$1,850.00) Guaranteeing the
Extension of Arcadia Street to Serve the
Subdivision (Credit No. 0017)

When Dave's Addition was platted in 1988, a Letter-of-Credit in the amount of \$1,850.00 was submitted by Homestead Homes, Inc., to the Metropolitan Area Planning Department as guarantee that the above referenced improvement would be done. City Engineering has informed us that the improvement has been completed and therefore, the Letter of Credit may be released. The original Letter of Credit, Credit Number 0017, is to be returned to David Johnson, 8400 W. Maple, Wichita, KS 67209, with his copy of this memorandum.

RTB:svm

cc: American National Bank, P.O. Box 9188, Wichita, KS 67277
Richard & Ruby Fisher, 140 S. Westfield, Wichita, KS 67209
Baughman Company, P.A., 315 Ellis, Wichita, KS 67211
Mike Lindebak, City Engineer

