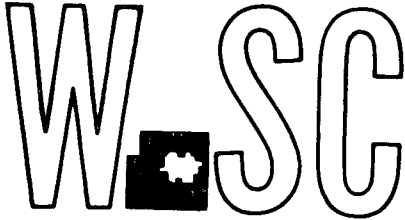


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

January 2, 1979

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-140 - Preliminary plat of Robbins Farm
2nd Addition

Gentlemen:

At the December 28, 1978 Subdivision Committee meeting, the above-referenced plat was considered. It was the action of the Committee to defer this plat and request the submission of an overall preliminary plat of the applicant's entire ownership in this quarter section in order to determine what would be the most beneficial street design. We will be happy to meet with you and the property owners at any time to discuss this matter.

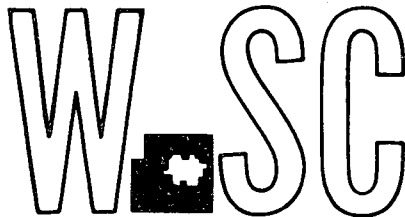
Sincerely,

L.O.
Louise Olivarez
Junior Planner

LO:bh

cc: Robbins Realty, c/o Richard Robinson, 5301 S. Broadway
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

February 23, 1979

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-140 - Preliminary plat of Robbins Farm 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 22, 1979, 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. "Access control except for two openings" adjacent to Palisade shall be indicated on Lot 5 and "complete access control" adjacent to 55th Street shall be indicated on Lot 5.
- B. Palisade and 53rd Street South shall be designated as collector streets on the plat and it is recommended that these two streets be included in amendments to the collector street system of the Transportation Plan.
- C. The applicant's engineer shall submit a drainage plan to the City Engineer for approval prior to or at the time of submission of the final plat.
- D. Front yard building setbacks of 25 feet and side yard building setbacks of 15 feet shall be indicated on all corner lots.
- E. Any raising, lowering, encasement or relocation of the Cities Service pipeline as a result of this plat shall be at the sole expense of the applicant.
- F. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- G. The applicant shall guarantee the extension of City water to serve all lots.
- H. The applicant shall guarantee the paving of all streets. The applicant shall be advised that the City will partici-

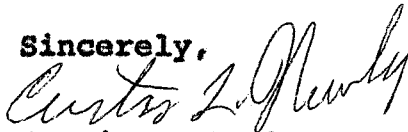
pate in the cost of construction of the bridge on 53rd Street.

- I. The additional utility easements as marked on the copy of the preliminary plat furnished to the applicant's surveyor, shall be indicated on the final plat.
- J. Sidewalks will be required adjacent to both sides of all streets, except for the west side of Palisade. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

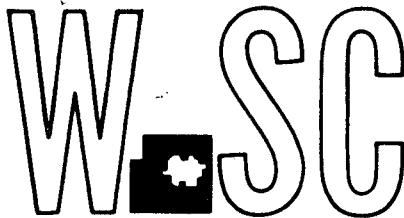


Curtis L. Newby
Junior Planner

CLN:bh

cc: Robbins Realty, Richard Robinson, 5301 S. Broadway, 67216
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 20, 1979

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 78-140 - Robbins Farm 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 19, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The mayor's name shall be changed to read: Tony Casado.
 - B. A dimension indicated along the south line of the plat just east of Midland Avenue is shown as 262.60 feet. This dimension shall be changed to read as 268.60 feet on the plat and in the legal description.
 - C. The labeling of the "exception" to the plat shall be expanded to reflect that they are City-owned properties as was indicated on Robbins Farm Addition.
 - D. The applicant's surveyor shall contact the Planning Department relative to the best method of referencing the limits of the access control to Palisade on Lot 1, Block 5.
 - E. Palisade and 53rd Street South shall be designated as collector streets on the plat and it is recommended that these two streets be included in amendments to the collector street system of the Transportation Plan.
 - F. Any raising, lowering, encasement or relocation of the Cities Service pipeline as a result of this plat shall be at the sole expense of the applicant.
 - G. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
 - H. The applicant shall guarantee the extension of City water to serve all lots.
-

Baughman Company

4-20-79

Page 2

- I. The applicant shall guarantee all drainage improvements required by this plat. The applicant's drainage plan has been approved by the City Engineer's Office.
- J. Sidewalks will be required adjacent to both sides of all streets, except for the west side of Palisade. The applicants shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- K. 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. 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, April 26, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,



Louise Olivarez
Junior Planner

LO:bh

cc: Robbins Realty, c/o Richard Robinson, 5301 S. Broadway, 67216
✓ Dean Sellers, Assistant City Engineer

S/D NO78-140 Name Robbins Farm 2nd Addition
 Date Application Rec'd. 12-18-78 Preliminary Approval 2-22-79
 Scheduled S/D Meeting 4-19-78

DESCRIPTION

General Location North side of 54th St. South, in an area between C.R.I and P. Railroad and Broadway
 Owner Robbins Realty, c/o Richard Robinson
 Surveyor/Engineer Baughman Company
 Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

1. Gross Acreage of Plat 30.8 7. Lineal Feet of New Streets:
 2. Number of Lots:
 Residential 81 a. 50 R/W 990 ft.
 Commercial _____ b. 64 R/W 3140 ft.
 Industrial _____ c. 70 R/W 870 ft.
 Other _____ d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 Total Number of Lots 81 TOTAL 5000 ft.
 3. Minimum Lot Frontage 60 ft. 8. Sidewalk adjacent to all streets? yes no
 4. Minimum Lot Area 8000 Square ft.
 5. Existing Zoning "AA"
 6. Proposed Zoning "AA" and "R-5" (Z-2083)
 9. Public Water Supply Yes (Yes-No), Name City of Wichita
 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
 11. Health Department Approval (where applicable) _____ (Yes-No)
 12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

- A. The mayor's name shall be changed to read" Tony Casado.
- B. A dimension indicated along the south line of the plat just east of Midland Avenue is shown as 262.60 feet. This dimension shall be changed to read as 268.60 feet on the plat and in the legal description.
- C. The labeling of the "exception" to the plat shall be expanded to reflect that they are City-owned properties as was indicated on Robbins Farm Addition.
- D. The applicant's surveyor shall contact the Planning Department relative to the best method of referencing the limits of the access control to Palisade on Lot 1, Block 5.
- E. Palisade and 53rd Street South shall be designated as collector streets on the plat and it is recommended that these two streets be included in amendments to the collector street system of the Transportation Plan.
- F. Any raising, lowering, encasement or relocation of the Cities Service pipeline as a result of this plat shall be at the sole expense of the applicant.
- G. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- H. The applicant shall guarantee the extension of City water to serve all lots.
- I. Approval of the plat is subject to the City Engineer's Office approval of the submitted drainage plan on subject property.
- J. The applicant shall guarantee all drainage improvements required by this plat.

- K. Sidewalks will be required adjacent to both sides of all streets, except for the west side of Palisade. The applicants shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 78-140 Name Robbins Farm 2nd Addition
Date Application Rec'd. 12-18-78 Preliminary Approval _____
Scheduled S/D Meeting 12-28-78

DESCRIPTION

General Location North of 54th St. South, in an area between C.R.I. and P. Railroad and Broadway

Owner Robbins Realty, c/o Richard Robinson

Surveyor/Engineer Baughman Company

Address 330 Laura, Wichita, Kansas 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>30.8</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>50</u> R/W <u>990</u> ft. |
| Residential <u>81</u> | b. <u>64</u> R/W <u>3140</u> ft. |
| Commercial _____ | c. <u>70</u> R/W <u>870</u> ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>81</u> | TOTAL <u>5000</u> ft. |
| 3. Minimum Lot Frontage <u>60</u> ft. | 8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes _____ no |
| 4. Minimum Lot Area <u>8000 sq.</u> ft. | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA and R-5 (Z-2083)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area _____ | |

STAFF COMMENTS:

Drainage

- A. Associated zone case Z-2083, "AA" to "R-5" involving Block 5 on the preliminary plat, has been approved by the Board of City Commissioners subject to platting.
- B. "Access control except for two openings" adjacent to Palisade shall be indicated on Lot 5, and "complete access control" adjacent to 55th Street shall be indicated on Lot 5.
- C. Front yard building setbacks of 25 feet and side yard building setbacks of 15 feet shall be indicated on all corner lots.
- D. Any raising, lowering, encasement or relocation of the Cities Service pipeline as a result of this plat shall be at the sole expense of the applicant.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- F. The applicant shall guarantee the extension of City water to serve all lots.
- G. The applicant shall guarantee the paving of all streets.
- H. Sidewalks will be required adjacent to both sides of all streets. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

S/D NO. 78-140 Name Robbins Farm 2nd Addition
 Date Application Rec'd. 12-18-78 Preliminary Approval
Scheduled S/D Meeting 2-22-79

DESCRIPTION

General Location North of 54th St. South, in an area between C.R.I. and P. Railroad and Broadway

Owner Robbins Realty, c/o Richard Robinson

Surveyor/Engineer Baughman Company

Address 330 Laura, Wichita, Kansas 67211 Phone 262-7271

- | | |
|---|--|
| <p>1. Gross Acreage of Plat <u>30.8</u></p> <p>2. Number of Lots:
 Residential <u>81</u>
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots <u>81</u></p> <p>3. Minimum Lot Frontage <u>60</u> ft.</p> <p>4. Minimum Lot Area <u>8000 sq.</u> ft.</p> <p>5. Existing Zoning <u>AA</u></p> <p>6. Proposed Zoning <u>AA and R-5 (Z-2083)</u></p> <p>9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u></p> <p>10. Public Sanitary Sewers <u>Yes</u>(Yes-No), Name <u>City of Wichita</u></p> <p>11. Health Department Approval (where applicable) _____ (Yes-No)</p> <p>12. City of Wichita _____: Three-Mile Area _____</p> | <p>7. Lineal Feet of New Streets:
 a. <u>50</u> R/W <u>990</u> ft.
 b. <u>64</u> R/W <u>3140</u> ft.
 c. <u>70</u> R/W <u>870</u> ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL <u>5000</u> ft.</p> <p>8. Sidewalk adjacent to all streets? <input checked="" type="checkbox"/> yes <input type="checkbox"/> no</p> |
|---|--|

STAFF COMMENTS:

- A. Associated zone case Z-2083, "AA" to "R-5" involving Block 5 on the preliminary plat, has been approved by the Board of City Commissioners subject to platting.
- B. "Access control except for two openings" adjacent to Palisade shall be indicated on Lot 5, and "complete access control" adjacent to 55th Street shall be indicated on Lot 5.
- C. Front yard building setbacks of 25 feet and side yard building setbacks of 15 feet shall be indicated on all corner lots.
- D. Any raising, lowering, encasement or relocation of the Cities Service pipeline as a result of this plat shall be at the sole expense of the applicant.
- E. The applicant shall guarantee the extension of sanitary sewer to serve all lots.
- F. The applicant shall guarantee the extension of City water to serve all lots.
- G. The applicant shall guarantee the paving of all streets.
- H. Sidewalks will be required adjacent to both sides of all streets. The applicant shall submit a document to be recorded with the Register of Deeds, acknowledging that the construction of sidewalks is the responsibility of the owner of each lot when requests are made for building permits.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).