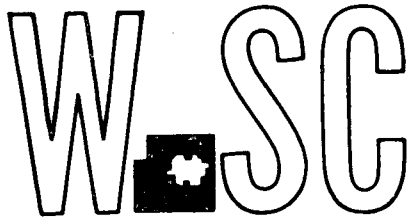


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 6, 1981

Baughman Company, P.A.
330 Laura
Wichita, Ks. 67211

Re: S/D 81-19 - Final plat Robbins Farm 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 5, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Block numbers shall be indicated on each of the two blocks with lot numbers starting with number one for each block.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots. The Water Department advises that if any of this third addition develops prior to the second addition developing, amended water petitions will be needed.
- C. The applicant shall guarantee the paving of Palisade including temporary pavement for a temporary turnaround at the north end of Palisade.
- D. The temporary turnaround may be granted on this plat or may be granted by separate instrument adjacent to the north line of the plat. The turnaround right-of-way will expire at such time in the future as Palisade is extended north.
- E. The applicant shall contact City Engineering about amending the existing storm sewer petitions which were submitted with Robbins Farm 2nd Addition.
- F. The applicant shall obtain a notarized letter from the property owner to the north accepting the drainage waters from this plat.
- G. A 10-foot utility easement between Lots 2 and 3 shall be added to the final plat tracing.
- H. A reference tie to a section corner or previous platted lot corner shall be added to the final plat tracing.
- I. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

RECEIVED

MAR 9 1981

Dept. Of Engineering

Baughman Co., P.A.

Page 2

3-6-81

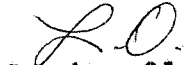
J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. 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, March 12, 1981, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bb

cc: Robbins Realty, c/o Richard Robinson, 5301 S. Broadway, 67216
Mike Lindebak, City Engineering

S/D NO. 81-19 Name Robbins Farm 3rd Addition
Date Application Rec'd. Feb. 20, 1981 Preliminary Approval _____
Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location North of 53rd St. South on both sides of Palisade

Owner Robbins Realty, c/o Richard Robinson

Surveyor/Engineer Baughman Company

Address 330 Laura, 67211 Phone 262-7271

- | | | | |
|---|--|--------------------------------------|----------------------|
| 1. Gross Acreage of Plat | <u>4.06</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>64</u> R/W <u>285.7</u> ft. | |
| Residential | <u>4</u> | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>4</u> | TOTAL <u>285.7</u> ft. | |
| 3. Minimum Lot Frontage | <u>75</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area | <u>9,399.75 sq. ft.</u> | | |
| 5. Existing Zoning | <u>A and AA</u> | | |
| 6. Proposed Zoning | _____ | | |
| 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 | <u>X</u> : Three-Mile Area _____ | | |

STAFF COMMENTS:

Note: Lot 1 is proposed for a church site.

- A. Block numbers shall be indicated on each of the two blocks with lot numbers starting with number one for each block.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve all lots. Since a portion of the large lot was included in previous benefit districts, the applicant shall contact the Water Department and the Engineering Department to determine if any of the previous petitions need revising.
- C. The applicant shall guarantee the paving of Palisade.
- D. The City Engineer's representative shall be prepared to comment on the proposed drainage plan and state what drainage guarantees will be required.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.