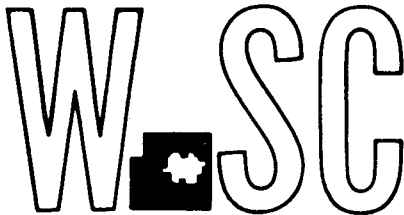


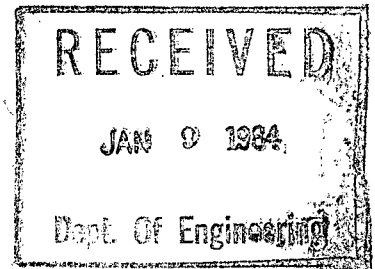
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

(316) 268-4561
January 6, 1984



Campbell and Castle, P.A.
P.O. Box 9262
Wichita, Ks. 67277

Re: S/D 83-115 - Preliminary plat of Don Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, January 5, 1984, 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 extension of sewer to serve all lots not already served.
- B. The 10-foot sanitary sewer easement along the north line of the plat shall be changed to a 20-foot utility easement. The 10-foot water easement along the south line may be deleted.
- C. The final plat shall distinguish between existing right-of-way and right-of-way being dedicated by this plat for MacArthur Road.
- D. As requested by the applicant, the final plat shall show a 15-foot access easement along the east side of proposed Lot 4. It is recommended that this easement be granted by separate instrument, recorded, and the recording data shown on the final plat tracing.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The engineer's certificate on the final plat shall reference the vacation of existing easements in accordance with K.S.A. 12-512(b).

Campbell & Castle, P.A.

1-6-84

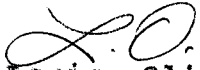
Page 2

- G. 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.
- H. 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,

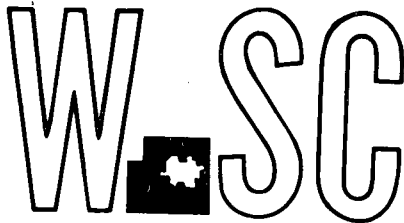


Louise Olivarez
Senior Planner

LO:bh

cc: Mobile Home Resort, Inc. et al., 321 E. William, Suite 201,
67202
Charles E. Sutherland, 433 S. Hydraulic, 67211
✓ Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY

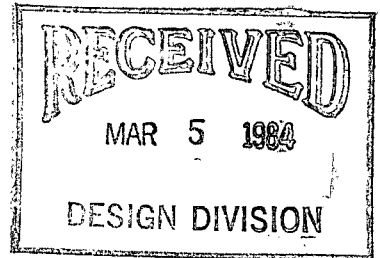


METROPOLITAN AREA PLANNING
COMMISSION

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

(316) 268-4561

March 2, 1984



Campbell and Castle, P.A.
P.O. Box 9262
Wichita, Ks. 67277

Re: S/D 83-115 - Final plat of Don Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 1, 1984, 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 extension of sanitary sewer to serve all lots not already served.
- B. The final plat tracing shall distinguish between existing right-of-way and right-of-way being dedicated by this plat for MacArthur Road.
- C. The final plat shall indicate the access easement on the east 15 feet of this property which benefits Pace-setter Addition to the north. The recorded film and page number of the access easement shall be shown on the final plat tracing. The boundaries and recording data of the off-site access easement east of this plat shall also be shown on the face of the final plat tracing.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

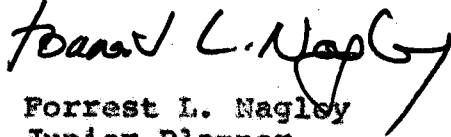
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

Campbell & Castle, P. A.
March 2, 1984 - Page 2

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 March 8, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Junior Planner

FLN:bh

cc: Mobile Home Resort, Inc., 321 E. William, Suite 201, 67202
Charles E. Sutherland, 433 S. Hydraulic, 67211
X Mike Lindebak, City Engineer

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No 83-115 Name Don Addition
Date Application Rec'd. 12-13-83 Preliminary Approval
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location North side of MacArthur, in an area west of Exchange Place

Owner Mobile Homes Resort, Inc.,
Surveyor/Engineer Campbell and Castle, P.A.
Address P.O.Box 9262, Wichita, Ks. Zip Code 67277 Phone 942-8144

1. Gross Acreage of Plat 4.71 acres
2. Number of Lots :
 - Residential _____
 - Commercial 4
 - Industrial _____
 - Other _____
3. Total Number of Lots 4
4. Minimum Lot Frontage 170 ft.
5. Minimum Lot Area 1 acre
6. Existing Zoning AA and LC
7. Proposed Zoning C (Z-2541)
7. Lineal Feet of New Street
 - a. 65 R/W 801 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 801 ft.
8. Sidewalk adjacent to all streets yes X no
9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

Note: Associated zone case Z-2541 (AA and LC to C) has been approved subject to platting.

- A. The applicant shall guarantee extension of water and sewer to serve all lots not already served.
- B. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- C. The final plat shall distinguish between existing right-of-way and right-of-way being dedicated by this plat for MacArthur Road.
- D. In order to provide an additional outlet for Pacesetter Addition, the mobile home park located north of this property, the applicant has stated that the final plat of Don Addition will show a private access and firelane easement along the east side of Lot 4.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-115 Name Don Addition
Date Application Rec'd. 12-13-83 Preliminary Approval 1-5-84
Scheduled S/D Meeting 3-1-84

DESCRIPTION

General Location North side of MacArthur, in an area west of Exchange Place

Owner Mobile Homes Resort, Inc.
Surveyor/Engineer Campbell and Castle, P.A.
Address P.O.Box 9262, Wichita, Ks. Zip Code 67277 Phone 942-8144

- | | | | |
|--|---|---------------------------------|--|
| 1. Gross Acreage of Plat | <u>4.71 acres</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots | | a. <u>65</u> R/W <u>801</u> ft. | |
| Residential | | b. _____ R/W _____ ft. | |
| Commercial | <u>4</u> | c. _____ R/W _____ ft. | |
| Industrial | | d. _____ R/W _____ ft. | |
| Other | | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>4</u> | TOTAL <u>801</u> ft. | |
| 3. Minimum Lot Frontage | <u>170 ft.</u> | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>1 acre</u> | streets <u>yes</u> <u>x</u> no | |
| 5. Existing Zoning | <u>AA & LC</u> | | |
| 6. Proposed Zoning | <u>C (Z-2541)</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | <u>Yes</u> _____ No _____ | | |
| 12. City of Wichita | <u>X</u> _____ 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The applicant shall guarantee extension of sanitary sewer to serve all lots not already served.
- B. The final plat tracing shall distinguish between existing right-of-way and right-of-way being dedicated by this plat for MacArthur Road.
- C. The 15-foot access easement along the east side of Lot 4 is half of a 30-foot easement being requested by the applicant to provide a second entrance into his Pacesetter mobile home park located north of Don Addition. The east half of the access easement is to be granted by the City of Wichita as owner of the lot to the east. In exchange for this easement, the applicant (as owner of Pacesetter Addition) shall dedicate complete access control to Exchange Place from Pacesetter Addition. It is recommended that the east half of the access easement be granted by separate instrument, recorded, and the recording data and limits of this easement shown on the face of the plat. The west half of the 30-foot easement should also be granted by separate instrument, recorded, and the recording data shown on the plat.
- D. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.