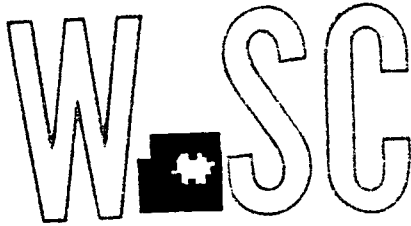


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1888  
(316) 268-4561

May 18, 1990

Cerebral Palsy Research Foundation  
of Kansas, Inc., Attn: Joe Korst  
2021 N. Old Mano  
Wichita, KS 67268

Re: S/D 90-32 TIMBER CHAPEL ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 17, 1990, 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 sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. Guarantees for the construction of sanitary sewer, City Water and street paving may be held until such time as Shadybrook Court is to be constructed.
- 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 submit, for recording with the plat, the temporary ingress and egress and joint utility agreement tying this site with Lot 1, The Timbers Addition. The text of the agreement shall specify that the agreement runs with the land and is binding on future owners and assigns until such time as Shadybrook Court is constructed.
- G. Regarding Reserve A of Timbrook 3rd Addition, which was platted for private drive purposes, the applicant shall provide a restrictive covenant which sets forth construction and maintenance responsibilities of the improvements required

for access through this reserve. This covenant shall also indicate that these improvements will be constructed upon the construction of Shadybrook Court. The text of the covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.

- H. On the final plat tracing, the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).
- I. Since this site does not benefit from direct access to public right-of-way or direct access to public utilities, the applicant shall submit to the Planning Department a site layout plan for review prior to this plat being scheduled for the City Council. This site plan shall include the location and dimension of all proposed structures, location of temporary and future driveways; location of parking areas and circulation patterns (both pedestrian and vehicular); location of public and private sewer and water line tie-ins; and location/distance to nearest fire hydrant. The Director of Planning shall review this site plan to ensure the applicant can meet the requirements of access to a public street and utilities as is proposed by the applicant to the Planning Commission. If the Director of Planning has question as to whether this site can in fact be adequately served, then the site plan shall be submitted to the Subdivision Committee for their review and deliberation. A copy of this plan shall also be submitted to the Fire Department, City Engineering and Water Department for review and approval.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. 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.
- M. 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.

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.

S/D 90-32 Timber Chapel Addition  
Page 3

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, May 24, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



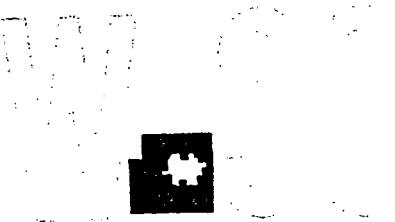
Don Losew  
Senior Planner

DL:sm

Enclosure

cc: Baughman Company, 315 Ellis, Wichita, KS 67211  
Gossen Livingston Assoc, P.A., Attn: Thomas D.  
Montgomery, 420 S. Emporia, Wichita, KS 67211  
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

May 29, 1990

Cerebral Palsy Research Foundation  
of Kansas, Inc., Attn: Joe Korst  
2021 N. Old Mano  
Wichita, KS 67268

Re: S/D 90-32 TIMBER CHAPEL ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 24, 1990, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 18, 1990.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council 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; if the title report or attorney's opinion has not already been submitted.
3. Certification that all due real estate taxes have been paid.
4. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Don Losew  
Senior Planner

DL:sm

cc: Baughman Company, 315 Ellis, Wichita, KS 67211  
Gossen Liviningston Assoc, P.A., Attn: Thomas D.  
Montgomery, 420 S. Emporia, Wichita, KS 67211  
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

May 17, 1990

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 90-32 - **TIMBER CHAPEL ADDITION**

OWNER/APPLICANT: Cerebral Palsy Research Foundation of Kansas, Inc., Attn: Joe Korst, 2021 N. Old Manor, Wichita, KS 67268

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of 21st Street North; east of Oliver at Shadybrook Ct.

SITE SIZE: 3.8 Acres

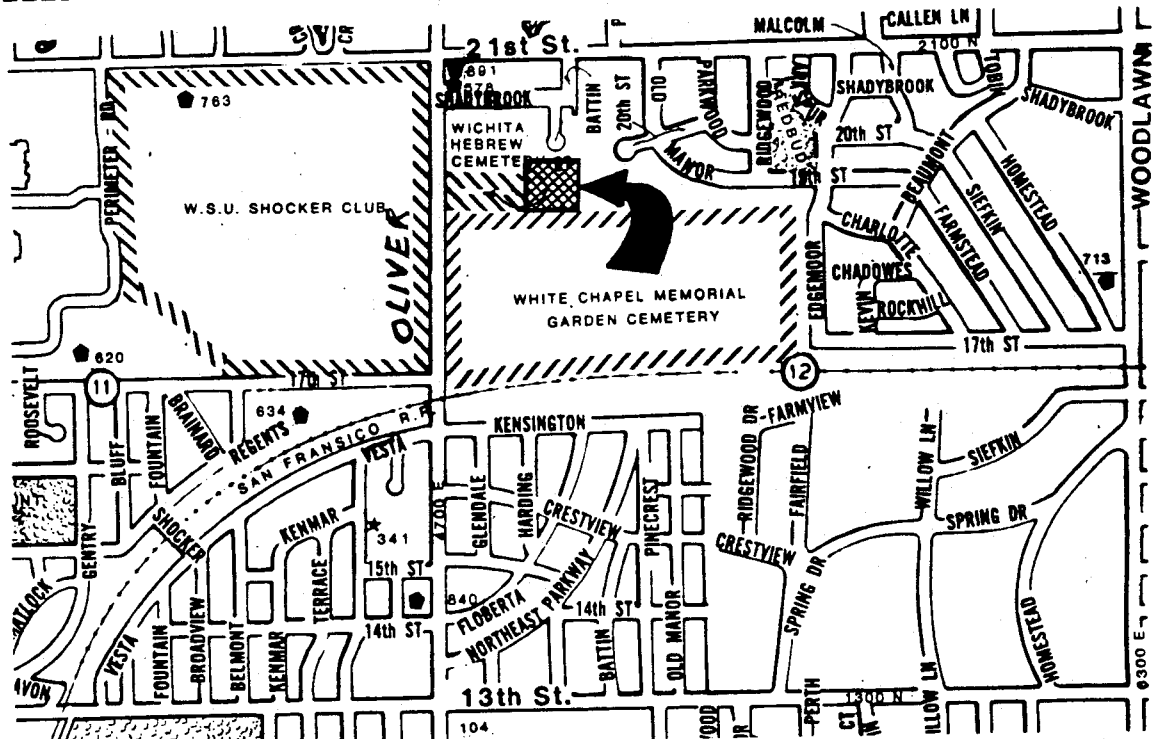
NUMBER OF LOTS

Residential:	1 (chapel)
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.8 Acres

CURRENT ZONING: "B" Multiple Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

NOTE: This lot is being platted to allow the immediate construction of a chapel. Shadybrook Court to the north has not been constructed, but is intended to provide future access to this site by way of a previously platted reserve which allows ingress and egress of both persons and utilities to the site. Temporary access and services to this site shall be provided across the Timbers Addition, Lot 1, a multi-family residential complex, to the east.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted.
- B. The applicant shall guarantee the extension of City water to serve the lot 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. Guarantees for the construction of sanitary sewer, City Water and street paving may be held until such time as Shadybrook Court is to be constructed.
- 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, for recording with the plat, the temporary ingress and egress and joint utility agreement tying this site with Lot 1, The Timbers Addition. The text of the agreement shall specify that the agreement runs with the land and is binding on future owners and assigns until such time as Shadybrook Court is constructed.

- H. Regarding Reserve A of Timbrook 3rd Addition, which was platted for private drive purposes, the applicant shall provide a restrictive covenant which sets forth construction and maintenance responsibilities of the improvements required for access through this reserve. This covenant shall also indicate that these improvements will be constructed upon the construction of Shadybrook Court. The text of the covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- I. On the final plat tracing, the MAPC signature block shall indicate the new chairman (a change in the chairman's position is pending).

- J. Since this site does not benefit from direct access to public right-of-way or direct access to public utilities, the applicant shall submit to the Planning Department a site layout plan for review prior to this plat being scheduled for the City Council. This site plan shall include the location and dimension of all proposed structures, location of temporary and future driveways; location of parking areas and circulation patterns (both pedestrian and vehicular); location of public and private sewer and water line tie-ins; and location/distance to nearest fire hydrant. The Director of Planning shall review this site plan to ensure the applicant can meet the requirements of access to a public street and utilities as is proposed by the applicant to the Planning Commission. If the Director of Planning has question as to whether this site can in fact be adequately served, then the site plan shall be submitted to the Subdivision Committee for their review and deliberation.
- 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 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.
- 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. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan and the City's ability to serve this site with City water and sanitary sewer service.

Note: This plat was submitted in final form only.