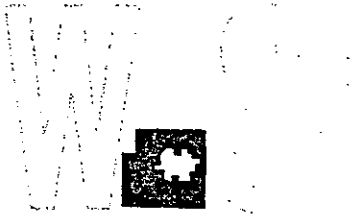


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 25, 1989

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

Re: S/D 89-46 - Sketch Plat of MAPLE LANE 5TH ADDITION,
located south of Maple street, between Dugan Road and
Maple Lane

Gentlemen:

Indicated below are comments concerning the above referenced
plat.

- A. The applicant's property to the north should be included on the preliminary plat. Associated with this condition is the need for the north line of the plat to show 50-feet of half street right-of-way and complete access control for Maple Street.
- B. The preliminary plat should show the contingent dedication of 20-feet of right-of-way for Dugan Road, to become effective whenever Dugan is determined to be opened.
- C. The preliminary plat shall indicate complete access control to and from Dugan Road on the west line of this plat.

If you have any questions concerning our comments or desire a meeting to further discuss please call me at 268-4421.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Timothy Bickhaus', written in a cursive style.

R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Rick Thompson, 250 N. Glen Eagles Court, 67212
Bill McKinley, Traffic Engineering
Mike Lindebak, City Engineer
Vicki Huang, City Engineering

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 1, 1989

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

Re: S/D 89-46 - MAPLE LANE 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 31, 1989, 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 August 25, 1989.

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.
3. Certification that all real estate taxes for the second half of 1988 and all prior years have been paid.

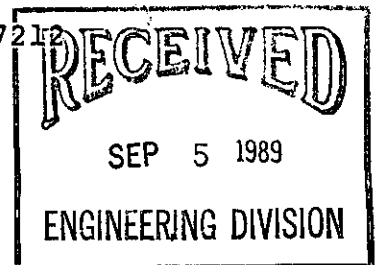
Please call if you have any questions.

Sincerely,

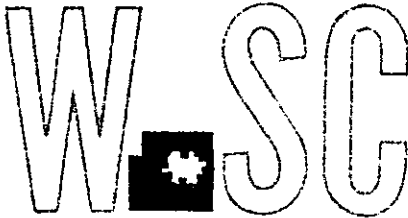
R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Rick Thompson, 250 N. Glen Eagles Court, 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

August 25, 1989

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

Re: S/D 89-46 - MAPLE LANE 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 24, 1989, 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 preliminary plat indicates a power pole and electric line running from the house north of the preliminary plat to the garage in Lot 2. This line will need to be removed prior to this plat being scheduled for the City Council. The applicants engineer shall provide a letter stating the line has been removed.
- B. 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 structures constructed on subject property.
- C. 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.
- D. 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.

S/D 89-46 - Maple Lane 5th
Page 2

- E. 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.
- F. Recording of the plat within 30 days after approval by the City Council.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Rick Thompson, 250 N. Glen Eagles Court, 67212
Mike Lindebak, City Engineer



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

August 11, 1989

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

Re: S/D 89-46 - MAPLE LANE 5TH ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 10, 1989, 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:

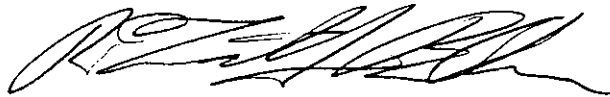
- A. The final plat shall indicate complete access control to and from Dugan Road on the west line of this plat.
- B. The final plat shall indicate the platting of a 20-foot rear yard building setback from Dugan Road (right-of-way).
- C. The preliminary plat indicates a power pole and electric line running from the house north of the preliminary plat to the garage in Lot 2. This line will need to be removed prior to this plat being scheduled for the City Council. The applicants engineer shall provide a letter stating the line has been removed.
- D. 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 structures constructed on subject property.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D 89-46 - Maple Lane 5th
Page 2

- G. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- H. 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.

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

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Rick Thompson, 250 N. Glen Eagles Court, 67212
Mike Lindebak, City Engineer

STAFF REPORT
(Final Plat; Preliminary Plat, Approved 8/10/89)

CASE NUMBER: S/D 89-46 - MAPLE LANE 5TH ADDITION

OWNER/APPLICANT: Rick Thompson, 250 N. Glen Eagles Court,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of Maple Street, between Dugan Road and
Maple Lane

SITE SIZE: 0.7 acres

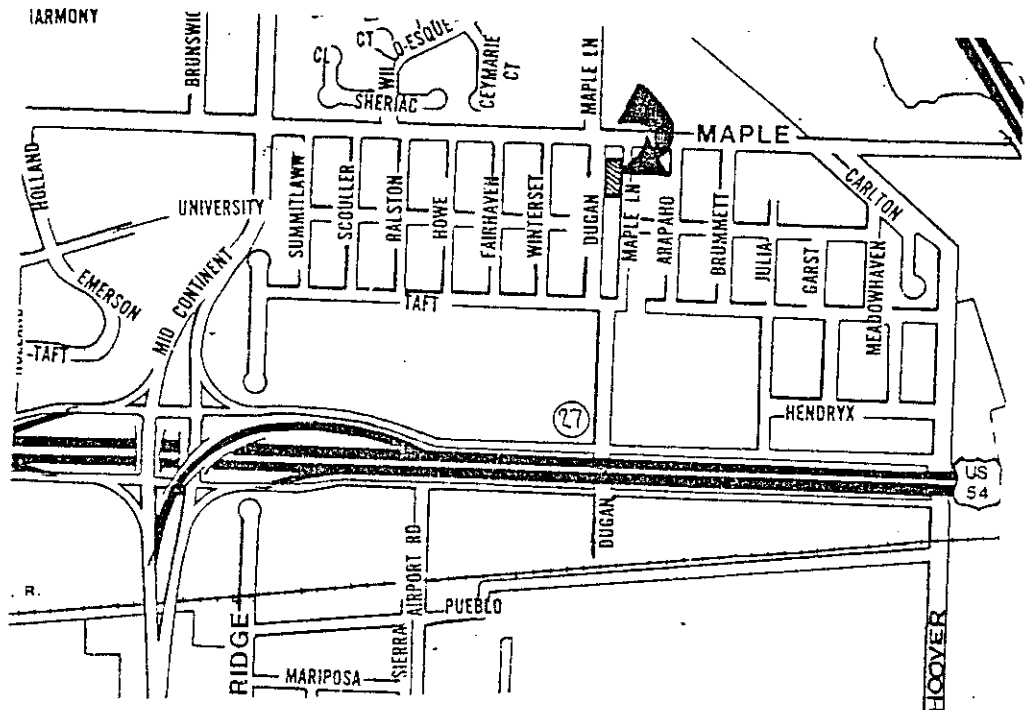
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 7,829 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The preliminary plat indicates a power pole and electric line running from the house north of the preliminary plat to the garage in Lot 2. This line will need to be removed prior to this plat being scheduled for the City Council. The applicants engineer shall provide a letter stating the line has been removed.
- B. 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 structures constructed on subject property.
- C. 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.
- D. 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.
- E. 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.
- F. Recording of the plat within 30 days after approval by the City Council.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

August 10, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-46 - MAPLE LANE 5TH ADDITION

OWNER/APPLICANT: Rick Thompson, 250 N. Glen Eagles Court,
Wichita, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South of Maple Street, between Dugan Road and
Maple Lane

SITE SIZE: 0.7 acres

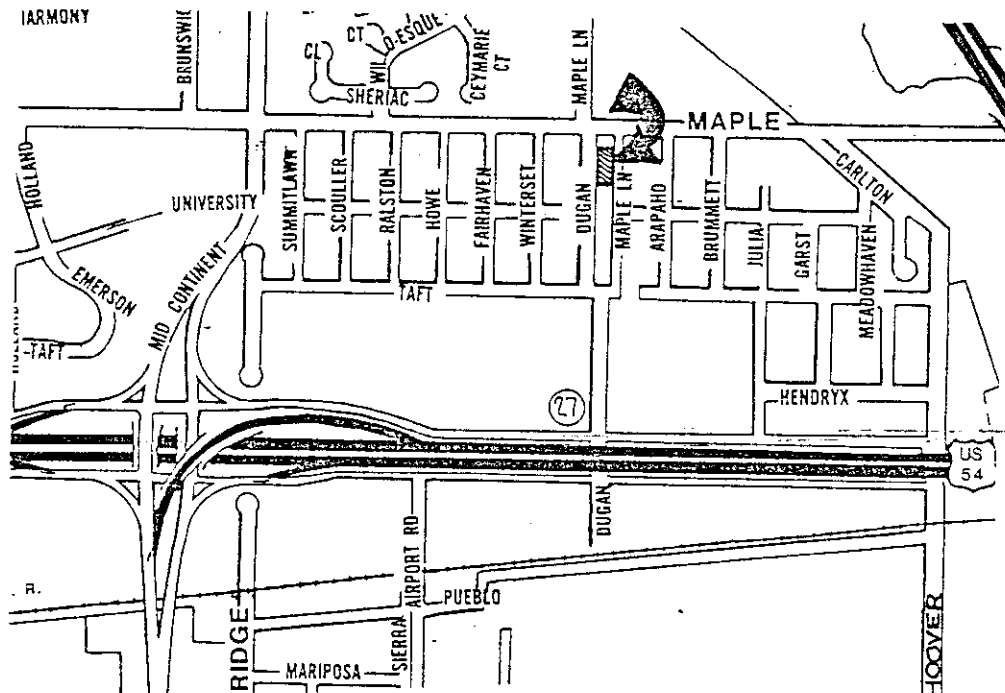
NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 7,829 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall attempt to include the property to the north, which he has an option to purchase, on the final plat. Associated with this condition, the final plat shall indicate an additional 10-feet of right-of-way and the platting of complete access control for Maple Street.
- D. The final plat shall show the contingent dedication of 20-feet of right-of-way for Dugan Road, to become effective whenever Dugan is determined to be opened.
- E. The final plat shall indicate complete access control to and from Dugan Road on the west line of this plat.
- F. The final plat shall indicate the platting of a 20-foot rear yard building setback from Dugan Road (~~from the contingent dedica-~~
~~tion~~).
- G. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- H. The preliminary plat indicates a power pole and electric line running from the house north of the preliminary plat to the garage in Lot 2. This line will need to be removed prior to this plat being scheduled for the City Council. The applicants engineer shall provide a letter stating the line has been removed.
- I. 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 structures constructed on subject property.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Drop
21
shown

- L. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- M. 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.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

THE CITY OF WICHITA
METROPOLITAN AREA PLANNING DEPARTMENT

DATE: July 21, 1989

TO: Vicki Huang, City Engineering
FROM: *RTB* R. Timothy Bickhaus, Associate Planner
SUBJECT: S/D 89-39 - Sketch Plat, MAPLE LANE 5TH ADDITION

Vicki, attached is a sketch plat which was initially submitted as a preliminary plat. We are going to ask that they include the area north of this plat and also attempt to include the area to the south in any preliminary plat. We are asking that they show a 20-foot contingent dedication for Dugan Road and show complete access control to and from Dugan Road. The area to the north will need to show 50-foot half street right-of-way for Maple Street. Please phone Don or me with your comments.

My extension is #2273.