

S/D No.: 86-95 Name: SOUTHGLEN ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/23/86

DESCRIPTION

General Location: South of 47th Street South, in an area east of Broadway.
Owner: The Fourth National Bank & Trust, as Trustee, 100 N. Broadway,
Wichita, KS 67202
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 41.8±
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 3
 3. Minimum Lot Area: 67,275 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "C" and "G"
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case, requesting "AA" to "C" and "G" has been approved subject to platting. Lots 1 and 2 will be zoned "C". The bulk of Lot 3 will be zoned "G".

- 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 final plat shall depict the 50-foot wide pipeline easement that the "preliminary site development plan" shows as existing on Lots 1 and 3. The recording information for the pipeline easement agreement shall be indicated.
- D. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The applicant shall submit a copy of the instrument which establishes the 50-foot pipeline easement on this property.
- G. The final plat shall reference the recording information for the east/west drainage easements which cut through this site.
- H. The final plat shall indicate the platting of the access controls to 47th Street South that are shown on the preliminary site development plan. Appropriate reference shall be made in the plat's text.
- I. The final plat shall indicate the platting of a 35-foot wide building setback from 47th Street South on Lots 1 and 2.
- J. The final plat shall indicate the platting of a 20-foot wide utility easement on the north 20 feet of this plat to cover an existing 8-inch sanitary sewer line.
- K. The final plat shall reference the minimum building pad elevation that is required for this plat. This elevation shall be referenced in both City Datum and Mean Sea Level. It should be indicated near the legend on the face of the plat and mentioned in the plat's text.
- L. No changes are required on the applicant's Preliminary Site Development Plan.

SUBDIVISION REPORT

Preliminary Plat S/D 86-95 - SOUTHGLEN ADDITION

Page 2

- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.
- P. The representatives from the various utility companies and City Engineering should be prepared to advise if the platting of perimeter or rear lot line utility easements are necessitated by this plat.

1. Thermal Products, Inc. . Vacation of Utility Easement.
No water lines in vacated 36th St. No water problem.
2. Magnolia Addition. Final plat. Area now served,
no water problem.
3. Southglen Addition. Preliminary Plat. Existing main in
47th Street to be tapped and interior mains extended
as necessary to serve all lots. No water problems.
4. Pinewood Mobile Home Park Addition. Existing 16" main
in Hydraulic to be tapped and interior mains to be extended
as necessary to serve all lots. No water problem.
5. Fruitvale Park 2nd Addition. Final plat. Existing 12" main
in Anna. No water problem.
6. The Park 2nd Addition. Preliminary Plat. Existing 8" main
in Yellowstone. Main to be extended in Yellowstone Court.
No water problem. Item B.
7. Countryside Pentecostal Holiness Church Addition. Final Plat.
Nearest City Water at 119th St. U. & 21st N. approx.
1 mile of 12" main would need to be extended. Suggest
possibly holding a water petition for 8" sizing crossing
their property to be used when development allows extension.
No water problem. Item A.
8. Woodcrest Addition. Preliminary Plat. Existing 16" main in
15th St. to be tapped and extended in Gatewood as an 8" main.
No water problem. Item B.
9. Tallgrass Two Addition. Preliminary Plat. Item B, mains to
be extended. Suggest extension of 24" main in 21st going E. from
Webb to allow secondary feed to area. Existing 24" main in
Webb to be tapped for interior mains.

10. Willowbend Fourth Addition. Preliminary Plat. Existing 20" main in Rock Road to be tapped. No water problem. Item B. Suggest that main crossing Rock Rd. be installed ahead of paving to avoid boring & casing.
 11. Gatewood Addition. Final Plat. Item B, mains to be extended. No water problem.
 12. Killarney First Addition. Preliminary Plat. Existing mains in Rock Rd, 30th St., and 32nd St. Based on the proposed buildings and possible fire hydrant requirements, an 8" main has been proposed to run along the west side of the plot for building service and fire protection.
 13. Cottonwood Grove Second Addition. Final Plat. Existing 12" main in 44th St. S. to be tapped for interior mains running along reserves. Services shall be set in conjunction with water main project. Item D. Verify which old water projects need to be abandoned.
 14. Aaron G. Fair. Dedicate Street R/W. Existing main along west side of Leuninc. No water problem.
 15. Chester Robinson. Dedicate additional utility easement. No city water mains in area. No water problem.
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

October 23, 1986



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Preliminary Plat S/D 86-95 - SOUTHGLEN ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 23, 1986, 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 any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the construction of the storm water sewers and detention pond needed to drain this plat.
- C. The applicant shall participate in the construction of a permanent cul-de-sac to terminate 50th Street South.
- D. The applicant shall guarantee the extension of sanitary sewer to serve Lots 2 and 3.
- E. The applicant shall guarantee a left turn lane on 47th Street South to serve Lot 3 of this plat. This left turn lane shall be built to accomodate left turns into the park from west bound lanes on the arterial street. Approval from KDOT will be required for the left turn lane improvement.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C
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P
Y

- G. The final plat shall depict the 50-foot wide pipeline easement that the "preliminary site development plan" shows as existing on Lots 1 and 3. The recording information for the pipeline easement agreement shall be indicated.
 - H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
 - I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - J. The applicant shall submit a copy of the instrument which establishes the 50-foot pipeline easement on this property.
 - K. The final plat shall reference the recording information for the east/west drainage easements which cut through this site.
 - L. The final plat shall indicate the platting of the access controls to 47th Street South that are shown on the preliminary site development plan. Appropriate reference shall be made in the plat's text.
 - M. The final plat shall indicate the platting of a 35-foot wide building setback from 47th Street South on Lots 1 and 2.
 - N. The final plat shall indicate the platting of a 20-foot wide utility easement on the north 20 feet of this plat to cover an existing 30-inch sanitary sewer line.
 - O. The final plat shall reference the minimum building pad elevation that is required for this plat. This elevation shall be referenced in both City Datum and Mean Sea Level. It should be indicated near the legend on the face of the plat and mentioned in the plat's text.
 - P. Since Lot 1's access to 47th Street South is across Lot 3, it is necessary for the applicant to establish a joint access easement across Lot 3 to benefit Lot 1. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument. The easement should also provide for the handling of drainage from Lot 1 to 47th Street South.
 - Q. No changes are required on the applicant's Preliminary Site Development Plan.
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- R. 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.
- S. Prior to filing a final plat, the applicant shall meet with Traffic Engineering to discuss the most efficient and suitable driveway to 47th Street South from the proposed mobile home park.
- T. 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.
- U. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: The Fourth National Bank and Trust, as Trustee, 100 N. Broadway,
Wichita, KS 67202
Colby B. Sandlian, 435 N. Broadway, Wichita, KS 67202
~~Mike Lindebak, City Engineer~~
Bill McKinley, Traffic Engineering

S/D No.: 86-95 Name: SOUTHGLEN ADDITION

Preliminary Approved: 10/23/86
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: South of 47th Street South, in an area east of Broadway.
Owner: The Fourth National Bank & Trust, as Trustee, 100 N. Broadway,
Wichita, KS 67202
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 41.8±
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial: 2
 - Industrial:
 - Total: 3
3. Minimum Lot Area: 67,275 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "C" and "G" (Z-2794)

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2794), requesting "AA" to "C" and "G" has been approved subject to platting. Lots 1 and 2 will be zoned "C". The bulk of Lot 3 will be zoned "G".

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the construction of the storm sewer water sewers and detention pond needed to drain this plat.
- C. The applicant shall participate in the construction of a permanent cul-de-sac to terminate 50th Street South.
- D. The applicant shall guarantee the extension of sanitary sewer to serve Lots 2 and 3.
- E. The applicant shall guarantee a left turn lane on 47th Street South to serve Lot 3 of this plat. This left turn lane shall be built to accommodate left turns into the park from westbound lanes on the arterial street. Approval from KDOT will be required for the left turn lane improvement.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- H. The final plat shall indicate the recording information for the 30-foot pipeline easement on this property.
- I. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- J. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- K. The applicant shall submit a copy of the instrument which establishes the 30-foot pipeline easement on this property.
- L. The final plat shall reference the minimum building pad elevation that is required for this plat. This elevation shall be referenced in both City Datum and Mean Sea Level. It should be indicated near the legend on the face of the plat and mentioned in the plat's text.
- M. Since Lots 1's access to 47th Street South is across Lot 3, it is necessary for the applicant to establish a joint access easement across Lot 3 to benefit Lot 1. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the

SUBDIVISION REPORT

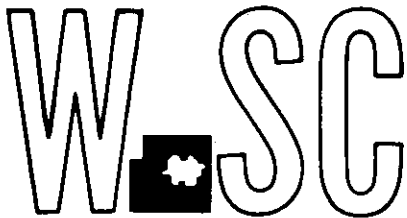
Preliminary Plat S/D 86-95 - SOUTHGLEN ADDITION

Page 2

final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument. The easement should also provide for the handling of drainage from Lot 1 to 47th Street South.

- N. The final plat tracing shall indicate the south line of the 70-foot wide Ingress-Egress and Drainage Easement.
- O. At the time of submitting the final plat tracing for scheduling before the Board of City Commissioners, five (5) copies of the preliminary site development for the mobile home park on Lot 3 shall be submitted. The preliminary site development plan was approved, however the following additions or changes shall be indicated on the plan:
- 1) The location of the 70-foot wide Ingress-Egress and Drainage Easement on the mobile home park site. This should include the recording information for this easement.
 - 2) The recording information for the east/west drainage easement which cuts through the mobile home park.
 - 3) The location of the 30-foot wide pipeline easement which encumbers the property being platted for the mobile home park. The recording information for this pipeline easement shall be referenced.
- P. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain the reserve being platted. The text shall also state the purposes of the reserve (i.e., Floodway and Recreation).
- Q. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 3, Southglen Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- R. For those reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve shall grant, to the City, the authority to maintain the drainage reserve in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- S. The final plat tracing shall dimension the amount of half-channel right-of-way existing for the Riverside Drainage District to the east of this plat, along with a dimension for the amount of additional right-of-way being established for the Riverside Drainage District by this plat.
- T. The final plat tracing shall indicate an overall east/west dimension for the southern-most line of the plat (being platted as the centerline of Custy Street). Also, an overall east/west dimension for the north line of the plat shall be indicated (i.e., include the amount of additional right-of-way being established for the Riverside Drainage District in the dimension).
- U. On the final plat tracing, the wording in the plattor's text, regarding restriction of floodway use, shall be amended to reference that work in the floodway shall be approved by the "City Engineer" rather than "the appropriate governing body".
- V. On the final plat tracing, a block designation shall be indicated on the face of the plat or the plattor's text shall be amended to delete reference to the platting of a block.
- W. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- X. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- Y. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, what minimum building pad elevation needs to be platted?

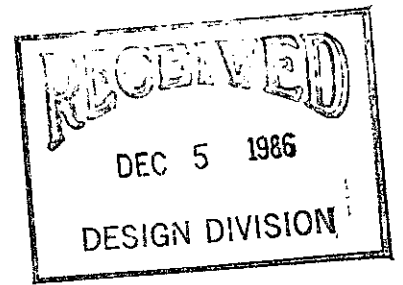
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 5, 1986



Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 86-95 - SOUTHGLEN ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 1986, 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 construction of the detention pond needed to drain this plat.
- B. The applicant shall participate in the construction of a permanent cul-de-sac to terminate 50th Street South.
- C. The applicant shall guarantee the extension of sanitary sewer to serve Lots 2 and 3.
- D. The applicant shall guarantee a left turn lane on 47th Street South to serve Lot 3 of this plat. This left turn lane shall be built to accommodate left turns into the park from westbound lanes on the arterial street.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- G. The final plat shall indicate the recording information for the 30-foot pipeline easement on this property.
- H. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.

C
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- J. The applicant shall submit a copy of the instrument which establishes the 30-foot pipeline easement on this property.
- K. The final plat shall reference the minimum building pad elevation that is required for this plat. This elevation shall be referenced in both City Datum and Mean Sea Level. It should be indicated near the legend on the face of the plat and mentioned in the plattor's text.
- L. Since Lots 1's access to 47th Street South is across Lot 3, it is necessary for the applicant to establish a joint access easement across Lot 3 to benefit Lot 1. The proposed joint access easement will need to be established by separate instrument with appropriate recording information indicated on the final plat tracing. Prior to recording the joint access easement, a draft shall be submitted to the Planning Department for review and approval. The instrument must clearly state the purpose of the easement as well as which properties benefit from the easement. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument. The easement should also provide for the handling of drainage from Lot 1 to 47th Street South.
- M. The final plat tracing shall indicate the south line of the 70-foot wide Ingress-Egress and Drainage Easement.
- N. At the time of submitting the final plat tracing for scheduling before the Board of City Commissioners, five (5) copies of the preliminary site development for the mobile home park on Lot 3 shall be submitted. The preliminary site development plan was approved, however the following additions or changes shall be indicated on the plan:
- 1) The location of the 70-foot wide Ingress-Egress and Drainage Easement on the mobile home park site. This should include the recording information for this easement.
 - 2) The recording information for the east/west drainage easement which cuts through the mobile home park.
 - 3) The location of the 30-foot wide pipeline easement which encumbers the property being platted for the mobile home park. The recording information for this pipeline easement shall be referenced.
- O. On the final plat tracing, the plattor's text shall be amended to reference who is to own and maintain the reserve being platted. The text shall also state the purposes of the reserve (i.e., Floodway and Recreation).
- P. Provision shall be made for ownership and maintenance of the proposed reserve. Since the applicant intends for the reserve to be owned and maintained by the owner of Lot 3, Southglen Addition, a restrictive covenant stating this intention shall be submitted for recording with the plat. The text of the needed covenant shall specify that the terms of the covenant run with the land and are binding on future owners and assigns.
- Q. For those reserve being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserve
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shall grant, to the City, the authority to maintain the drainage reserve in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- R. The final plat tracing shall dimension the amount of half-channel right-of-way existing for the Riverside Drainage District to the east of this plat, along with a dimension for the amount of additional right-of-way being established for the Riverside Drainage District by this plat.
- S. The final plat tracing shall indicate an overall east/west dimension for the southern-most line of the plat (being platted as the centerline of Custy Street). Also, an overall east/west dimension for the north line of the plat shall be indicated (i.e., include the amount of additional right-of-way being established for the Riverside Drainage District in the dimension.
- T. On the final plat tracing, the wording in the plattor's text, regarding restriction of floodway use, shall be amended to reference that work in the floodway shall be approved by the "City Engineer" rather than "the appropriate governing body".
- U. On the final plat tracing, a block designation shall be indicated on the face of the plat or the plattor's text shall be amended to delete reference to the platting of a block.
- V. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- W. 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, December 11, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dik
Enclosure

cc: The Fourth National Bank & Trust, as Trustee, 100 N. Broadway,
Wichita, KS 67202

X Mike Lindebak, City Engineer

Pre Sub 12-4-86

1. Ferdinand Ferry. Vacation of abated utility easement.
No water problem.

2. Woodlawn Development Co. Vacation of access control.
No water problem.

3. Southglens Addition. Final Plat. Existing main in 87th St. S. Interior main to be extended as required for development.

4. Amoroso Estates Third Addition. Preliminary Plat. Item B, main to be extended. 12" main in Clarkport to be extended to Meize Rd. and extended in Meize along the plat. Otherwise no water problem.

5. Triple "S" Grove Addition. Final Plat. Petition now held for Harvest Chapel Addition to extend main in 55th & Seneca. Suggest main in Seneca be extended to serve the plat.

6. Penstemon Fourth Addition. Final Plat. Item B, main to be extended. Main in Granbrine Court should be tied at Granbrine and also at Oxford to provide second feed to another independent source.

7. Woodland Estates 3rd Addition. Preliminary Plat. Main to be extended in Shannon Way Court. No water problem.

8. Frank & Johnny's Addition. Preliminary Plat. Area now served by existing mains in 37th St. N. and Rob. No water problem.

9. World Impact Addition. Final Plat. No water problem. Any additional main required shall be extended observing required separation of water lines and sanitary sewers.

12-4-86

10. Westwind 2nd Addition. Item A, mains to be extended. Main to be extended from Chodoluck (when available) and in 21st along the plat. Main in Chodoluck to be extended as part of Westlink 14th plat. DOB & Assoc. designing - water line in 19th ending between Phyl's store.

11. Miller Heights Addition. Final Plat. Item D, outside the city water service application, etc. required. No water problem.

12. Monterey Addition. Final Plat. Plat now served. ~~NO~~ No water problem.

13. Kelley Addition. Final Plat. Existing main in Central may be used to serve this property because of the access control to Ampaha.

14. Shawson Investment Corporation. Grant utility easement. No water problem.

15. W. A. Michaelis, Jr. et ux. Grant utility easement. No water problem.

16. Keith Anderson. Grant utility easement. No water problem.

17. Robert and Mary McCumb. Grant utility easement. No water problem.

18. Other Matters.

1 KIMBLE CLOSURE

COMPUTATION

Southern Adm

12-17-86

cm bcm

1-22-87

Mike - I'll

Call you in the A.M.

To explain these

figures - Forest

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This for your

files

Thanks -

Don Moehring

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S	51815
J	5
NO	9
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S	51815
J	5
NO	8
S	3899.83
S	4
S	15723
J	5
NO	7
S	802.92
S	1
S	0
NO	6
S	380.00
S	2
S	894430
NO	5
S	939.77
S	1
S	0
NO	4
S	792.05
S	3
S	895628
NO	3
S	759.46
S	1
S	342
J	0
NO	2
S	1316.2292
S	8.9977
S	1
J	0
J	0
NO	1
J	1
J/R	1
G*	1

NO	10	J	5	759	S	1	3739.83	S
NO	11	S	52541	2	S	2	1226.85	S
NO	12	S	71251	2	S	2	695.36	S
NO	13	S	1935.83	3	S	3	824709	J
NO	14	J	5	824709	J	5	1935.83	S
NO	15	S	29857	3	S	3	871103	S
NO	16	S	893630	3	S	2	1935.83	S
NO	17	S	373.31	3	S	2	871103	S
NO	18	S	0	1	S	1	342	S

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Angular Error in seconds

Abss. Error

Rel. Error of Closure

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 22, 1989

Babar M. Khan
Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 89-63 - SOUTHGLEN ADDITION

Dear Gentlemen:

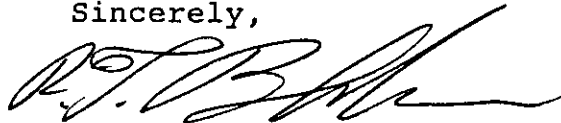
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1989, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Unless indicated by a revised drainage plan for this site, the applicant shall submit, for recording with the final plat tracing, a cross lot drainage agreement.
- B. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text. The text shall also note if the minimum elevation involves the lowest opening or floor elevation.
- C. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- D. Unless a release can be provided from the pipeline company, the final plat shall indicate the recording information for the 15-foot Derby pipeline easement on this property.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The final plat tracing shall indicate the appropriate names in printing, of all required signatures by their corresponding signature lines. The applicant is advised that a new MAPC chairman is to be appointed September 14, 1989.

- G. Since this plat is within the City of Wichita, the access control referenced in the plat's text should be indicated as being "guaranteed to the City of Wichita."
- H. The final plat tracing shall employ an addition name other than the one indicated on the final. Southglen 2nd Addition would be acceptable. The legal description on the final plat shall also be amended by deleting reference to a Tract B and replacing this with an appropriate description based on the originally platted lot.
- I. In order to redistribute special assessments for this replat, the applicant shall submit, with the final plat tracing, square footage figures for the lots being platted.
- 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. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

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

Enclosure

cc: Colby B. Sandlian, 435 North Broadway, Suite 201, Wichita,
KS 67202
Mike Lindebak, City Engineer

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 26, 1989

Babar M. Khan
Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 89-63 - SOUTHGLEN ADDITION

Dear Gentlemen:

This letter supersedes our letter dated September 22, 1989.

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 21, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Unless indicated by a revised drainage plan for this site, the applicant shall submit, for recording with the final plat tracing, a cross lot drainage agreement.
- B. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the plat's text. The text shall also note if the minimum elevation involves the lowest opening or floor elevation.
- C. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- D. Unless a release can be provided from the pipeline company, the final plat shall indicate the recording information for the 15-foot Derby pipeline easement on this property.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. The final plat tracing shall indicate the appropriate names in printing, of all required signatures by their corresponding signature lines. The applicant is advised that a new MAPC chairman is to be appointed September 14, 1989.

- G. Since this plat is within the City of Wichita, the access control referenced in the plat's text should be indicated as being "guaranteed to the City of Wichita."
- H. The final plat tracing shall employ an addition name other than the one indicated on the final. Southglen 2nd Addition would be acceptable. The legal description on the final plat shall also be amended by deleting reference to a Tract B and replacing this with an appropriate description based on the originally platted lot.
- I. In order to redistribute special assessments for this replat, the applicant shall submit, with the final plat tracing, square footage figures for the lots being platted.
- 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. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

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, September 28, 1989. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

cc: Colby B. Sandlian, 435 North Broadway, Suite 201, Wichita,
KS 67202
Mike Lindebak, City Engineer

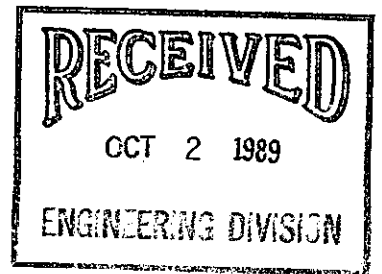
SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 28, 1989



Babar M. Khan
Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 89-63 - SOUTHGLEN ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 28, 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 September 26, 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:sm

cc: Colby B. Sandlian, 435 North Broadway, Suite 201, Wichita, KS
67202

Mike Lindebak, City Engineer