

To	Mr. Tim McGuigan	From	Bill Morris, Admin. Assistant
	Boulevard State Bank		Planning Dept.-Design Division
	2300 E. Lincoln		455 N. Main - City Hall, 7th Fl.
	Wichita, KS 67211		Wichita, KS 67202

Subject	LETTERS OF CREDIT: WHEATLAND PLACE 5TH ADDITION	Date	April 17, 1986
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Message Tim:

New City Commission policy requires that the attached form be submitted as proof that the necessary development has occurred for the release of the letter of credit.

*Thanks,*  
*T. Sell*

BM:gf

SIGNED \_\_\_\_\_

DATE \_\_\_\_\_

Reply

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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Final plat  
SUBDIVISION REPORT

S/D No. : 84-46

Name: Wheatland Place Fifth Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-26-84

DESCRIPTION

General Location: North of MacArthur in an area west of Hoover.

Owner: Frank Jenkins

Surveyor/Engineer: Lowell D. High.

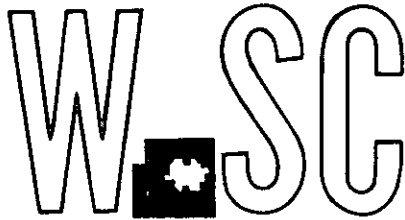
1. Gross Acreage of Plat: 19.43
  2. Number of Lots:
    - Residential: 75
    - Office:
    - Commercial:
    - Industrial:
    - Total: 75
  3. Minimum Lot Area: 6900 sq. ft.
  4. Existing Zoning: R and R-1
  5. Proposed Zoning: AA
- 

STAFF COMMENTS:

NOTE: This property was included in the preliminary plat of Wheatland Place Fourth Addition which was reviewed by the Subdivision Committee June 12, 1980. Street alignment remains the same but lot widths are narrower.

- A. In order to plat lots this size, the applicant must obtain AA zoning. An application for a zone change from R and R-1 to AA shall be submitted and approved prior to this plat being submitted to the City Commission for review.
- B. The applicant shall guarantee the paving of the interior streets to urban street standards.
- C. The applicant shall guarantee extension of Wichita sanitary sewer lines to serve all lots being platted.
- D. The applicant shall guarantee extension of Wichita water to serve all lots being platted. This will require an outside-the-City water service application.
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- F. The County Engineer's representative shall be prepared to comment on the applicant's drainage plan and state whether any drainage improvements need to be guaranteed with this plat.
- G. Closure computations shall be submitted with the final plat tracing.
- H. The plattor's text shall be amended to state that the access controls are being granted to the appropriate governing body.
- I. Recording of the plat within 30 days after approval by the City Commission.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



April 27, 1984

Mr. Lowell D. High  
1542 S. St. Francis  
Wichita, Kansas

Re: S/D 84-46 - Final plat of Wheatland Place Fifth Addition.

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. In order to plat lots this size, the applicant must obtain AA zoning. An application for a zone change from R and R-1 to AA shall be submitted and approved prior to this plat being submitted to the City Commission for review.
- B. The applicant shall guarantee the paving of the interior streets to urban street standards.
- C. The applicant shall guarantee extension of Wichita sanitary sewer lines to serve all lots being platted.
- D. The applicant shall guarantee extension of Wichita water to serve all lots being platted. This will require an outside-the-City water service application.
- E. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- F. The applicant shall provide a 20-foot utility easement adjacent to the east and west lines of this plat. 10 feet of these easements may be granted by separate instrument.
- G. The applicant shall grant by separate instrument the necessary street rights-of-way for MacArthur and Hoover to the east and south of this plat which are required by the applicant's drainage plan. The applicant shall guarantee the ditch grading along MacArthur and Hoover required by the approved drainage plan for this plat.

Mr. Lowell D. High  
April 27, 1984  
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- H. Closure computations shall be submitted with the final plat tracing.
- I. The plat's text shall be amended to state that the access controls are being granted to the appropriate governing body.
- J. Recording of the plat within 30 days after approval by the City Commission.

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, May 3, 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: Frank Jenkins, 1561 Woodrow Court, 67203  
Mike Lindebak, City Engineer