

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

Final plat  
SUBDIVISION REPORT

S/D No.: 84-59

Name: Sanctuary

Preliminary Approved: 7-19-84  
Scheduled S/D Meeting: 8-16-84

DESCRIPTION

General Location: On the north side of 37th St. North, 1/4 mile west of Tyler Road.

Owner: Larry Crowl

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 30 acres
  2. Number of Lots:
    - Residential: 21
    - Office:
    - Commercial:
    - Industrial:
    - Total: 21
  3. Minimum Lot Area: 40,000 sq. ft.
  4. Existing Zoning: R-1
  5. Proposed Zoning: R-1
- 

STAFF COMMENTS:

NOTE: This final plat is only for a part of an overall preliminary plat reviewed by the Subdivision Committee on July 19, 1984.

- A. The applicant shall submit a satisfactory guarantee for the construction of the proposed street to suburban street standards. This guarantee shall provide for construction of the 3 temporary cul-de-sacs.
- B. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot-owners' association prior to recording the plat or shall submit a covenant stating when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- D. On the final plat tracing, the 25-foot building setback on the lots included as part of Block 3 shall be labeled.
- E. On the final plat tracing, the 15-foot utility and drainage easement on Block 4 shall be labeled.
- F. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this final plat. Specifically, are any drainage guarantees or off-site easements required by the plan?
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-59

Name: Sanctuary

Preliminary Approved:  
Scheduled S/D Meeting: 7-19-84

DESCRIPTION

General Location: On the north side of 37th St. North, 1/4 mile west of Tyler Rd.

Owner: Larry Crowl

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 74 ac.
  2. Number of Lots:
    - Residential: 55
    - Office:
    - Commercial:
    - Industrial:
    - Total: 55
  3. Minimum Lot Area: 40,000 sq. ft.
  4. Existing Zoning: R-1
  5. Proposed Zoning: R-1
- 

STAFF COMMENTS:

- A. The applicant shall submit a satisfactory guarantee for the construction of the proposed streets to the suburban street standard. This guarantee shall provide for construction of the 3 temporary cul-de-sacs.
- B. On the final plat, the platlor's text shall specify under what conditions the temporary cul-de-sacs expire.
- C. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- D. On the final plat, the platlor's text shall specify the purposes of the reserves and who is to own and maintain them.
- E. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot-owners' association prior to recording the plat or shall submit a covenant stating when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- F. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- G. The representatives from the various utility companies and County Public Works should be prepared to discuss the acceptability of the proposed joint utility and drainage easements.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



S/D No.: 84-59      Name: THE SANCTUARY

Preliminary Approved: 7/19/84  
Scheduled S/D Meeting: 12/6/84

DESCRIPTION

General Location: On the north side of 37th Street North, 1/4 mile west of Tyler Road.

Owner: Larry Crowl  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 74 Acres
  2. Number of Lots:
    - Residential: 51
    - Office:
    - Commercial:
    - Industrial:
    - Total: 51
  3. Minimum Lot Area: 40,000 sq. ft.
  4. Existing Zoning: R-1 and A-1 (Maize Zoning Text)
  5. Proposed Zoning: R-1 and A-1 (Maize Zoning Text)
- 
- 

STAFF COMMENTS:

NOTE: This revised final plat was deferred for four weeks at the November 8, 1984 Subdivision Committee Meeting for purposes of allowing additional time for the applicant and the County Engineer's Office to work toward approval of an acceptable drainage plan for this plat.

- A. The applicant shall submit a satisfactory guarantee for the construction of the proposed street to suburban street standards. This guarantee shall provide for construction of the three temporary cul-de-sacs.
- B. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. Provision shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- D. The lots in Block 2; Lots 1, 16, 17 and 18, Block 3; and Lots 1, 2 and 3, Block 5 have been redesigned so as to provide 43,560 square feet of lot area. This is required by the A-1 zoning district of the City of Maize.
- E. The representative from the County Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this final plat. Specifically, are any drainage guarantees or off-site easements required by the plan?
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No.: 84-59      Name: SANCTUARY

Preliminary Approved: 7-19-84  
Scheduled S/D Meeting: 4-25-85

DESCRIPTION

General Location: On the north side of 37th Street North, 1/4 mile west of Tyler Road.

Owner: Larry Crowl, 7611 Ponderosa, Wichita, KS 67212

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 30 Acres
  2. Number of Lots:
    - Residential: 20
    - Office:
    - Commercial:
    - Industrial:
    - Total: 20
  3. Minimum Lot Area: 40,000 Sq. Ft.
  4. Existing Zoning: "R-1"
  5. Proposed Zoning: "R-1"
- 

STAFF COMMENTS:

NOTE: This second revised final plat covers the same area as the first final plat approved by the Subdivision Committee on August 16, 1984. A previous revised final was considered by the Subdivision Committee on November 8 and December 6, 1984, and was deferred both times in order to allow additional time for the applicant and the County Engineer's office to reach agreement on an acceptable drainage plan.

- A. The applicant shall submit a satisfactory guarantee for the construction of the proposed streets to suburban street standards. This guarantee shall provide for construction of the temporary cul-de-sac.
- B. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. Provision shall be made for ownership and maintenance of the proposed Reserve. The applicant shall either form a lot-owner's association prior to recording the plat or shall submit a covenant stating when the Reserve will be deeded to the association and who is to own and maintain the Reserve prior to the association taking over those responsibilities.
- D. The final plat tracing shall reference "ROBERT C. BROWN," as Mayor.
- E. The applicant shall submit, to the Planning Department, the \$100 filing fee required for a revised final plat.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this final plat. Specifically, are any drainage guarantees or off-site easements required by the plan?

## Sub-Division 4-25-85

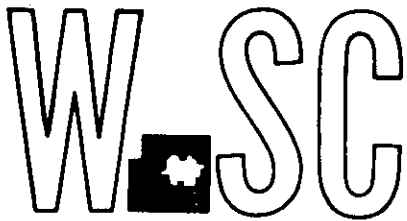
- 1 Access Control Lot 1 Block B, Airport Industrial Addition.  
No Problem
- 2 Vacation of Platted Setback Lot 1 Block B, Mona Key  
Motel Addition. No Problem
- 3 St. Francis Regional Med. Center Access Control Vacation.  
No problem
- 4 Red Oaks Homes Utility Esm't vacation. No problem
- 5 Golden Hills Addition. Item B. Existing 16" AC Main in  
Central. Interior mains to be petitioned. Also  
discuss possibility of a Supply Line being run in  
119th St. going north from Central to North line  
of the Addition. An argument was made by D. Linn  
about the supply line in Woodbridge which could be  
used to support the extension of such a supply line.
- 6 Midtown Third Addn. Access to water main in the  
vacated area of Water street to be maintained.
- 7 Phillippi Addition. Item A, No water available
- 8 Schimming Addition. 6" Water Line on W. side of  
Yale. No problem
- 9 Sherwood Acres Mobile Home Park. Item C. 12" Water  
Main to be extended as necessary across frontage  
on 47th St., 8" to be extended N. along interior  
St. to and including Cut-de-Soc.
- 10 Sanctuary Addition. Item B, No water available, No Problems.
11. S. Voge End Addition. Item F. End of existing 8" Water main  
located 60' N and 8' W of NE Property Corner  
of 11th St. N. & Smith. End of existing 6" main  
located 243' U.W. PL of Anna 8' SNPL 12th.  
Either main could be extended if R/W exists on 12th.  
May be extended by petition or Private Contract. To  
Ext end N along Smith on E. Side to 12th St. then to W side if needed.

- 12 C.C.R. Addition. Item C. End of existing 12" Main  
at N line of Security Storage Properties.  
12" to be extended N along Rock Road  
to N. line of CCR Addition.
- 13 Scholfield - Hatchett Addition. Water as shown. No  
Problem.
14. Carpenters 201 Addn. Item C. 8" Water to be extended  
from Seneca to West line of Lot 1 (E Line of  
Mortinson.
- 15 First Presb. Church. No problem
- 16 Amortibank. No problem
- 17 Voelker No Problem
- 18 No Problem

Note: Items 15-18 No problem unless prior esmt.

- 19 No Problem

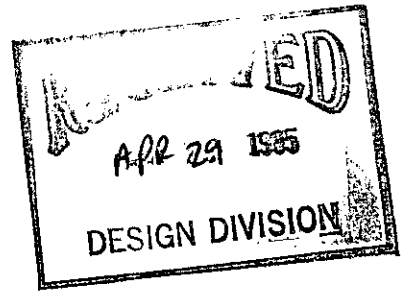
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

April 26, 1985



Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-59 - 2nd Revised Final Plat of the Sanctuary  
Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 26, 1985, 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 submit a satisfactory guarantee for the construction of the proposed streets to suburban street standards. This guarantee shall provide for construction of the temporary cul-de-sac.
- B. Since neither municipal water nor municipal sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. Provision shall be made for ownership and maintenance of the proposed Reserve. The applicant shall either form a lot-owner's association prior to recording the plat or shall submit a covenant stating when the Reserve will be deeded to the association and who is to own and maintain the Reserve prior to the association taking over those responsibilities.
- D. The final plat tracing shall reference "ROBERT C. BROWN," as Mayor.
- E. The applicant shall obtain, by separate instrument, the off-site drainage easement on the property to the north required by the drainage plan for this property. This instrument shall be submitted for recording with the plat.

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Baughman Company, P.A.

Re: S/D 85-59 - 2nd Revised Final Plat of the Sanctuary Addition.

April 26, 1985

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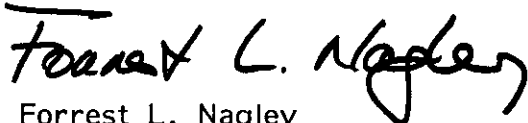
- F. The final plat tracing shall indicate the extension of St. Anthony Street to the north line of the plat. If approved by County Public Works, a contingent street dedication may be indicated. A memorandum from County Public Works shall be obtained and submitted to the Planning Department if agreement on a contingent dedication is reached.
- G. Closure computations shall be submitted with the final plat tracing.
- H. 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, May 2, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



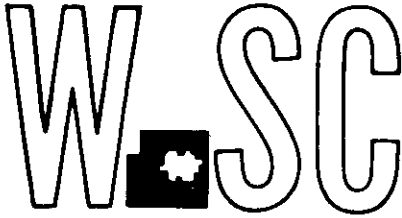
Forrest L. Nagley  
Senior Planner

FLN:mlh

Enclosure

cc: Larry Crowl, 9500 W. 37th Street North, Wichita, KS 67212  
Brad Brandes, 1721 Cheryl, Wichita, KS 67212  
Mary Ellen Settle, 9120 West 37th Street North, Wichita, KS 67205  
Don Lambdin, 4037 North Tyler, Wichita, KS 67205  
Bob Scott, 4055 North Tyler, Wichita, KS 67205  
Jim Heinicke, City of Maize, City Hall, 123 Khedive, Maize, KS 67101  
Jack Brown, Health Department  
David Spears, Director, County Public Works  
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

May 2, 1985

C  
O  
P  
Y

Baughman Company, P.A.  
330 Laura  
Wichita, KS 67211

Re: S/D 85-59 - 2nd Revised Final Plat of the Sanctuary Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 2, 1985, 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 April 26, 1985.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners 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 1984 (both first and second halves) and prior years have been paid.



Baughman Company, P.A.

Re: S/D 85-59 - 2nd Revised Final Plat of the Sanctuary Addition.

May 2, 1985

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Please call if you have any questions.

Very truly yours,



Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Larry Crowl, 9500 W. 37th Street North, Wichita, KS 67212  
Brad Brandes, 1721 Cheryl, Wichita, KS 67212  
Mary Ellen Settle, 9120 West 37th Street North, Wichita, KS 67205  
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David Spears, Director, County Public Works  
✓ Mike Lindebak, City Engineer

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