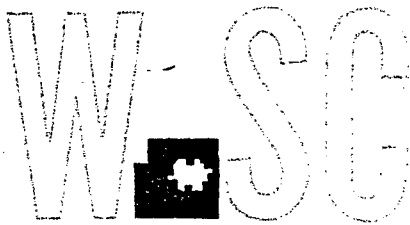


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 26, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-33 - EARLINE'S ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on May 25, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 19, 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 first half of 1988 and all prior years have been paid.

Please call if you have any questions.

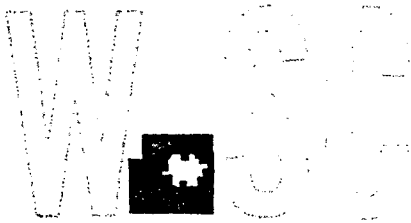
Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:jcm

cc: Earline & S.E. Simpson, 100 N. Westfield, 67212
Jack Brown, Health Department
Mike Lindebak, City Engineer

WPLANS - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

May 19, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-33 EARLINE'S ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 18, 1989, 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 petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- 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 is advised that at the time of site development the approved drainage plan requires grading improvements for Lot 2.
- D. As requested by City Engineering, the applicant shall establish a private 10-foot drainage easement across Lot 2 to serve Lot 1. The final plat tracing shall show said easement on the face of the plat with recording information. A copy of the recorded instrument shall be submitted to the Planning Department.
- E. Since municipal water is presently not 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 water wells. A memorandum shall be obtained specifying approval.

- F. On the approved transportation plan, Westfield at this location is indicated as a collector. The final plat tracing shall therefore indicate additional right-of-way so as to provide 33-feet of half street right-of-way adjacent to the two lots being platted. The plattor's text shall be amended to reference the dedication of this street right-of-way.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.

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 25, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Associate Planner

RTB:svm

Enclosure

cc: Earline J. & S.E. Simpson, 100 N. Westfield, Wichita, KS
67212

Jack Brown, Health Department
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

May 18, 1989

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 89-33 - EARLINE'S ADDITION

OWNER/APPLICANT: Earline J. Simpson and S.E. Simpson, 258 S. Westlink, Wichita, KS 67209

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: N.E. Corner of Douglas & Westfield

SITE SIZE: .9 acres

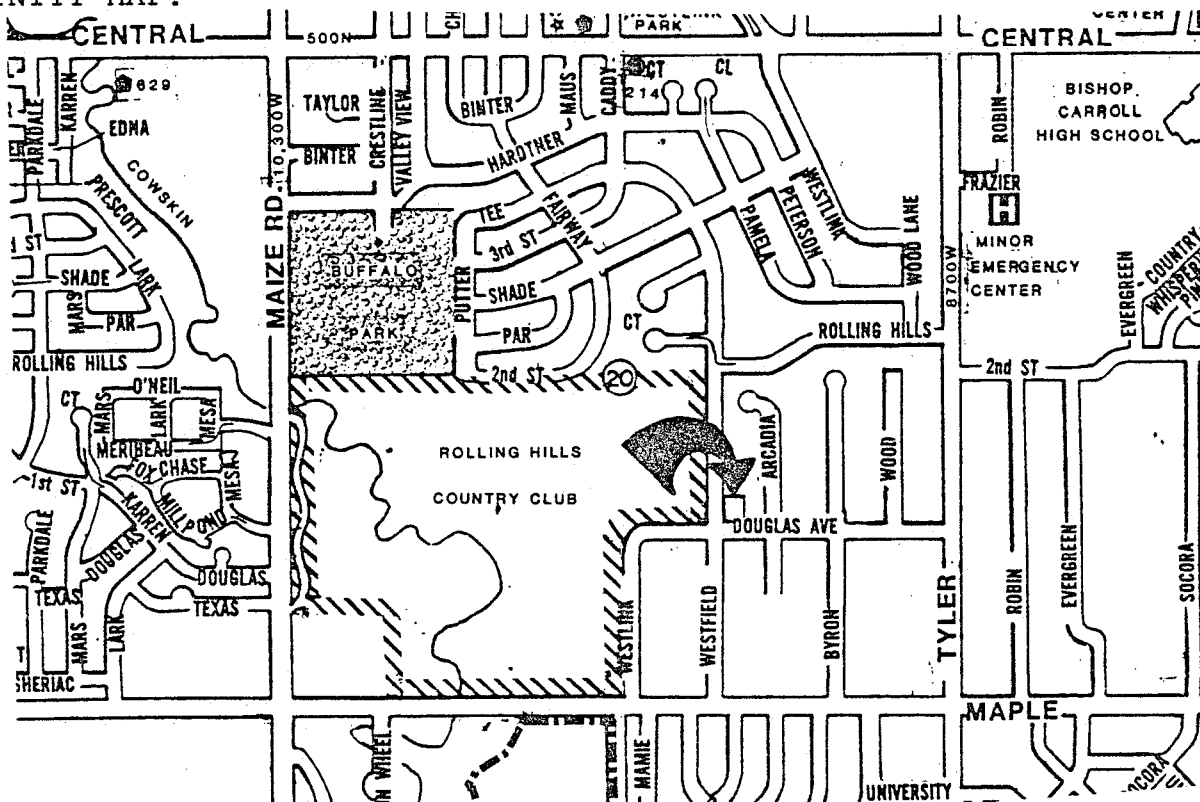
NUMBER OF LOTS

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 14,399 sq. ft.

CURRENT ZONING: "AA" One-family Dwelling

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This site is presently in an area which continues to use wells for the provision of water. The nearest municipal water lines are approximately 1/4 mile away.
- A. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
 - B. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - D. Since municipal water is presently not 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 water wells. A memorandum shall be obtained specifying approval.
 - E. On the approved transportation plan, Westfield at this location is indicated as a collector. The final plat tracing shall therefore indicate additional right-of-way so as to provide 33-feet of half street right-of-way adjacent to the two lots being platted. The platting text shall be amended to reference the dedication of this street right-of-way.
 - F. 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.
 - G. 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.
 - H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - I. Recording of the plat within 30 days after approval by the City Council.
 - J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.