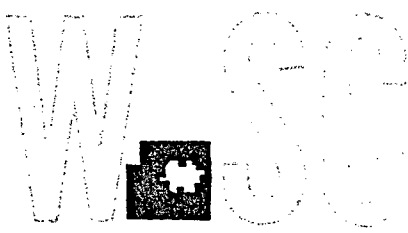


WICHITA SEDGWICK COUNTY



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

October 13, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-65 - JANET WHITE ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 12, 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 October 6, 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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB

cc: Rick Thompson, 250 N. Gleneagles Ct., Wichita, KS 67212
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

October 6, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-65 - JANET WHITE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 5, 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 guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall attempt to obtain a valid petition for the paving of Gow from the south line of this plat, northward to existing pavement.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Prior to scheduling this case before the City Council, the fence which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the fence has been removed, a letter so stating shall be submitted from the platting engineer.
- E. The applicant shall dedicate by separate instrument, 4-feet of additional utility easement, off-site along the east line of this plat adjacent to the existing sanitary sewer line and easement.
- F. The final plat tracing shall indicate the utility easements requested by K.G. & E.; described as a 10-foot center line between Lots 1 and 2 and the south 5-feet of Lot 2. The plat's text shall reference these utility easements as being dedicated to and for the public.

- 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. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. 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, October 12, 1989 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

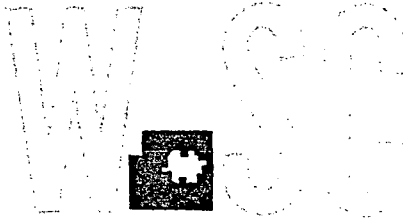


R. Timothy Bickhaus
Associate Planner

RTB:svm
Enclosure

cc: Rick Thompson, 250 N. Gleneagles Ct., Wichita, KS 67212
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

September 22, 1989

Baughman Company
315 S. Ellis
Wichita, KS 67211

Re: S/D 89-65 - JANET WHITE 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:

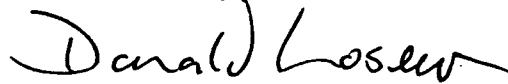
- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall attempt to obtain a valid petition for the paving of Gow from the south line of this plat, northward to existing pavement.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to scheduling this case before the City Council, the fence which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the fence has been removed, a letter so stating shall be submitted from the platting engineer.
- F. The applicant shall dedicate by separate instrument, 4-feet of additional utility easement, off-site to the north-east of Lot 2 adjacent to the existing sanitary sewer line and easement.
- G. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.

S/D 89-65 Janet White Addition
Page 2

- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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. 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,



Donald Losew
Associate Planner

DL:svm

Enclosure

cc: Rick Thompson, 250 Gleneagles Ct., Wichita, KS 67209
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

October 5, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 9/21/89)

CASE NUMBER: S/D 89-65 - JANET WHITE ADDITION

OWNER/APPLICANT: Rick Thompson, 250 N. Gleneagles Ct., Wichita,
KS 67212

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: East side of Gow in an area north of 13th St.
North

SITE SIZE: .45 Acres

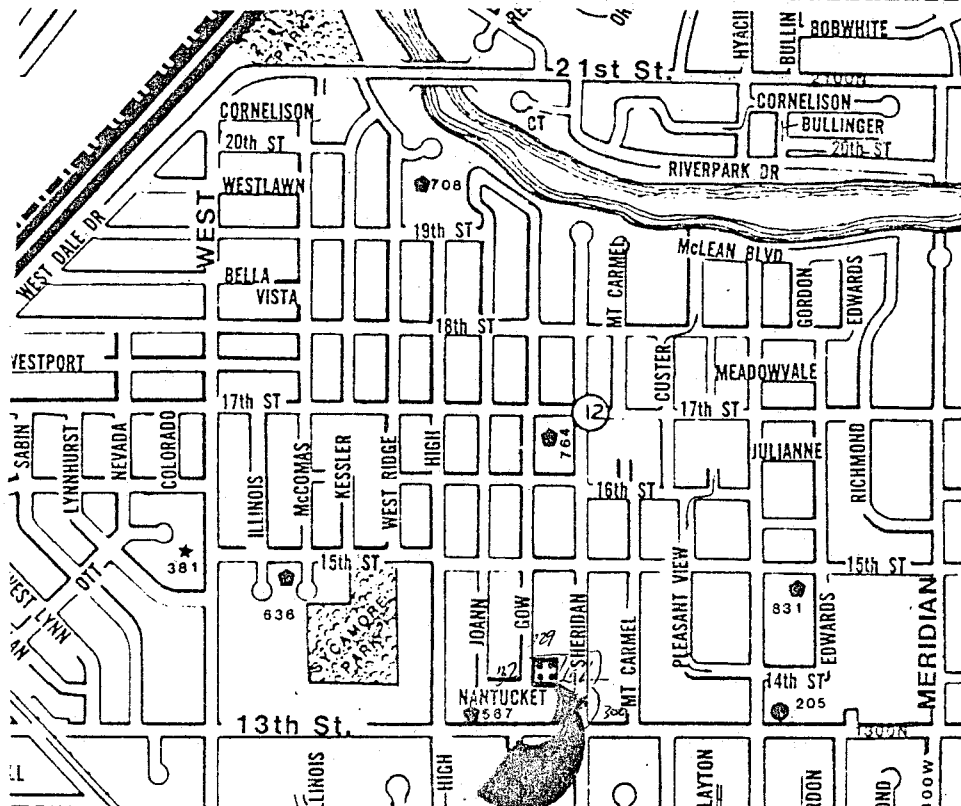
NUMBER OF LOTS

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

MINIMUM LOT AREA: 7,209 sq. ft.

CURRENT ZONING: "AA" One family dwelling

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall attempt to obtain a valid petition for the paving of Gow from the south line of this plat, northward to existing pavement.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to scheduling this case before the City Council, the fence which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the fence has been removed, a letter so stating shall be submitted from the platting engineer.
- F. The applicant shall dedicate by separate instrument, 4-feet of additional utility easement, off-site along the east line of this plat adjacent to the existing sanitary sewer line and easement.
- G. The final plat tracing shall indicate the utility easements requested by K.G. & E.; described as a 10-foot center line between Lots 1 and 2 and the south 5-feet of Lot 2. The platting engineer's text shall reference these utility easements as being dedicated to and for the public.
- 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. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with the platting of this property?

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall attempt to obtain a valid petition for the paving of Gow from the south line of this plat, northward to existing pavement.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to scheduling this case before the City Council, the fence which encroaches into the street right-of-way being dedicated by this plat must be removed. Once the fence has been removed, a letter so stating shall be submitted from the platting engineer.
- F. The applicant shall dedicate by separate instrument, 4-feet of additional utility easement, off-site to the north-east of Lot 2 adjacent to the existing sanitary sewer line and easement.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.
- J. 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.
- K. 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.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- M. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.