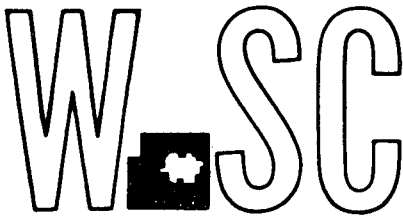
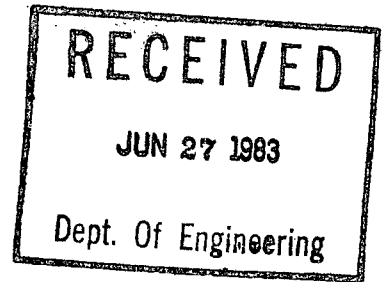


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 24, 1983

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

Re: S/D 83-40 - Final plat of Gary Edminster Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1983, 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 sanitary sewer to serve this property.
- B. A 10-foot utility easement shall be granted along the south line of the plat and a 10-foot off-site utility easement shall be obtained from this lot north to 13th Street.
- C. The applicant is purchasing this property from the owner of the unplatted property that lies between this site and 13th Street to the north. A 33-foot ingress-egress easement is proposed as the lot's means of access to 13th Street. In order to assure direct public street access in the future, the applicant shall obtain the off-site "contingent dedication" of this 33-foot area as the east half of future Winterset Street. This contingency shall be based on the dedication of the west half of the street. Until the west half of the street is obtained, the east half may be used as an ingress-egress easement.
- D. The applicant shall obtain the 33-foot ingress and egress easement that connects this site to 13th Street. Appropriate recording data shall be referenced on the final plat tracing. A copy of the instrument shall be submitted to Planning for review and approval prior to recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property.

Baughman Company, P.A.
June 24, 1983
Page 2

- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. 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. Also enclosed is a contingent dedication form which may be used to satisfy item "C" of the platting requirements.

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, June 30, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

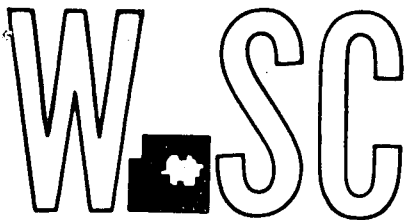
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Gary K. Edminster, 326 Country Acres, 67212
Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

RECEIVED

MAY 31 1983

Dept. Of Engineering

May 27, 1983

Baughman Company, P.A.
Attention: Bill Korber
330 Laura
Wichita, Kansas 67211

Re: S/D 83-40 - Proposed plat of Gary Edminster Addition

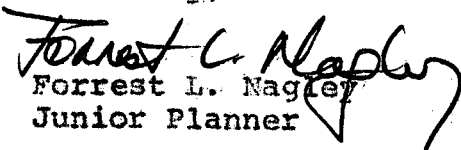
Dear Mr. Korber:

On May 26, 1983, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above-referenced subdivision application. The action of the Committee was to defer consideration of the plat for a period of two weeks. The purpose of the deferral was to allow you additional time to meet with your client regarding the need to obtain the contingent street dedication mentioned in our staff comments.

We understand that your client is purchasing this property from the owner to the north. This is the same person from whom the contingent dedication is needed. We strongly feel that adequate provisions need to be made to assure that this proposed lot will in the future have direct public street access. If the property owner to the north will not contingently dedicate the half street, and thereby assure the proposed lot future public street access, then, we feel he should not be selling of interior tracts of property.

This item will be rescheduled for review at the next meeting of the Subdivision Committee on Thursday, June 9, 1983. Should you have any questions, please call me at 268-4421.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Gary K. Edminster, 326 Country Acres, 67212
X Mike Lindebak, City Engineering

S/D No. 83-40 Name Gary Edminster Addition
Date Application Rec'd. 5-3-83 Preliminary Approval
Scheduled S/D Meeting 5-27-83

DESCRIPTION

General Location In an area south of 13th St. North and east of
Sandplum Lane
Owner Gary K. Edminster
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat	0.984 acres	7. Lineal Feet of New Street	
2. Number of Lots :		a. 33 R/W	130 ft.
Residential	1	b. _____ R/W	_____ ft.
Commercial	_____	c. _____ R/W	_____ ft.
Industrial	_____	d. _____ R/W	_____ ft.
Other	_____	e. _____ R/W	_____ ft.
Total Number of Lots	1	TOTAL	130 ft.
3. Minimum Lot Frontage	130 ft.	8. Sidewalk adjacent to all	
4. Minimum Lot Area	38,060.18 sq. ft.	streets	yes <input type="checkbox"/> no <input checked="" type="checkbox"/>
5. Existing Zoning	AA		
6. Proposed Zoning	AA		

9. Is public water available _____ Yes No, Name _____
10. Is sanitary sewer available Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
12. City of Wichita 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this property.
- B. A 12-inch water line exists in 13th Street to the north of this property. A requirement for extension of public water to serve this one lot plat will be waived if Health Department approval can be obtained for an individual water well. The applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met for approval of a private water well.
- C. The applicant is purchasing this property from the owner of the unplatted property that lies between this site and 13th Street to the north. A 33-foot ingress-egress easement is proposed as the lot's means of access to 13th Street. In order to assure direct public street access in the future, the applicant shall obtain the off-site "contingent dedication" of this 33-foot area as the east half of future Winterset Street. This contingency shall be based on the dedication of the west half of the street. Until the west half of the street is obtained, the east half may be used an ingress-egress easement.
- D. The applicant shall obtain the 33-foot ingress and egress easement that connects this site to 13th Street. Appropriate recording data shall be referenced on the final plat tracing. A copy of the instrument shall be submitted to Planning for review and approval prior to recording.
- E. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.