

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421

August 5, 1994

Baughman Company, P.A.  
c/o Phil Meyer  
315 Ellis  
Wichita, KS 67211

Re: S/D 94-53 ESTATES AT BELLE TERRE SECOND (Final Plat)

Dear Mr. Meyer:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 4, 1994, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. While an Outside-the-City water agreement was required for this site, the platting binder does not indicate that such an agreement has been recorded. The applicant shall therefore submit such an agreement for this plat or provide proof that such agreement has been recorded.
- B. Since this plat is now creating an additional Reserve, revised covenants shall also be submitted to include the Reserves now being platted.
- C. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- D. 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.
- E. 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.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-

101(c).

H. Recording of the plat within 30 days after approval by the City Council.

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, April 11, 1994 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Downing Development Company, Attn: Greg and Mary Downing, 1124 Terradyne,  
Andover, KS 67002  
Marvin Schellenberg, 7926 W. 21st Street, Wichita, KS 67212  
Bob Asmann, Trustee, Minneha Township, 14301 Wentworth Ct., Wichita, KS 67230  
Mike Lindebak, City Engineer ✓



NOTE: This plat is essentially a replat of the same area recently platted as the Estates at Belle Terre (1st) Addition. The original Addition was platted in early 1993 and recorded in May, 1993. This replat is essentially making a number of revisions to building setbacks, easements, floodway easements and the creation of a Reserve to cover the area of a Pipeline easement. Lot configurations are essentially unchanged and the internal street system is still being planned as a private system.

STAFF COMMENTS:

- A. Both City and County Engineering need to indicate any requirements as to existing petitions for guarantees originally submitted for the 1st Addition. That is, are new guarantees (petitions, letter of credit, etc.) needed or can existing guarantees be revised. Also, are any costs needing to be recovered for any projects started by the 1st Addition but needed to be revised for this plat.
- B. New Certificates of Petition shall be submitted. The existing Certificates are only referenced to the original plat.
- C. While an Outside-the-City water agreement was required for this site, the platting binder does not indicate that such an agreement has been recorded. The applicant shall therefore submit such an agreement for this plat.
- D. Since this plat is now creating an additional Reserve, revised covenants shall also be submitted to include the Reserves now being platted.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- 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. 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.
- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.
- 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.

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