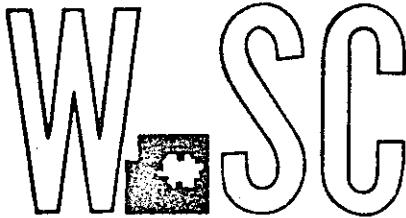


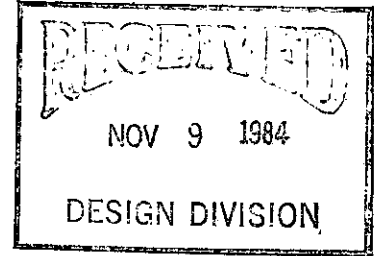
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 9, 1984



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

Re: S/D 84-104 - Preliminary Plat of Coombs Farm Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 8, 1984, 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. 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 tests may be necessary and what standards are to be met for approval of on-site sewer age facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The final plat shall name the north/south street as 137th Street West and the east/west street as 137th Street Court.
- C. The applicant shall guarantee construction of 137th Street West and 137th Street Court to public suburban road standards.
- D. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plat to the County Engineer's Office for review and approval.
- E. The final plat shall indicate 25-foot setbacks on all lots from the proposed public streets.

WICHITA—SEDGWICK COUNTY

Baughman Company, P.A.

Re: S/D 84-104 - Preliminary Plat of Coombs Farm Addition

November 9, 1984

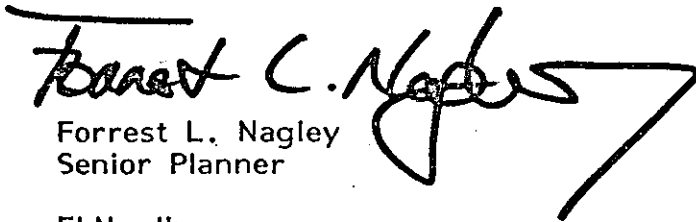
Page 2

- F. Prior to filing the final plat, the applicant shall meet with the representative from K.G. & E regarding the location of necessary utility easements.
- G. The final plat shall indicate the following access controls:
1. "Access control except for one opening" to 135th Street West from Lot 9 and Lot 10, Block B, and to 93rd Street North from Lot 8, Block B.
 2. "Complete access control" to 93rd Street North from Lot 9, Block A and Lot 7, Block B.
- 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).

The enclosed "marked" copy of the plat is for your information and files.

If you should have any questions, please call.

Sincerely,

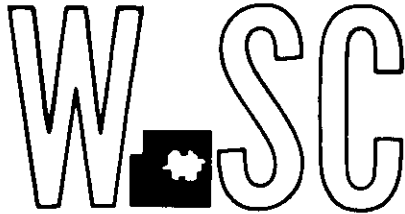

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Kansas Investment Corp., c/o Jeff Lange, 946 N. West Street,
Wichita, KS 67203

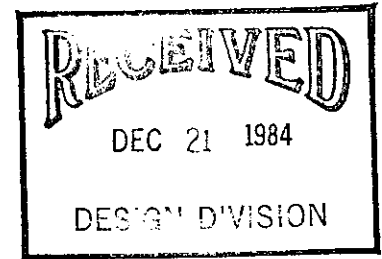
✓ Mike Lindebak, City Engineer
Claud Shelor, County Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



December 21, 1984

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

Re: S/D 84-104 - Final Plat of Coombs Farm Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 20, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. 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 tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee construction of 137th Street West and 137th Street Court to public suburban road standards. The guarantee shall provide for construction of the temporary cul-de-sac.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the dedication of those portions of the major street intersection right-of-way for 135th Street and 93rd Street on Lots 8 and 9, Block B. The 25-foot building setbacks shall be adjusted on each lot.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

C
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Y

Baughman Company, P.A.
Re: S/D 84-104 - Final Plat of Coombs Farm Addition
December 21, 1984
Page 2

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, January 10, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

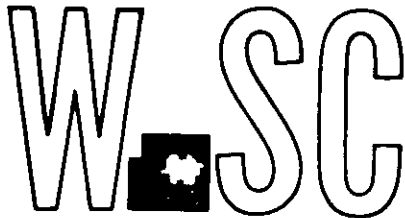
Sincerely,


Forrest L. Nagely
Senior Planner

FLN:mlh

cc: Kansas Investment Corp., c/o Jeff Lange, 946 North West Street,
Wichita, KS 67203
X Mike Lindebak, City Engineer
Claud Shelor, County Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 10, 1985

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

Re.: S/D 84-104 - Final Plat of Coombs Farm Addition

C
O
P
Y
Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 10, 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 December 21, 1984.

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.

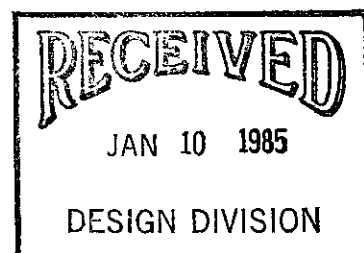
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni

Barbara R. Bonanni
Junior Planner

BRB:mlh



cc: Kansas Investment Corp., c/o Jeff Lange, 945 N. West St., Wichita, KS 67203
*Mike Lindebak, City Engineer
Claud Shelor, County Engineer

S/D No.: 84-104 Name: COOMBS FARM ADDITION

Preliminary Approved: 11/8/84
Scheduled S/D Meeting: 12/20/84

DESCRIPTION

General Location: Northwest corner of 93rd Street North and 135th Street West.
Owner: Kansas Investment Corp., c/o Jeff Lange, 946 N. West St.,
Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 31.9 Acres
 2. Number of Lots:
 - Residential: 19
 - Office:
 - Commercial:
 - Industrial:
 - Total: 19
 3. Minimum Lot Area: 40,647.38 sq. ft.
 4. Existing Zoning:
 5. Proposed Zoning: Outside of zoning.
-

STAFF COMMENTS:

- A. 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 tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee construction of 137th Street West and 137th Street Court to public suburban road standards. The guarantee shall provide for construction of the temporary cul-de-sac.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The representative from the County Engineer's Office should be prepared to comment on the status of the applicant's drainage concept. Specifically, are there any drainage guarantees required by this plan?
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D No.: 84-10 Name: COOMBS FARM ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 11/8/84

DESCRIPTION

General Location: Northwest corner of 93rd Street North.
Owner: Kansas Investment Corporation, c/o Jeff Lange
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 31.9 Acres
 2. Number of Lots:
 - Residential: 19
 - Office:
 - Commercial:
 - Industrial:
 - Total: 19
 3. Minimum Lot Area: 40,647.38 sq. ft.
 4. Existing Zoning:
 5. Proposed Zoning: Outside of zoning.
-

STAFF COMMENTS:

NOTE: This plat is beyond the county zoning text.

- A. 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 tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The final plat shall name the north/south street as 137th Street West and the east/west street as 137th Street Court.
- C. The applicant shall guarantee construction of 137th Street West and 137th Street Court to public suburban road standards.
- D. The final plat shall indicate the following access controls:
 1. "Access control except for one opening" to 135th Street West from Lot 9 and Lot 10, Block B, and to 93rd Street North from Lot 8, Block B.
 2. "Complete access control" to 93rd Street North from Lot 9, Block A and Lot 7, Block B.
- E. The representative from K.G. & E. should be prepared to comment on the need for utility easements to be platted on this property.
- F. The final plat shall indicate 25-foot setbacks on all lots from the proposed public streets.
- G. The County Engineer's representative shall be prepared to comment on the applicant's drainage concept.
- 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).

NOTE: This property lies in Eagle Township, and the proper Township officials have been notified.