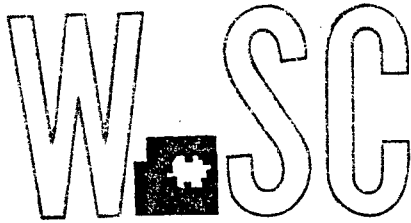


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 5, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D 88-55 - Chaos Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on August 4, 1988, 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 July 29, 1988.

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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

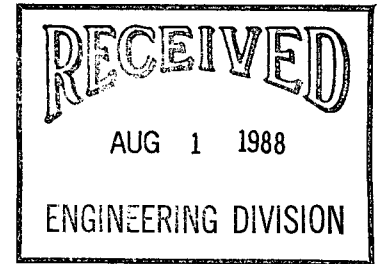
Donald Losew
Planner

DL/pb

cc: Timothy J. Welicky, 439 N. Edwards, Wichita, Kansas 67203
Mike Lindebak, City Engineer
Jim Weber, County Engineer



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



Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D 88-55 - Chaos Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 28, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

See Exhibit "A" - S/D 88-55

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, July 28, 1988 at 1:30 P.M. If you have any questions concerning this matter, please call.

Sincerely,

Donald Losew
Planner

DL/pb

Enclosure

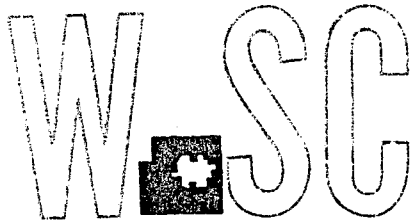
cc: Timothy J. Welicky, 439 N. Edwards, Wichita, Kansas 67203
Mike Lindebak, City Engineer
Jim Weber, County Engineer

EXHIBIT "A" - S/D 88-55
CHAOS ADDITION, FINAL PLAT
STAFF COMMENTS APPROVED BY S/D COMMITTEE 7/28/88

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2½ times the width thereof." The present plat shows a ratio of approximately 4:1.
- D. Prior to submitting the final plat tracing, the applicant shall provide County Engineering with sufficient information for determining the extent of the flooding effecting this plat.
- E. 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.
- F. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 15, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: Preliminary Plat - S/D 88-55 - CHAOS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 14, 1988, 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 sanitary 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 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. The final plat shall indicate the amount of half-street right-of-way adjacent to the plat as well as the amount of additional right-of-way being dedicated by this plat for 6th Street South.
- E. The final plat shall indicate the platting of "access control except for two opening per lot" to 6th Street across the north line of Lots 1 and 2.
- F. The platlor's text shall also reference the platting of access control to 6th Street and shall indicate that the access control is being dedicated to the County and that the location of permitted openings shall be determined by the County Engineer.

WICHITA — SEDGWICK COUNTY

S/D 88-55: CHAOS ADDITION

July 15, 1988

Page 2

- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof." The present plat shows a ratio of approximately 4:1.
- H. As required by Section 8-103(I), the final plat tracing shall indicate the placement of irons at all corners of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.
- I. Prior to, or at the time of submitting a final plat, the applicant shall submit a drainage plan to County Engineering.
- 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. 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. 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.
- M. 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,



Donald Losew
Junior Planner

DL:blw
Enclosure

cc: Timothy J. Welicky, 439 North Edwards, Wichita, KS. 67203
Mike Lindebak, City Engineer
Jim Weber, County Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

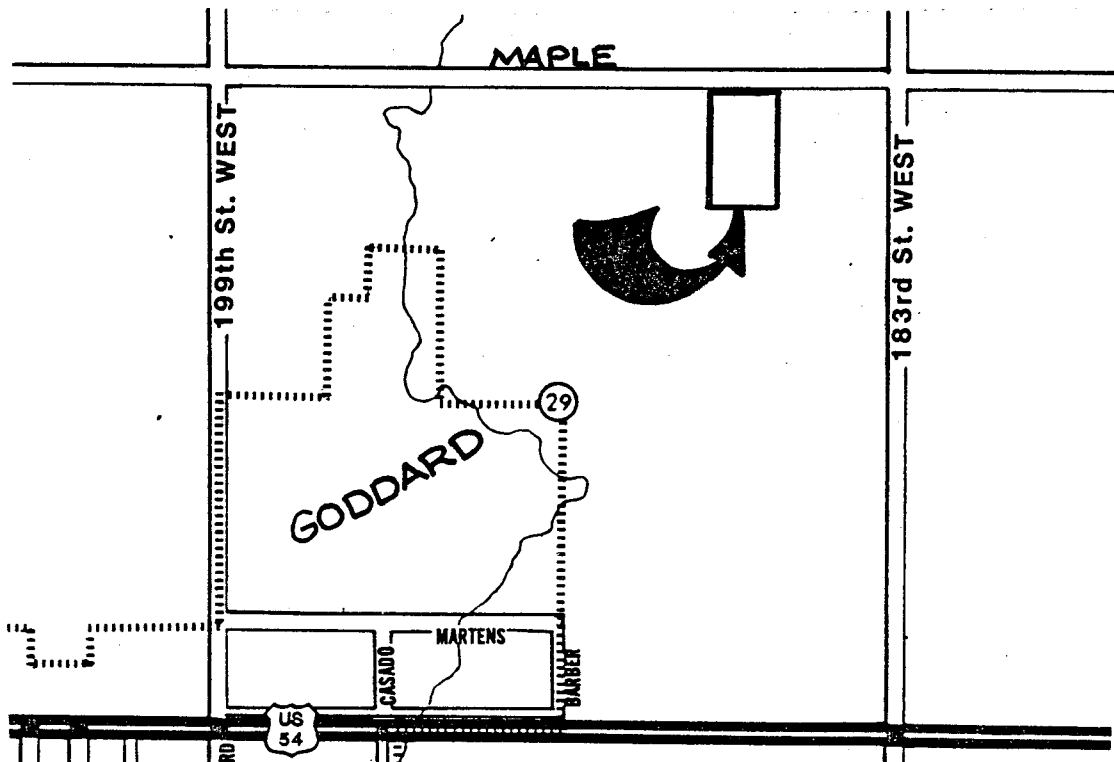
AGENDA ITEM # 11

JULY 28, 1988

STAFF REPORT
(Final Plat; Preliminary Approved: July 7, 1988)

CASE NUMBER: S/D 88-55 - CHAOS ADDITION
OWNER/APPLICANT: Timothy J. Welicky, 439 N. Edwards, Wichita, KS 67203
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: South side of Maple Street, in an area west of 183rd Street West.
SITE SIZE: 11.2 Acres
NUMBER OF LOTS:
Residential: 2
Office:
Commercial:
Industrial:
Total: 2
MINIMUM LOT AREA: 232,872.14 Sq. Ft.
CURRENT ZONING: "R"
PROPOSED ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary 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 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. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof." The present plat shows a ratio of approximately 4:1.
- E. 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.
- F. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage improvements required?

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 8

JULY 14, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-55 - CHAOS ADDITION

OWNER/APPLICANT: Timothy J. Welicky, 439 N. Edwards, Wichita, KS 67203

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: South side of Maple Street, in an area west of 183rd Street West.

SITE SIZE: 11.2 Acres

NUMBER OF LOTS:

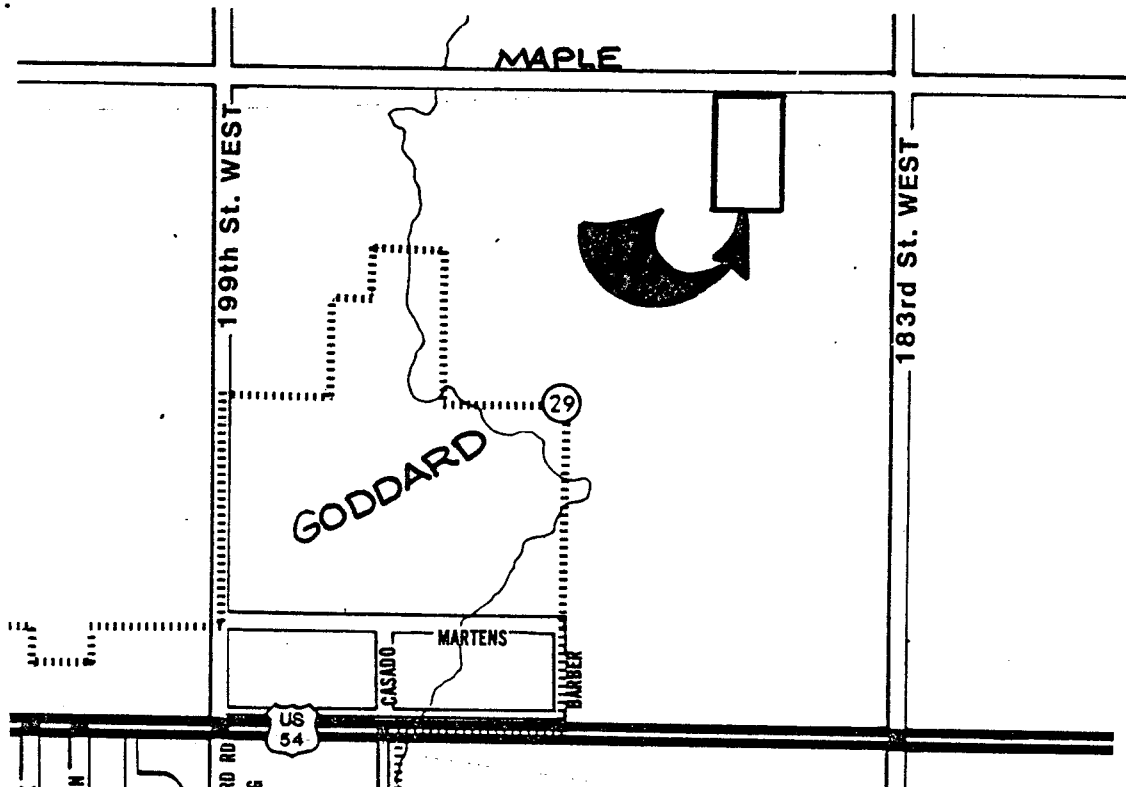
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 232,872.14 Sq. Ft.

CURRENT ZONING: "R"

PROPOSED ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary 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 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. The final plat shall indicate the amount of half-street right-of-way adjacent to the plat as well as the amount of additional right-of-way being dedicated by this plat for 6th Street South.
- E. The final plat shall indicate the platting of "access control except for one opening per lot" to 6th Street across the north line of Lots 1 and 2.
- F. The platting text shall also reference the platting of access control to 6th Street and shall indicate that the access control is being dedicated to the County and that the location of permitted openings shall be determined by the County Engineer.
- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof." The present plat shows a ratio of approximately 4:1.
- H. As required by Section 8-103(I), the final plat tracing shall indicate the placement of irons at all corners of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.
- 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. 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. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.