

S/D 91-24 - ARLINGTON PLACE ADDITION

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U. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).

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

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-4

June 6, 1991

STAFF REPORT
(Final Plat Approval 5/30/91,
Preliminary Plat Approved 5/16/91)

CASE NUMBER: S/D 91-24 - ARLINGTON PLACE ADDITION

OWNER/APPLICANT: Five Star Corp., 1147 Coach House Ct.,
Wichita, KS 67235

SURVEYOR/ENGINEER: Bill G. Yung Design, 4912 E. 29th St. N.,
Suite 1, Wichita, KS 67220; Baughman Company,
315 Ellis, Wichita, KS 67211

LOCATION: Maize Road and Harvest Lane

SITE SIZE: 12.4 Acres

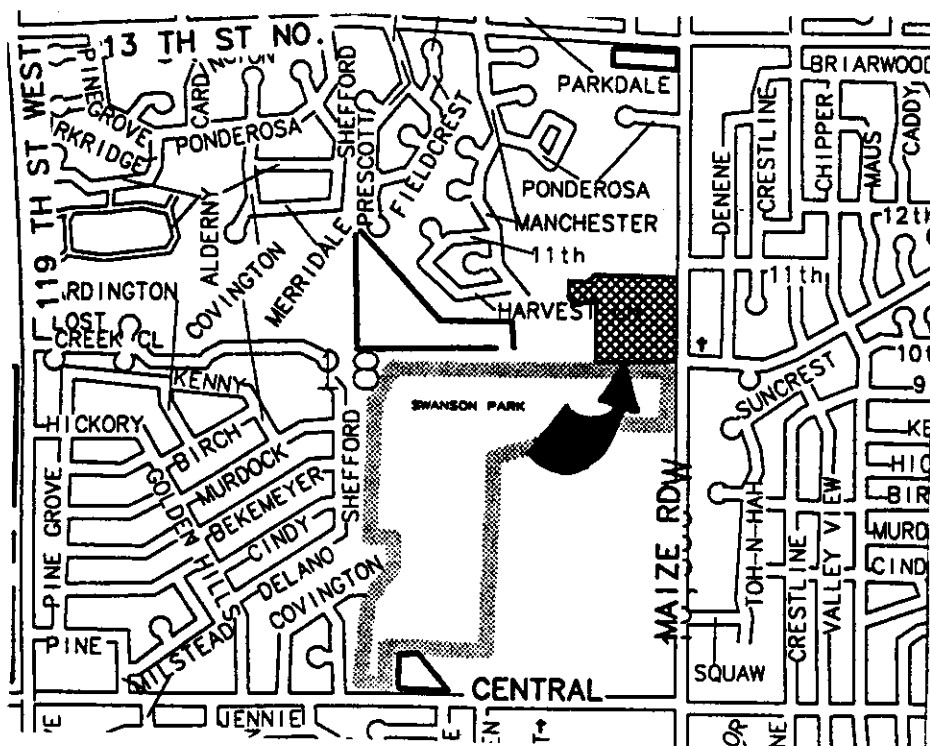
NUMBER OF LOTS

Residential:	35
Office:	
Commercial:	
Industrial:	
Total:	35

MINIMUM LOT AREA: 7,800 sq. ft.

CURRENT ZONING: "AA" One Family Dwelling (DP-152)

VICINITY MAP:



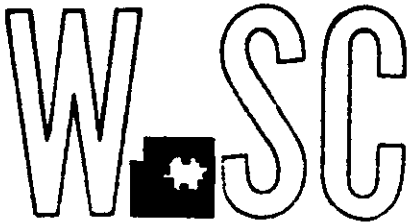
STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee any drainage improvements including storm sewer required by the platting of this property.
- D. The applicant shall guarantee the paving of the proposed interior streets. Upon the recording of this plat, Harvest Lane shall become a designated residential collector street. As a collector, sidewalk is also required along Harvest Lane. Based on existing sidewalks along this street or as guaranteed by other plats, a sidewalk shall be guaranteed along the south side of Harvest Lane and may be included within the paving petitions.
- E. The applicant shall guarantee a decel lane to serve this site's entrance at Maize Road. This guarantee will be held until future improvements are made to Maize Road which would allow construction of this improvement.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. Right-of-way for the temporary turnaround shall be dedicated by separate instrument. It shall be indicated that upon the extension of Harvest Lane to the west or other satisfactory access, that the dedication will automatically be vacated. This document shall be submitted to City Engineering for approval and to Planning for recording with the plat.
- H. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain

the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- K. Prior to this plat being submitted to the City Council for review, the applicant should provide the additional information requested by City Engineering concerning drainage for this site. Also, City Engineering will need to verify that an approved drainage plan has been provided for the site.
- L. As indicated by City Engineering, minimum building pad elevations will be required for certain lots in this plat. These elevations shall be shown on the face of the plat and also referenced in the plat's text. It shall be noted if the elevations involve the lowest floor or opening level. Also, on-site and off-site bench marks shall be shown on the plat.
- M. The final plat tracing shall indicate the utility easements requested by K.G. & E. and Southwestern Bell.
- N. Since fences, landscaping, or similar type obstructions can typically be placed within easements, it shall be clearly indicated in the plat's text that no fences or other obstructions can be placed within the "access easement" located on Lot 10, Block 1.
- O. The applicant is advised that the title binder indicates unpaid taxes for 1988 through 1990. Before release of the plat tracing for recording, the applicant will need to provide proof that these taxes have been paid.
- P. On the final plat tracing, the spelling of the word "landscape" shall be corrected on the face of the plat, by the Maize Road and Harvest Lane intersection.
- Q. Copies of the easements indicated in the title binder shall be submitted with the final plat tracing.
- R. 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.
- S. 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.
- T. 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.

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 7, 1991

Greg Severns
Baughman Company
315 Ellis
Wichita, KS 67211

Re: S/D 91-24 (Preliminary Plat) Arlington Place Addition

Dear Greg:

At the regular meeting of the Metropolitan Area Planning Commission on June 6, 1991, 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 May 31, 1991.

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 check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

Please call if you have any questions.

Sincerely,

Kandace A. Jones
Associate Planner

KJ:sm

cc: Five Star Corp., 1147 Coach House Ct., Wichita, KS 67235
Bill G. Yung Design, 4912 E. 29th St. N., Suite 1, Wichita,
KS 67220
Mike Lindebak, City Engineer

FILE COPY

ARLINGTON LAKES

OFFICE COPY
DO NOT REMOVE

AN ADDITION TO WICHITA, SEDGWICK COUNTY, KANSAS

State of Kansas) SS We, Baughman Company, P.A., Surveyors in
Sedgwick County) aforesaid county and state do hereby certify that we have surveyed and
platted "ARLINGTON LAKES", an Addition to Wichita, Sedgwick County,
Kansas and that the accompanying plat is a true and correct exhibit
of the property surveyed, described as that part of the NE1/4 of Sec.
18, Twp. 27-S, R-1-W of the 6th P.M., Sedgwick County, Kansas,
described as beginning at the S.E. Corner of said NE1/4; thence
N 03°44'55" W, along the east line of said NE1/4, 754.08 feet to
a point on the south line of Lot 1, Maranatha Addition an Addition
to Wichita, Sedgwick County, Kansas, extended east; thence
S 88°26'50" W, along the south line of said Maranatha Addition,
697.03 feet to the S.W. Corner of said Maranatha Addition; thence
S 38°35'26" W, 139.60 feet; thence S 86°15'05" W, 76 feet;
thence S 03°44'55" E, 167 feet; thence S 16°14'55" E, 66
feet; thence N 73°45'05" E, 165.17 feet; thence S 03°44'55" E,
492.06 feet to the south line of said NE1/4; thence N 85°26'35" E,
along the south line of said NE1/4, 691.07 feet to the place of beg-
inning.

Easements and dedications of record within the above described
property being vacated by virtue of K.S.A. 12-512(b).

Baughman Company, P.A.

Date _____ Surveyor
Mark A. Savoy

Know all men by these presents that we,
the undersigned, have caused the land described in the surveyors
certificate to be platted into Lots, Blocks, Streets and Reserves to be
known as "ARLINGTON LAKES", an Addition to Wichita, Sedgwick
County, Kansas. The utility easements are hereby granted for the
construction and maintenance of all public utilities. The drainage
easements are hereby granted for drainage purposes. The streets
are hereby dedicated to and for the use of the public. All abutters
rights of access to or from Maize Road, over and across the east
line of Reserves "A" and "B" and Lots 1, 2, 3, 4, 5, Block 2 are
hereby granted to the City of Wichita, Kansas. Reserve "A" is hereby
reserved for open space and drainage easement purposes and for
utility easements as shown on the plat. Reserve "B" is hereby
reserved for landscaping, entry monuments, sidewalks, irrigation, and
utility and drainage easements as shown on the plat. Reserve "C"
is hereby reserved for landscaping, entry monuments, irrigation and
for street and utility purposes. Reserve "D" is hereby reserved land-
scaping, sidewalks, irrigation and utility easements as shown on the
plat. The landscape and entry monument easement is hereby granted
for landscape and entry monument purposes. The access easement
is hereby granted for pedestrian access purposes.

Five Star Corporation

Richard E. Huffman President

State of Kansas) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____ 1991, by Richard E.
Huffman, President of Five Star Corporation, on behalf of the corp-
oration.

My App't. Exp. _____ Notary Public

We, the undersigned, holders of a mortgage
on the above property, do hereby consent to this plat of "ARLINGTON
LAKES", an Addition to Wichita, Sedgwick County, Kansas.

State Bank of Colwich

Brad E. Yager Senior Vice-President

This plat of "ARLINGTON LAKES", an Add-
ition to Wichita, Sedgwick County, Kansas has been submitted to and
approved by the Wichita-Sedgwick County Metropolitan Area Planning
Commission, Wichita, Kansas.

Dated this _____ day of _____ 1991.

Wichita-Sedgwick County Metropolitan Area Planning Commission

George D. Sherman Chairman

Marvin S. Krout Secretary

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____ 1991.

Bob Knight Mayor

Pat Burnett Deputy City Clerk

Entered on transfer record this _____ day
of _____ 1991.

Don Wright County Clerk

State of Kansas) SS This is to certify that this plat has been
Sedgwick County) filed for record in the office of the Register of Deeds, this _____ day
of _____ 1991, at _____ o'clock _____ M; and is duly
recorded.

Pat Kettler Register of Deeds

Ed Resa Deputy

State of Kansas) SS The foregoing instrument acknowledged be-
fore me this _____ day of _____ 1991, by Brad E.
Yager, Senior Vice-President of State Bank of Colwich, on behalf of
the corporation.

My App't. Exp. _____ Notary Public

