

- L. 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. 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.
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

January 19, 1989

STAFF REPORT

(Final Plat 1/12/89; Preliminary Plat 12/29/88)

CASE NUMBER: S/D 88-106 - THE ARBORETUM

OWNER/APPLICANT: Farmers & Merchants State Bank

SURVEYOR/ENGINEER: Bill Yung Design

LOCATION: South of Harry in an area east of Webb Road

SITE SIZE: 4.99 acres

NUMBER OF LOTS

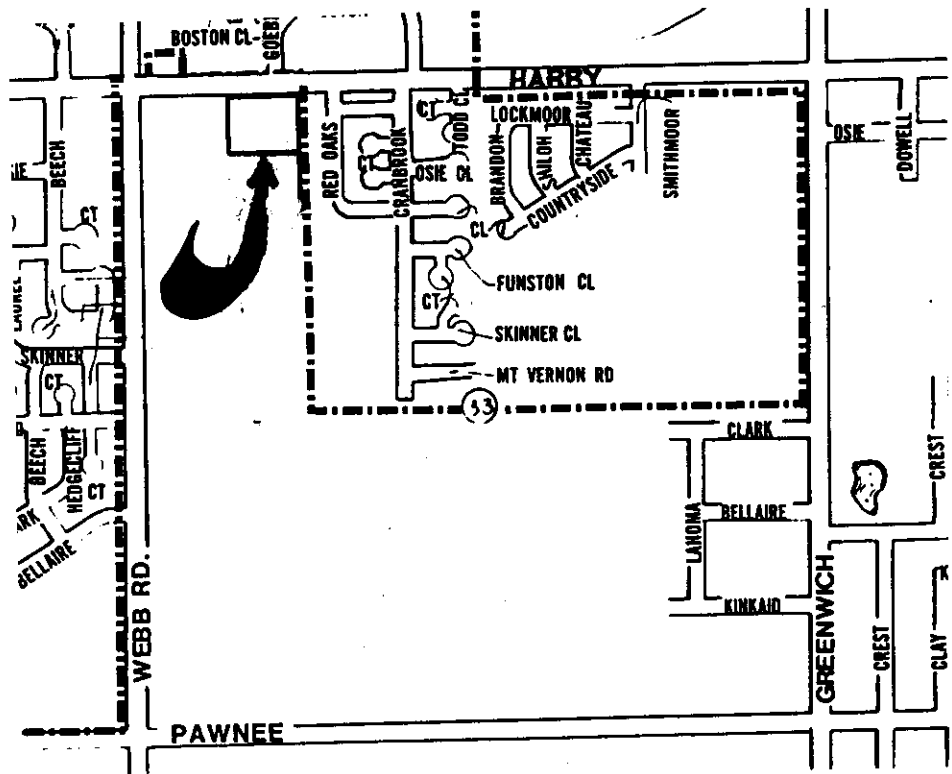
Residential:	1
Office/Commercial:	1
Industrial:	
Total:	2

MINIMUM LOT AREA: 15,662 sq. ft.

CURRENT ZONING: "AA"

PROPOSED ZONING: "A", "B" & "C" (Z-2934)

VICINITY MAP:



STAFF COMMENTS:

NOTE: The following comments are based on the assumption that the associated zone case (Z-2934) will be approved by the City Council at their January 10, 1989 meeting. The request is to change a "AA" one-family dwelling district to "A" two-family dwelling district, "BB" office district, and "C" commercial district as indicated on the preliminary plat. This final plat is a portion of an overall preliminary plat.

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the storm sewers required by this plat.
- D. The applicant shall guarantee the paving of the proposed interior streets.
- E. The applicant shall guarantee the construction of the temporary turn around as indicated on Goebel Street.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall submit a legal description of the area zoned "A" in Lot 1, Block 1. This plat shall not be scheduled for the Wichita City Council until said description is submitted to MAPD.
- H. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on Goebel, by this lot's commercial zoning, be waived.
- I. The applicant shall comply with the adjustments to the drainage concept as requested by City Engineering.
- J. Since the plat proposes that ownership and maintenance of Reserve A to be the responsibility of the owner of Lot 1, Block A, a covenant shall be submitted which indicates that these properties will not be sold separately and that it runs with the land and is binding upon the owner and their successors and assigns.
- 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.

My App't. Exp. _____ Notary Public



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
435 NORTH MAIN STREET
WICHITA, KANSAS 67202-1682
(316) 266-4561

January 20, 1989

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

Re: S/D 88-106 - The Arboretum Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 19, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of January 13, 1989.

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 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Junior Planner

TB:sm

cc: Bill Yung Design, 4912 E. 29th St. North, 67220
Farmers and Merchants State Bank, 330 E. Madison, 67037
Mike Lindebak, City Engineer

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