

Final Plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 85-29 Name: WALNUT CREEK 2ND ADDITION

Preliminary Approved: 1/19/84
Scheduled S/D Meeting: 4/11/85

DESCRIPTION

General Location: Southwest corner of 13th Street North and 119th Street West.
Owner: Barbed Wire Associates, Attn: Leonard E. Marotte, 727 N. Waco,
Wichita, KS 67203
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 27 Acres
 2. Number of Lots:
 - Residential: 48
 - Office:
 - Commercial:
 - Industrial:
 - Total: 48
 3. Minimum Lot Area: 6,400 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "AA"
-

STAFF COMMENTS:

- NOTE: This final plat is the southern portion of a preliminary plat reviewed by the Subdivision Committee and Utility Advisory Committee on January 19, 1984. The northern portion of the overall preliminary is now platted as Walnut Creek Addition.
- A. The applicant shall guarantee the extension of municipal water to serve each lot being platted.
 - B. The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
 - C. The applicant shall guarantee the paving of all interior streets.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
 - F. Since all streets are being platted with 58 feet of right-of-way, a covenant shall be submitted which requires that four (4) off-street parking spaces per dwelling unit will be provided.
 - G. Provision shall be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' 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 these responsibilities.
 - H. The final plat tracing shall express the required minimum building pad in City Datum as well as in Mean Sea Level.
 - I. Closure computations shall be submitted with the final plat tracing.
 - J. Recording of the plat within 30 days after approval by the Board of City Commissioners.
 - K. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are the boundaries of the floodway correct; what drainage improvements need to be guaranteed with this plat; and is the elevation of the minimum building pad correct?

C/U: 0718/M

April 19, 1985

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

Re: S/D 85-29 - Final Plat of Walnut Creek 2nd Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 18, 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 April 12, 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 platlor.
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
Junior Planner

BRB:mlh

cc: Barbed Wire Associates, c/o Len E. Marotte, 727 North Waco,
Wichita, KS 67203
Mike Lindebak, City Engineer

April 12, 1985

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

Re: S/D 85-29 - Final Plat of Walnut Creek 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- % 100 ☒ The applicant shall guarantee the extension of municipal water to serve each lot being platted.
- % 100 ☒ The applicant shall guarantee the extension of sanitary sewer to serve each lot being platted.
- % 100 ☒ The applicant shall guarantee the paving of all interior streets.
- ☒ The applicant shall guarantee any drainage improvements required by the platting of this property. *storm sewers in street paving petition*
- ☒ If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording with the plat.
- Submitted* ☒ Since all streets are being platted with 58 feet of right-of-way, a covenant shall be submitted which requires that four (4) off-street parking spaces per dwelling unit will be provided.
- Submitted* ☒ Provision shall be made for ownership and maintenance of the Reserves. The applicant shall either form a homeowners' 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 these responsibilities.
- H.I. ☒ The final plat tracing shall express the required minimum building pad in City Datum as well as in Mean Sea Level.

Baughman Company, P.A.

Re: S/D 85-29 - Final Plat of Walnut Creek 2nd Addition

April 12, 1985

Page 2

- ~~X.~~ The final plat tracing shall indicate a 20-foot utility easement between Lots 2 and 3, Block 6.
- ~~J.~~ As requested by K.G. & E., the final plat tracing shall indicate the following utility easements:
 - ~~X.~~ 10-foot between Lots 9 and 10, Block 2.
 - ~~X.~~ 10-foot between Lots 4 and 5, Block 5.
 - ~~X.~~ 10-foot between Lots 7 and 8, Block 6.
 - ~~X.~~ 10-foot between Lots 3 and 4, Block 6.
 - ~~X.~~ 5-foot adjacent to the north line of Lot 1, Block 6.
- ~~K.~~ The applicant shall submit a sanitary sewer layout to the City Engineer's office for review and approval.
- ~~L.~~ Closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, April 18, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Barbara R. Bonanni
Junior Planner

BRB:mlh

Enclosure

cc: Barbed Wire Associates, c/o Len E. Marotte, 727 North Waco, Wichita,
Kansas, 67203
Mike Lindebak, City Engineer

