



SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1588  
PHONE (316) 268-4421  
FAX (316) 268-4390

March 9, 1995

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

Re: S/D 95-15 (Final Plat) DON AND MARVIN ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 9, 1995, 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 March 2, 1995.

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.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developments.

Please call if you have any questions.

Sincerely,

*Don Losew*  
Don Losew  
Senior Planner

DL:rh

cc: Donald E. Schmidt, 1620 E. Kellogg, Andover, KS 67002  
Marvin Schmidtberger, Box 424, Pratt, KS 67124  
Mike Lindebak, City Engineer

316 268 4421

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4421  
FAX (316) 268-4390

March 2, 1995

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

Re: S/D 95-15 (Final Plat) DON AND MARVIN ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 2, 1995, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- ~~A.~~ The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements, involving a private storm sewer, will be required at the time of site development.
- ~~B.~~ On the final plat tracing, a note shall be placed on the face of the plat indicating that this site is subject to conditions of the Quail Meadows Community Unit Plan, DP-53 Amendment #1.
- ~~C.~~ For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- ~~D.~~ The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- ~~E.~~ Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- ~~F.~~ 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- ~~G.~~ The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of

S/D 95 - 15 DON AND MAF. IN ADDITION

March 2, 1995

Page 2

the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.

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


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

If this plat requires the guaranteeing of improvements a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Also, certificates which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit are also 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, March 9, 1995 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Don Losew  
Senior Planner

DL:rh

Enclosure: Marked Copy of plat

cc: Donald E. Schmidt, 1620 E. Kellogg, Andover, KS 67002

Marvin Schmidtberger, Box 424, Pratt, KS 67124

Mike Lindebak, City Engineer



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. Such improvements, involving a private storm sewer, will be required at the time of site development.
- B. On the final plat tracing, a note shall be placed on the face of the plat indicating that this site is subject to conditions of the Quail Meadows Community Unit Plan, DP-53 Amendment #1.
- C. For the pipeline easement on this property, the final plat tracing shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- D. The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline Easements on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.