



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 29, 1994

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

Re: S/D 94-81 WILDERNESS AT THE PARK 2ND ADDITION - (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on December 29, 1994, 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 December 22, 1994.

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
Senior Planner

DL:rh

cc: A. J. and Carol Soerries, 1350 N. Firefly, Wichita, KS 67235
Mike Lindebak, City Engineer

FILE COPY

STAFF COMMENTS:

- A. As requested by City Engineering, the applicant shall submit an agreement for the redistribution of assessments involved in the development of this site.
- B. To assure that this Addition has both the rights to use but also is responsible for the costs of maintaining the Reserves platted as part of the "1st" Addition, the applicant shall either submit copies of existing documents which establish such a situation or submit a new covenant for recording which satisfies such a condition.
- C. As indicated in the platting binder, a Mortgage on this site was also being held by Twin Lakes State Bank. The final plat tracing shall either indicate this banks as a signee or proof provided that this mortgage has been released or that the mortgage has been assigned to Emprise Bank.
- D. On the final plat tracing, the MAPC signature block shall be amended to indicate John McKay, Jr. as Chairman.
- E. 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.
- 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. 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.
- 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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-8

December 29, 1994

STAFF REPORT
(Final Plat Approved 12/22/94)

CASE NUMBER: S/D 94-81 WILDERNESS AT THE PARK 2ND ADDITION

OWNER/APPLICANT: A. J. and Carol Soerries, 1350 N. Firefly, Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of Denene and Maize Road

SITE SIZE: 30,331 sq. ft.

NUMBER OF LOTS

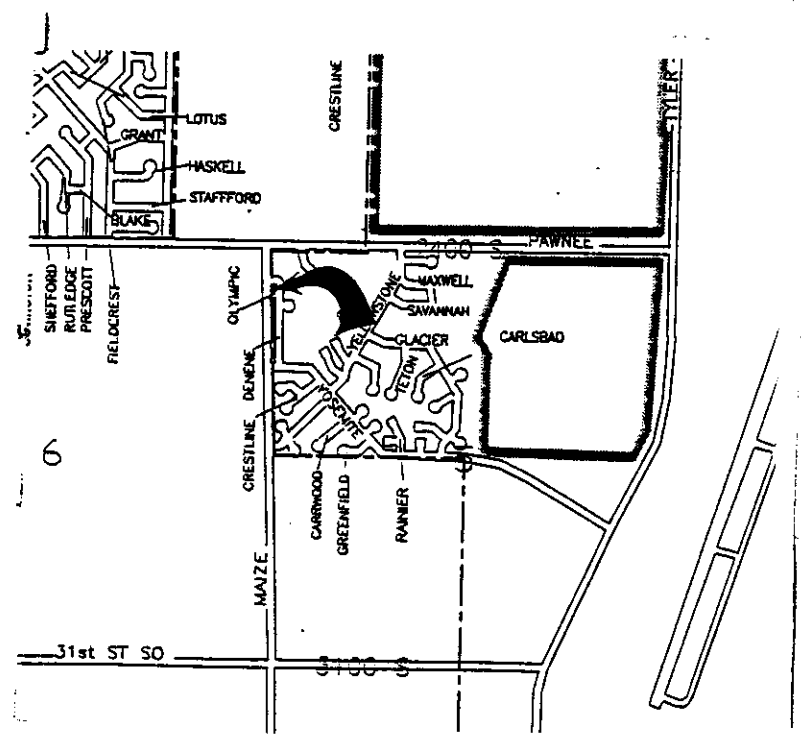
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 9,000 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/22/94 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLINED
IN OUR LETTER DATED 12-22-94

OFFICE COPY
DO NOT REMOVE

N.W. COR. SEC. 5, TWP. 28-S., R-1-W

PAWNEE AVENUE

N.W. CORNER LOT 1, BLOCK 3,
WILDERNESS AT THE PARK

MAIZE ROAD

COMPLETE ACCESS CONTROL

50'

50'

32'

58°56'20"E

40'

Δ=90°

R=85'

SETBACK

107.05'

ESMT.

1

(A)

22.05'

32'

35°55'11"

170.05'

73'

BUILDING

2

20' UTIL. ESM.T.

5'

25'

75'

50°03'40"W

125'

125'

89°56'20"W

3

DENE NE

32'