



February 22, 1985

Mr. Gerald Seibel  
4502 Whitehall  
Wichita, KS 67212

Re.: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

Dear Mr. Seibel:

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 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 February 14, 1985.

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 platator.
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: Yash D. Desai, 1447 E. 9th Street, Tucson AZ 85719  
Dan L. Armstrong, 856 W. 33rd Street North, Wichita, KS 67204  
Cecil G. Pierce, c/o Jerry W. Tedder, 850 W. 33rd Street North,  
Wichita, KS 67204  
Mike Lindebak, City Engineer

February 14, 1985

Mr. Gerald Seibel  
4502 Whitehall  
Wichita, KS 67212

Re: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

Dear Mr. Seibel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 1985, 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, by petition, construction of the drainage channel within the drainage dedication along the north line of this plat. Since the applicant has been unable to obtain the necessary off-site drainage easement from the property owner to the west, the petition will have to include costs for condemnation of the drainage easement.
- % // B. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- % / C. The applicant shall guarantee the pavement of 33rd Street North Court.
- % D. If improvements are guaranteed by petition, a notarized certificate listing the petition shall be submitted to the Planning Department for recording. *Submitted FCN*
- E. The final plat tracing shall indicate a 15-foot building setback from 33rd Street North Court on Lots 2 and 3. *Shown*
- % F. The final plat tracing shall indicate PAT KETTLER as the Register of Deeds and ED RESA as the Deputy. DON WRIGHT is the County Clerk.
- % G. The final plat tracing shall indicate JAMES C. WILSON as M.A.P.C. Chairman, and ROBERT A. LAKIN as M.A.P.C. Secretary.

Mr. Gerald Seibel

Re: S/D 83-56 - Final Plat of Walnut Grove 5th Addition

OK'ed  
by  
Mike  
Lindebak  
3.15.85  
EB

- X. The final plat tracing shall indicate all utility easements required by the sanitary sewer layout plan for this property. Prior to submitting this plat for review by the City Commission, the applicant shall be certain that all necessary easements are correctly indicated.
- X. The final plat tracing shall reference the platting of a minimum building pad of 1312 Mean Sea Level and 124.6 City Datum. *Stewart*
- X. Closure computations shall be submitted with the final plat tracing.
- X. 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, February 21, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Yash D. Desai, 1447 E. 9th Street, Tucson, AZ 85719  
Dan L. Armstrong, 856 W. 33rd Street North, Wichita, KS 67204  
Cecil G. Pierce, c/o Jerry W. Tedder, 850 W. 33rd Street North,  
Wichita, KS 67204  
Mike Lindebak, City Engineer

S/D No.: 83-56 Name: WALNUT GROVE 5TH ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 2/14/85

DESCRIPTION

General Location: North of 33rd Street North, in an area west of  
Arkansas Avenue.

Owner: Gerald Seibel, 4502 Whitehall, Wichita, KS 67212

Surveyor/Engineer: Yash D. Desai, 1447 E. 9th Street, Tucson, AZ 85719

1. Gross Acreage of Plat: 4.985 acres
  2. Number of Lots:
    - Residential: 21
    - Office:
    - Commercial:
    - Industrial:
    - Total: 21
  3. Minimum Lot Area: 6,100 Sq. Ft.
  4. Existing Zoning: AA
  5. Proposed Zoning: AA
- 

**STAFF COMMENTS:**

**NOTE:** This revised final plat supercedes the final plat approved by the Subdivision Committee on November 19, 1984.

- A. The applicant shall guarantee, by petition, construction of the drainage channel within the drainage dedication along the north line of this plat. Since the applicant has been unable to obtain the necessary off-site drainage easement from the property owner to the west, the petition will have to include costs for condemnation of the drainage easement.
- B. The applicant shall guarantee extension of City water and sanitary sewer to serve all lots.
- C. The applicant shall guarantee the pavement of 33rd Street North Court.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petition shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate a 15-foot building setback from 33rd Street North Court on Lots 2 and 3.
- F. The final plat tracing shall indicate the County Commission signature block with the following order of Commissioners:
  1. DONALD E. GRAGG
  2. BERNARD A. HENTZEN
  3. TOM SCOTT
- G. The final plat tracing shall indicate PAT KETTLER as the Register of Deeds and ED RESA as the Deputy. DON WRIGHT is the County Clerk.
- H. The final plat tracing shall indicate JAMES C. WILSON as M.A.P.C. Chairman, and ROBERT A. LAKIN as M.A.P.C. Secretary.
- 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 drainage plan for this revised final plat. Specifically, is the proposed minimum building pad elevation of 1,312 Mean Sea Level (123.4 City Datum) correct?
- L. The representatives from the Utility Advisory Committee should be prepared to comment on the need for any side-lot line utility easements.