

S/D No.: 87-67 Name: BETTE ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 7/30/87

DESCRIPTION

General Location: On the west side of Country Acres, in an area south of Central.
Owner: Werner H and Edith A. Bette, 14430 University, Wichita, KS 67235
Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

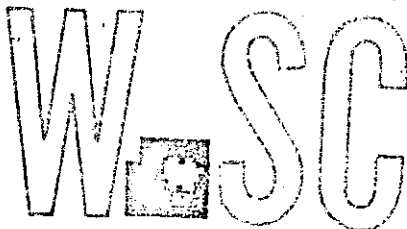
1. Gross Acreage of Plat: .40 Acre
2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 17,084.4 Sq. Ft.
4. Existing Zoning: "BB"
5. Proposed Zoning: "BB"

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant is advised that, at the time of this site's development, the construction of sidewalk along Country Acres Avenue must be completed. Currently, a 50-foot wide gap exists in the sidewalk along this lot's frontage.
- D. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.
- H. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept.

NOTE: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

July 31, 1987

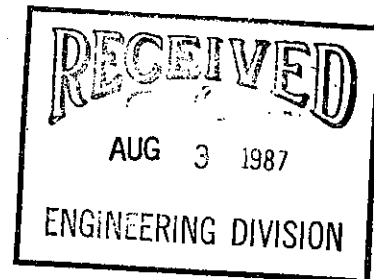
Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 87-67 - BETTE ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 30, 1987, 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 establish, by separate instrument, the private sewer service line easement needed to cover the existing service line on this property. This service line provides sanitary sewer service to the property to the north of this plat. The easement shall be recorded, prior to submitting the plat for scheduling before the City Council, so the easement may be indicated on the final plat tracing along with appropriate recording information.
- B. The applicant is advised that, at the time of this site's development, the construction of sidewalk along Country Acres Avenue must be completed. Currently, a 50-foot wide gap exists in the sidewalk along this lot's frontage.
- C. 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.
- D. 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.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
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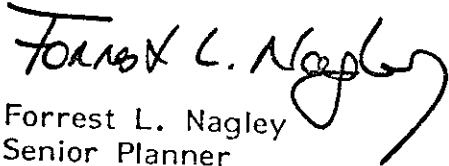
WICHITA -- SEDGWICK COUNTY

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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, August 6, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Werner H. and Edith A. Bette, 14430 University, Wichita, KS 67235
XMike Lindebak, City Engineer