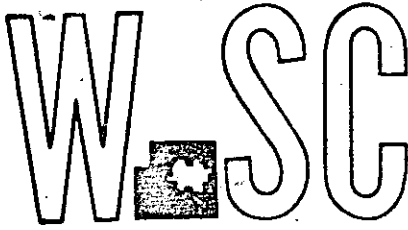


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

RECEIVED

JAN 26 1982

Dept. Of Engineering

January 26, 1982

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

Re: S/D 82-2 - Final plat of Aptel 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on January 21, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant's drainage plan has been approved subject to construction of certain on-site drainage improvements. These may be guaranteed by petition with the plat or they will be a requirement of lot development.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The "complete access control" to Northwest Parkway which is referenced in the plat's text shall also be shown on the face of the plat.
- D. The applicant shall guarantee extension of the water line in Ridge Road.
- E. 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.

Baughman Co., P.A.

1-26-82

Page 2

This matter will be forwarded to the Planning Commission for its consideration on January 28, 1982, at 1:30 p.m. If you have any questions concerning this matter please call.

Sincerely,

*LO.*

Louise Oliyarez  
Senior Planner

LO:bh

cc: Gunnison Const. Co., Inc., c/o Paul W. Brock, Box 1623, Mesa, Ariz.,  
85201  
Grant Gaudreau, 260 N. Rock Rd., 67206  
X Mike Lindebak, City Engineering

S/D No. 82-2 Name Aptel 1st Addition  
Date Application Rec'd. 1-8-82 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-21-82

DESCRIPTION

General Location West side of Ridge Road in an area north of 13th St. North

Owner Gunnison Construction Co., Inc. c/o Paul W. Brock  
Surveyor/Engineer Baughman Company  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |  |   |
|--|---|
| 1. Gross Acreage of Plat <u>2.5</u>  | 7. Lineal Feet of New Street                              |
| 2. Number of Lots :  | a. _____ R/W _____ ft.                                    |
| Residential _____  | b. _____ R/W _____ ft.                                    |
| Commercial _____   | c. _____ R/W _____ ft.                                    |
| Industrial _____   | d. _____ R/W _____ ft.                                    |
| Other (Business) <u>1</u>  | e. _____ R/W _____ ft.                                    |
| Total Number of Lots <u>1</u>  | TOTAL _____ ft.   |
| 3. Minimum Lot Frontage <u>41.66 ft.</u>   | 8. Sidewalk adjacent to all streets _____ yes <u>X</u> no |
| 4. Minimum Lot Area <u>107,699 sq. ft.</u>   |   |
| 5. Existing Zoning <u>AA</u>   |   |
| 6. Proposed Zoning <u>BB (Z-2394)</u>  |   |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>    |   |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> |   |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No  |   |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |   |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2394) requesting "AA" to "BB" has been approved subject to platting.

- A. The representative from City Engineering should be prepared to comment on the status of the applicant's lot grading plan and state if any drainage improvements need to be guaranteed with this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The "complete access control" to Northwest Parkway which is referenced in the plat's text shall also be shown on the face of the plat.
- E. The Water Department and the Fire Department shall be prepared to discuss the possible need to extend the water line in Ridge Road.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.