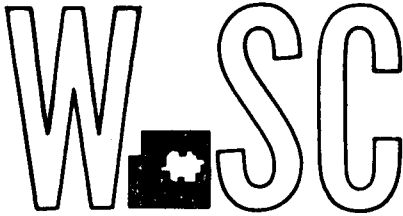


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

December 22, 1981

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

Re: S/D 81-132 - Final plat of Orienta Park 3rd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission December 21, 1981, 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 construction of a sidewalk on the south side of 27th St. South. Since 27th is already paved, the guarantee shall be in the form of a certificate which states that a sidewalk will be a requirement of development on the lots.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, January 14, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

*Forrest L. Nagley*  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Whispering Pines Joint Venture and Fidelity Dev., 229 S. Market,  
67202

X Mike Lindebak, City Engineering

RECEIVED

DEC 23 1981

Dept. Of Engineering

S/D No. 81-132 Name Oriente Park 3rd Addition  
Date Application Rec'd. 12-11-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-21-81

DESCRIPTION

General Location S.W. Corner of 27th St. South and Meridian

Owner Whispering Pines Joint Venture, c/o Fidelity Development  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>.4</u>  | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. _____ R/W _____ ft.                                     |
| Residential <u>2</u>  | b. _____ R/W _____ ft.                                     |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>2</u>   | TOTAL _____ ft.  |
| 3. Minimum Lot Frontage <u>70</u> ft  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>7,000</u>  |  |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</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) <u>Yes</u> <u>No</u> |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |  |

STAFF COMMENTS:

- A. The applicant shall guarantee construction of a sidewalk on the south side of 27th St. South. Since 27th is already paved, the guarantee shall be in the form of a certificate which states that a sidewalk will be a requirement of development on the lots.
- B. 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.