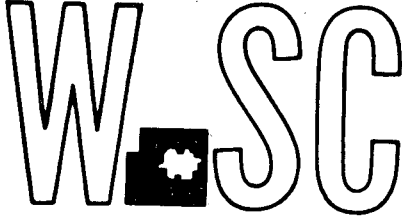


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 16, 1985



Donn C. Armstrong
1021 East Waterman, Suite 4
Wichita, KS 67211

Re: S/D 85-40 - Final Plat of Daniels Second Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 16, 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 May 10, 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 platlor.
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

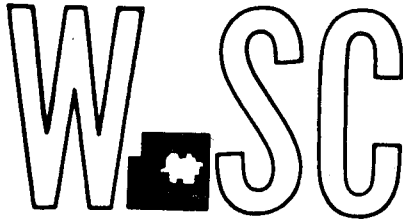
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: A. J. & Maggie L. Daniels, 906 East 43rd Street South, Wichita, KS 67217
Mike Lindebak, City Engineer

C
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Y

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 10, 1985



Donn C. Armstrong
1021 East Waterman, Suite 4
Wichita, KS 67211

Re: S/D 85-40 - Final Plat of Daniels Second Addition

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 9, 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 the extension of sanitary sewer to serve the lot.
- B. The final plat tracing shall indicate the following changes:
 1. 25-foot building setback and utility easement from 43rd Street South.
 2. 15-foot building setback from Alfalfa.
 3. 10-foot utility easement from Alfalfa.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Closure computations shall be submitted with the final plat tracing.
- 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.

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Donn C. Armstrong

Re: S/D 85-40 - Final Plat of Daniels Second Addition.

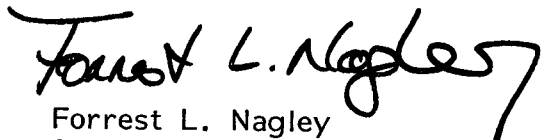
May 10, 1985

Page 2

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, May 16, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: A. J. & Maggie L. Daniels, 906 East 43rd Street South, Wichita, KS 67217
✓ Mike Lindebak, City Engineer

Pre-Sub-Division
(Water)

5-9-85

1. Ted R. Milligan utility easement vacation. Lot 1, Block 1, Cherry Creek Hills. 12" Water line on W. side of Rock Rd. No problem
2. Orville B. Brown utility easement vacation. Lots 1 & 2 on Duggs Addition. No W.L. in easement. No Problem.
3. Phillippi Addition. No water available, Item A.
4. Copeland Industrial Park. Exist. 12" W.L. on N. side of Hydraulic.
5. ~~Daniel Second Addition. Item B, water to be extended. Nearest water at 43rd and Sunflower or at Alfalfa and Riverplace. Approx cost \$25⁰⁰ per foot and 1200' ft = \$30,000⁰⁰ to serve Lot 1 and an additional 550ft (\$13,750⁰⁰) to serve Lot 2 ⇒ \$45,000⁰⁰ ± from East. 2700' @ 25⁰⁰ = \$67,500⁰⁰ ± from North.~~
6. Penstemon 3rd Addition. Item B. Existing 8" water line in Grunbriar on N. side.
7. Deer Run Addition. Item B. Existing 24" line in Webb.
8. Windemere Addition. Item B. Existing 8" water line in Oxford east of Rock. 8" to be extended as necessary.
9. Other Matters.
5. Daniel Second. Item B. Exist. 8" AC on 43rd St. to Alfalfa ±

S/D No.: 85-40 Name: DANIELS SECOND ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 5/9/85

DESCRIPTION

General Location: On the northeast corner of 43rd Street South and Alfalfa,
in an area east of the Kansas Turnpike

Owner: A. J. and Maggie L. Daniels, 906 E. 43rd St. South, Wichita, KS 67217

Surveyor/Engineer: Donn C. Armstrong, 1021 E. Waterman, Ste. 4, Wichita, KS 67211

1. Gross Acreage of Plat: 0.29
2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 12,701.70 Sq. Ft.
4. Existing Zoning: "AA"
5. Proposed Zoning: "AA"

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot.
- B. The applicant shall guarantee the extension of municipal water to serve the lot.
- C. The final plat tracing shall indicate a 25-foot building setback from 43rd Street South and a 15-foot building setback from Alfalfa.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Closure computations shall be submitted with the final plat tracing.
- 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.