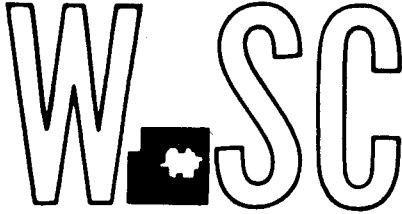


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 22, 1985

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

Re.: S/D 85-12 - Final Plat of Dan Morgen Addition

Gentlemen:

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 15, 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

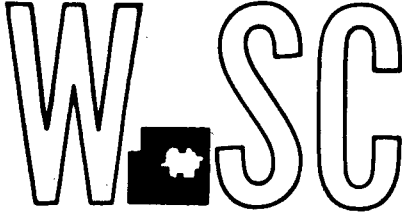
Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Daniel D. Morgen, 1145 Farmstead, Wichita, KS 67208
✓ Mike Lindebak, City Engineer

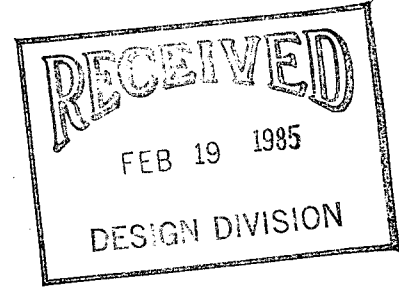


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February 15, 1985

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

Re: S/D 85-12 - Final Plat of Dan Morgen Addition

Gentlemen:

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. Closure computations shall be submitted with the final plat tracing.
- 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, February 21, 1985. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Daniel D. Morgen, 1145 Farmstead, Wichita, KS 67208
✓ Mike Lindebak, City Engineer

C
O
P
Y

S/D No.: 85-12 Name: DAN MORGEN ADDITION

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

DESCRIPTION

General Location: North side of Central between Oliver and Battin
Owner: Daniel D. Morgen, 1145 Farmstead, Wichita, KS 67208
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.8 Acre
 2. Number of Lots:
 - Residential:
 - Office: 1
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 31,250 Sq. Ft.
 4. Existing Zoning: "B"
 5. Proposed Zoning: "BB"
-
-

STAFF COMMENTS:

- A. Closure computations shall be submitted with the final plat tracing.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- C. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan for this property.

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

Item Description

1. Johnnie Bell
No water in Alley, no water problems
 2. Monty R. Jones
No water main in easement, no water problems.
 3. Builders Development Inc.
No water in Utility Easement, no water problem
 4. Western Lithograph Second
Water Lines as shown, no extension necessary
 5. Walnut Grove Stk Revised
Water extension required as indicated. Need hydrant locations from Fire Dept. (Existing Project # 81816)
 6. Baalman Second Addition
No available water
 7. Jeff & Jay Addition
Lot 2 served along East side
Lot 1 needs extension along 29th.
If possible would suggest Water extension from Rock Road along 29th to West end of Plat. Propose 12" or 16" in 29th. Water Dept. to pick up oversizing.
Do they have proposed layout for Lot 2?
 8. Dan Morgen Addition
Lots 8. Water as shown, no extension necessary.
 9. New Western Addition
Water as shown on plat. Baughman needs to show exists. Water Lines on Preliminary Plat
 10. PLM Addition
U.L. shown on plat. No extension necessary
- 11-12-13 West street RW Dedication no problem with U.L.