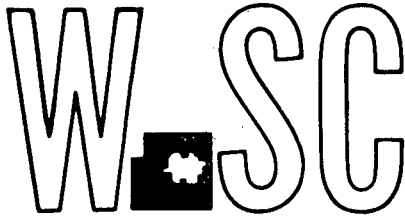


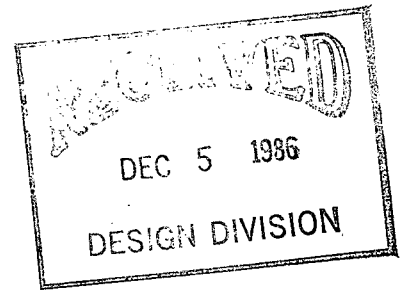
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 5, 1986



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

Re: Final Plat S/D 86-107 - MONTEREY ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 4, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- B. 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.
- C. The applicant is advised that the 132-foot wide driveway existing on this property will need to be reconstructed to the standards of a commercial driveway at the time of site redevelopment.
- D. The final plat tracing shall indicate a 10-foot wide utility easement adjacent to the east line of Lot 2.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the final plat is for your information and files.

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Final Plat S/D 86-107 - MONTEREY ADDITION
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 11, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

cc: Lindy Andeel, et al, 358 N. Rock Road, Wichita, KS 67206
Mike Lindebak, City Engineer

Pre Sub 12-4-86

12-4-86

1. Ferdinand Foery. Location of plotted utility easement. No water problem.
2. Woodlawn Development Co. Vacation of access control. No water problem.
3. Southglens Addition. Final Plat. Existing main in 97th St. S. Interior main to be extended as required for development.
4. Amador Estates Third Addition. Preliminary Plat. Item B, main to be extended. 12" main in Chestnut to be extended to Moize Rd. and extended in Moize along the plat. Otherwise no water problem.
5. Triple "S" Grove Addition. Final Plat. Petition now held for Harvest Chapel Addition to extend main in 55th & Seneca. Suggest main in Seneca be extended to serve the plat.
6. Penstemon Fourth Addition. Final Plat. Item B, main to be extended. Main in Greenbriar Court should be tied at Greenbriar and also at Oxford to provide second feed to another independent source.
7. Woodland Estates 3rd Addition. Preliminary plat. Main to be extended in Shannon Joy Court. No water problem.
8. Frank & Johnny's Addition. Preliminary Plat. Area now served by existing mains in 27th St. N. and Bee. No water problem.
9. World Impact Addition. Final plat. No water problem. Any additional main required shall be extended observing required separation of water line and sanitary sewer.

10. Westwind 2nd Addition. Item A, mains to be extended. Main to be extended from Woodstock (when available) and in 21st along the plat. Main in Woodstock to be extended as part of Westlink 14th plat. DOB & Assoc. designing a water line in 1974 ending between Payd & Rose.
11. Miller Heights Addition. Final Plat. Item D, outside the city water service application, etc. requiring no water problem.
12. Monterey Addition. Final Plat. Plat now served. ~~NO~~ No water problem.
13. Kelly Addition. Final plat. Existing main in Central may be used to serve this property because of the access control to Apache.
14. Shawson Investment Corporation. Grant utility easement. No water problem.
15. W. A. Michaelis, Jr. et ux. Grant utility easement. No water problem.
16. Keith Anderson. Grant utility easement. No water problem.
17. Robert and Mary McComb. Grant utility easement. No water problem.
18. Other Matters.

S/D No.: 86-107 Name: MONTEREY ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 12/4/86

DESCRIPTION

General Location: North side of 47th Street South between Broadway and Emporia.

Owner: Lindy Andeel, et al, 358 N. Rock Road, Wichita, KS 67206

Surveyor/Engineer: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

1. Gross Acreage of Plat: 1.8
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 2
 - Total: 2
3. Minimum Lot Area: 34,750
4. Existing Zoning: "AA" and "E"
5. Proposed Zoning: "E" (Z-2825)

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2825) requesting "AA" (single-family) and "E" (light industrial) to "E" (light industrial). This associated zone case will be considered by the Planning Commission on December 22, 1986.

- 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 final plat tracing shall correct the M.A.P.C signature block to reference JOHN TERRY MOORE as the M.A.P.C. Chairman.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required?
- H. The representatives from City and Traffic Engineering should be prepared to comment on what type of improvements need to be made to the curb line on the 47th Street South Frontage Road. The sketch plat indicates a 136-foot wide approach to this street.

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