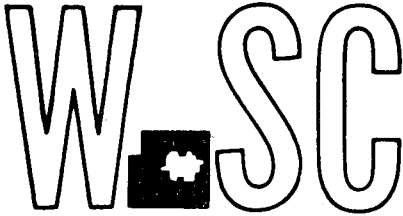
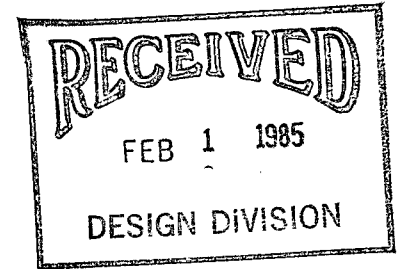


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



February 1, 1985

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

Re: S/D 85-6 - Final Plat of Graff Addition

Gentlemen:


At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 31, 1985, 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 indicate an easement of 10 feet on the rear of the lot for the construction and maintenance of all public utilities.
- B. As requested by the Gas Company, the final plat tracing shall indicate a utility easement of sufficient size to cover an existing gas line near the east line of the proposed lot.
- C. Closure computations shall be submitted with the final plat tracing.
- D. 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 7, 1985. If you have any questions concerning this matter, please call.

Sincerely,

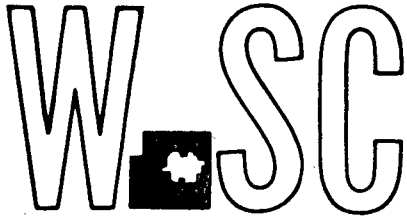
  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Janet S. & Thomas T. Graff, 6910 Aberdeen, Wichita, KS 67206  
Mike Lindebak, City Engineer

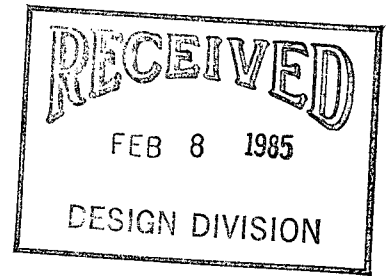
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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



February 7, 1985

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

Re.: S/D 85-6 - Final Plat of Graff Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on Thursday, February 7, 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 1, 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  
Junior Planner

BRB:mlh

cc: Janet S. & Thomas T. Graff, 6910 Aberdeen, Wichita, KS 67206  
~~Mike~~ Lindebak, City Engineer

S/D No.: 85-6      Name: GRAFF ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 1/31/85

DESCRIPTION

General Location: East side of West Parkway in an area just north of  
Douglas Avenue  
Owner: Janet S. & Thomas T. Graff, 6910 Aberdeen, Wichita, KS 67206  
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.5 Acre
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 19,375 Sq. Ft.
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
- 

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this lot.
- 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 indicate an easement of 10 feet on the rear of the lot for the construction and maintenance of all public utilities.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The final plat tracing shall indicate a building setback of ten feet from the south line of the lot, and a 25-foot building setback from West Parkway.
- F. If a minimum building pad is to be established by this replat, it shall be expressed in both City Datum and Mean Sea Level.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the drainage characteristics of this site. Specifically, is a minimum building pad required?
- J. The representative from the City Engineer's office should be prepared to comment on the possible need for additional right-of-way for West Parkway.

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