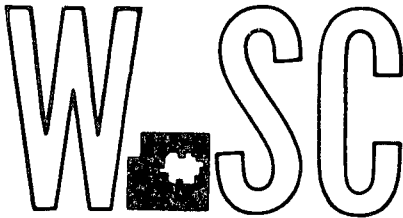


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

(316) 368-4581
K. C. Taylor

1542 S. St. Francis
Wichita, Kansas 67211

July 6, 1978

Re: S/D 78-57 - Final plat of Forest Hills Office Park

Dear Mr. Taylor:

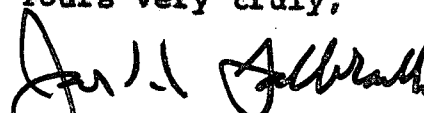
At the regular meeting of the Metropolitan Area Planning Commission on July 6, 1978, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 30, 1978.

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. Compliance with the requirements of the Metropolitan Area Planning Department.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
4. Certification that all taxes due and payable for 1977 and prior years have been paid.

If you have any questions, please call.

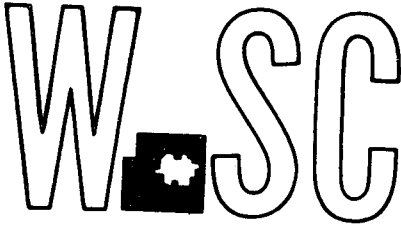
Yours very truly,


Jack H. Galbraith
Chief Planner

JHG:bh

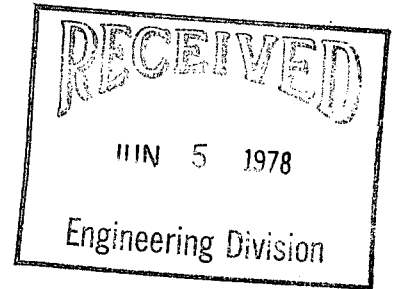
cc: John Siefkes, 7 Swallow, 67230
Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



June 30, 1978

K. O. Taylor
1542 South St. Francis
Wichita, Kansas 67211

Re: S/D 78-57 Preliminary plat of Forest Hills Office Park

Dear Mr. Taylor:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 29, 1978, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

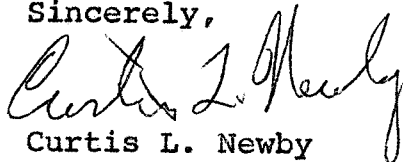
- A. The applicant's lot split application involving Lot 2, Forest Park Shops Addition, shall be completed prior to forwarding this plat to the City Commission. The Planning Department shall be contacted regarding this matter.
- B. The applicant and/or his engineer shall contact the Water Department, Kansas Gas and Electric Company, Gas Service Company and Southwestern Bell Telephone Company regarding the respective easement needs on lots 6, 7, and 8 of the preliminary plat.
- C. The applicant's engineer shall contact the City and County Engineering Division and the Flood Control Office relative to an acceptable drainage plan for subject property. Letters obtained from said agencies approving the drainage plan shall be submitted to the Planning Department.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

Re: S/D 78-57
June 30, 1978
Page Two

If you should have any questions concerning this matter, please call.

Sincerely,



Curtis L. Newby
Junior Planner

CLN:et

cc:

✓ Dean Sellers, Assistant City Engineer
John Siefkes, 7 Swallow, Wichita, Kansas 67230

S/D NO. 78-57 Name Forest Hills Office Park
Date Application Rec'd. 6-19-78 Preliminary Approval _____
Scheduled S/D Meeting 6-29-78

DESCRIPTION

General Location Southwest corner of Webb Road and Central

Owner John Siefkes
Surveyor/Engineer K. O. Taylor
Address 1542 South St. Francis (67211) Phone 264-0341

- | | | | |
|--|--|---|---------------------|
| 1. Gross Acreage of Plat | <u>0.92</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u> </u> R/W <u> </u> ft. | |
| Residential | <u> </u> | b. <u> </u> R/W <u> </u> ft. | |
| Commercial | <u>1</u> | c. <u> </u> R/W <u> </u> ft. | |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. | |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | <u> </u> ft. |
| 3. Minimum Lot Frontage | <u>147</u> ft. | 8. Sidewalk adjacent to all | |
| 4. Minimum Lot Area | <u>40,000</u> ft. | streets? <u> </u> yes <u> </u> no | |
| 5. Existing Zoning | <u>LC</u> | | |
| 6. Proposed Zoning | <u>LC</u> | | |
| 9. Public Water Supply | <u>yes</u> (Yes-No), Name <u> </u> City <u> </u> | | |
| 10. Public Sanitary Sewers | <u>yes</u> (Yes-No), Name <u> </u> City <u> </u> | | |
| 11. Health Department Approval (where applicable) | <u>no</u> (Yes-No) | | |
| 12. City of Wichita <u>x</u> : Three-Mile Area <u> </u> | | | |

STAFF COMMENTS:

NOTE: The applicant has submitted a one lot final plat being a replat of Lot 1 and a portion of Lot 2, Forest Park Shops Addition. Also submitted is the applicant's overall preliminary plat and sketch plan showing the proposed future replatting of the balance of the Forest Park Shops Addition.

- A. The applicant's lot split application involving Lot 2, Forest Park Shops Addition, shall be completed prior to forwarding this plat to the City Commission. The Planning Department shall be contacted regarding this matter.
- B. The applicant's overall preliminary and sketch plats propose 3 lots, (Lots 6, 7 and 8) which will have access to a public street only by means of an access easement. The applicant and the representatives from Public Works and the various utilities shall be prepared to discuss access, easement needs, drainage, etc., at the Subdivision Committee meeting.
- C. 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.