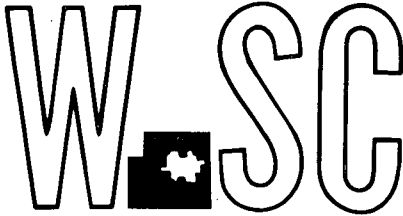
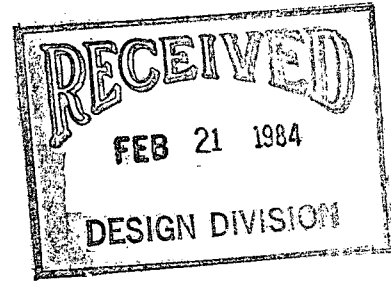


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



February 17, 1984

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

Re: S/D 84-10 - Final plat of Jo Herdt Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 16, 1984, 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 attempt to obtain a valid petition for the paving of Victoria to industrial street standards from the south line of this plat to the south line of 47th Street South.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. A 10-inch sanitary sewer exists within a 20-foot easement along the south line of this property. This 20-foot easement shall be shown on the final plat tracing.
- 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.

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 February 23, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

cc: CPI Corp., Jo Herdt, P.O. Box 9044
67277
Everett Fettis, 120 S. Market, #504
Mike Lindbeck, City Engineer

d

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 84-10 Name Jo Herdt Addition
Date Application Rec'd. 2-3-84 Preliminary Approval _____
Scheduled S/D Meeting 2-16-84

DESCRIPTION

General Location West side of Victoria in an area south of 47th St. South

Owner C.P.I. Corporation, Attention: Jo Herdt
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | | | |
|--|---|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>2.92 acres</u> | 7. -Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>35</u> R/W <u>413</u> ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | <u>1</u> | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | <u>413</u> ft. |
| 3. Minimum Lot Frontage | <u>409.81 ft.</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area | <u>112,739.8 sq. ft.</u> | | |
| 5. Existing Zoning | <u>AA</u> | | |
| 6. Proposed Zoning | <u>E (Z-2570)</u> | | |
| 9. Is public water available | <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | <u>x</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the applicant's associated zone case (Z-2570) requesting "AA" to "E" which will be reviewed by the Planning Commission on February 9, 1984.
- B. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- C. The applicant shall attempt to obtain a valid petition for the paving of Victoria to industrial street standards from the south line of this plat to the south line of 47th Street South.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant or his agent shall be prepared to discuss the nature of the "exception" existing between this plat and Overholt Addition to the south.
- F. A 10-inch sanitary sewer exists within a 20-foot easement along the south line of this property. This 20-foot easement shall be shown on the final plat tracing.

Check with D+M