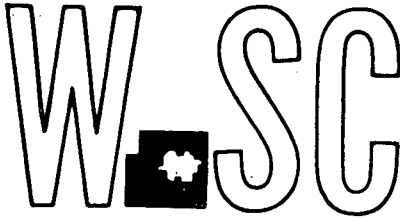


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 23, 1983

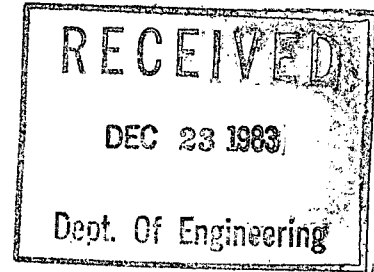
Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 83-111 - Final plat of Niedens 5th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 22, 1983, 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 submit a sidewalk certificate stating that sidewalks will be constructed on Summitlawn and Freeman when these lots are developed. The sidewalk guarantee is required since the property is zoned "BB" and the installation of sidewalks will complete an existing sidewalk system.
- B. The final plat tracing shall indicate the following building setbacks:
 1. 20-foot building setback from Ridge Road on both lots;
 2. 15-foot building setback from Freeman on Lot 2;
 3. 20-foot building setback from Summitlawn on both lots.
- C. The applicant shall re-petition for sanitary sewer service.
- D. Since the existing complete access control to Ridge Road is being vacated by this replat, the applicant will be responsible for paying his proportionate share of assessments for the Ridge Road improvements.



Baughman Company, P.A.

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The City Engineer's office advises that \$5510.00 per lot is the cost. This amount shall be paid to the City prior to forwarding the plat to the City Commission for final approval.

- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Closure computations shall be submitted with the final plat tracing.
- G. 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 January 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: 125, Inc., c/o Marvin Niedens, 6725 Shade Lane, 67212
Mike Lindebak, City Engineer