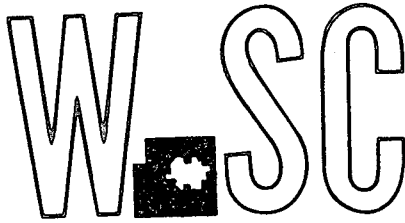
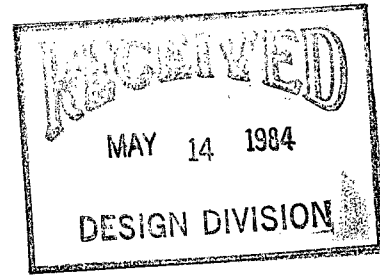


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



May 11, 1984

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

Re: S/D-84-48 Final plat of Reproco 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 10, 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 submit a sidewalk certificate which states that a sidewalk will be constructed on Hoover and on Kellogg Drive adjacent to this site in conjunction with building permit issuance.
- B. The final plat tracing shall indicate the amount of existing right-of-way for Kellogg Drive and for Kellogg (U.S. 54) adjacent to this plat.
- C. The final plat shall indicate "complete access control" to Kellogg from Kellogg Drive adjacent to this plat.
- D. The applicant shall submit the standard avigational easement and associated restrictive covenant for this property.
- 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 Thursday, May 17, 1984. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez  
Senior Planner

LO:bh

Baughman Company, P.A.  
May 11, 1984  
Page 2

cc: Reproco, Inc., c/o Phillips Petroleum Company, 101 N. Robinson,  
101 N. Robinson, Oklahoma City, Oklahoma 73102  
✓Mike Lindebak, City Engineer

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-48

Name: Reproco 1st Addition

Preliminary Approved:  
Scheduled S/D Meeting: 5-10-84

DESCRIPTION

General Location: Northwest corner of Kellogg and Hoover.

Owner: Reproco, Inc., c/o Phillips Petroleum Company  
Surveyor/Engineer: Baughman Company, P. A.

1. Gross Acreage of Plat: 1.15
  2. Number of Lots:  
Residential:  
Office:  
Commercial: 1  
Industrial:  
Total: 1
  3. Minimum Lot Area: 48,000 sq. ft.
  4. Existing Zoning: "C"
  5. Proposed Zoning: "C"
- 

STAFF COMMENTS:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan and on the adequacy of the 10-foot dedication for Kellogg Drive.
- B. The applicant shall guarantee the extension of municipal water to serve the lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit a sidewalk certificate which states that a sidewalk will be constructed on Hoover and on Kellogg Drive adjacent to this site in conjunction with building permit issuance.
- E. The final plat tracing shall indicate the amount of existing right-of-way for Kellogg Drive adjacent to this plat.
- F. The final plat shall indicate "complete access control" to Kellogg from Kellogg Drive adjacent to this plat.
- G. The applicant shall submit the standard avigational easement and associated restrictive covenant for this property.
- H. 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.