

12. Teal Cove 2nd Addition. Item B. No water problem.

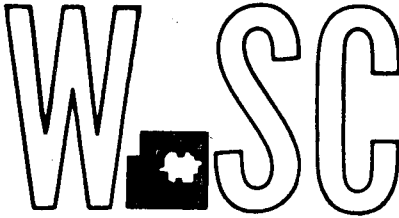
13. Toben 4th Addition. Item B. Existing water main in Toben St. and 37th St. North. Later main to be extended in Cypress and 38th Street North. Suggest tying the main at 38th & Webb to either 37th St. N. or 39th St. N. No water problem.

14. Mary R. Koch. Street R/W dedication. No water problem.

15. Southwestern Bell Telephone Co. Street R/W dedication. No water problem.

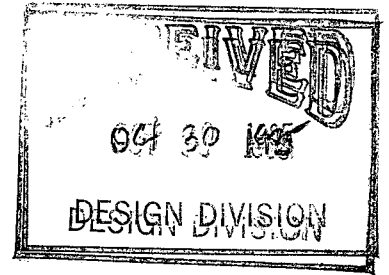
16. No other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 15, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67212

Re: S/D 85-93 - Final Plat of Powell's 10th Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 24, 1985, 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 valid street paving petitions for First Street from Kessler to Knight and from Knight to Joann.
- B. The final plat tracing shall indicate "complete access control" to First Street across the north line of the proposed commercially zoned lot.
- C. Since complete access control is being platted to First Street, the applicant is not required to guarantee the construction of a sidewalk on the south side of First Street.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the west 10 feet of this property, adjacent to the utility easement to the west, as utility easement.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

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Baughman Company, P.A.

Re: S/D 85-93 - Final Plat of Powell's 10th Addition.

October 25, 1985

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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, October 31, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

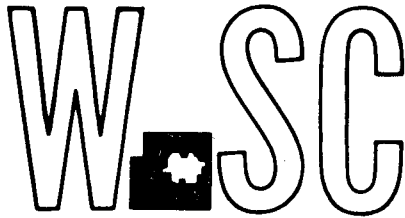

Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Westway Development, c/o Alton Powell, 2086 Westridge Court,
Wichita, KS 67212
✓ Mike Lindebak, City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 31, 1985

Baughman Company, P.A.
330 Laura
Wichita, KS 67212

Re: S/D 85-93 - Final Plat of Powell's 10th Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on October 31, 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 October 25, 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 plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Westway Development, c/o Alton Powell, 2086 Westridge Court
Wichita, KS 67212

✓ Mike Lindebak, City Engineer

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S/D No.: 85-93 Name: POWELL'S 10TH ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 10/24/85

DESCRIPTION

General Location: On the north side of Douglas Ave. in an area just east of
Kessler Street.
Owner: Westway Development, c/o Alton Powell, 2086 Westridge Court, Wichita,
Kansas 67212
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 5.7 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 5.7 Acres
 4. Existing Zoning: "C" & "A"
 5. Proposed Zoning: "C"
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2699) requesting "A" to "C" has been approved subject to platting.

- A. The applicant shall guarantee the paving of First Street from Kessler to Joann.
- B. The final plat tracing shall indicate "complete access control" to First Street across the north line of the proposed commercially zoned lot.
- C. The applicant shall guarantee the construction of a sidewalk on the south side of First Street. (Commercial and multi-family zoning.) This improvement shall be included in any street paving petition for First Street. In the event complete access control is platted to First Street, the sidewalk is not required.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat shall indicate the west 10 feet of this property, adjacent to the utility easement to the west, as utility easement.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required by the platting of this property?

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