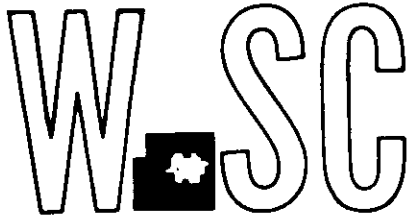
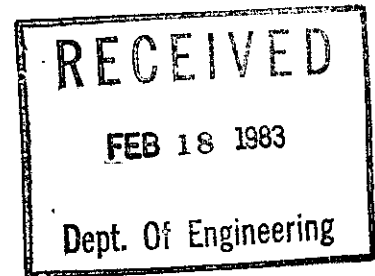


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



February 17, 1983

Air Capitol Land Surveyors  
2160 W. 21st Street  
Wichita, Kansas 67203

Re: S/D 83-6 - Preliminary plat of Sacorda Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 17, 1983, 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 south line of the drainage easement shall be a line connecting points which are 278 feet north of the SW corner of Lot 2 and 303 feet north of the SE corner of Lot 1. Minimum pad elevations for both lots shall be 1314 m.s.l. The plat's text shall state that "the drainage easement is granted for drainage and riverbank maintenance purposes. No structure shall be built within the drainage easement, nor shall any change of grade be made without the permission of the Wichita-Valley Center Flood Control office or their successors of office."
- B. The applicant shall guarantee the extension of sanitary sewer to serve each of the two proposed lots.
- C. The final plat shall indicate the center line of 34th Street North and the amount of existing half street right-of-way as well as the recording data for the existing right-of-way.
- D. The final plat shall indicate a 25-foot building setback on Lot 2 from the north line of Lot 1. On Lot 1 there shall be shown a 25-foot setback from the south line and a 15-foot setback from the east line of that lot.
- E. A 10-foot utility easement shall be granted along the south line of Lots 1 and 2.
- F. The Subdivision Committee recommends a waiver of the minimum 60-foot lot frontage requirement.

**Air Capitol Land Surveyors**  
**Page 2 - Feb. 17, 1983**

- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.**
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).**

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

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

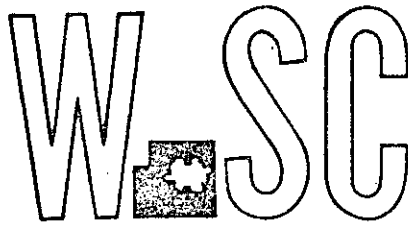
**Sincerely,**

  
**Louise Olivarez**  
**Senior Planner**

**LO:bh**

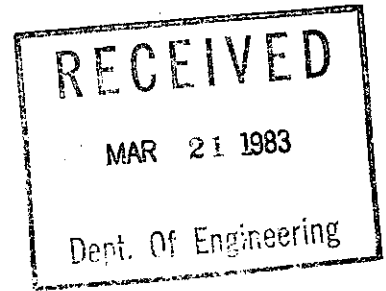
**cc: Gordon N. McGuire and Norma A. McGuire, 416 N. Emporia,  
67202  
Precision Builders (Steve Gardner), 3149 N. St. Clair,  
67204  
✓ Mike Lindebak, City Engineering**

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



March 18, 1983

Air Capitol Land Surveyors  
2160 W. 21st Street  
Wichita, Kansas 67203

Re: S/D 83-6 - Final plat of Sacorda Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 17, 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 guarantee the extension of sanitary sewer to serve each of the two proposed lots.
- B. The applicant shall guarantee the extension of City water to the east line of the plat.
- C. The applicant shall petition for the paving of 34th Street adjacent to this plat. Said petition to be held until there is a project to pave 34th Street east or west of this site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The point of beginning referenced in the surveyor's text shall be shown on the face of the plat.
- 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.

Air Capitol Land Surveyors  
March 18, 1983 - Page 2

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.

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 March 24, 1983, at 1:30 p.m.

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

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Gordon N. McGuire and Norma A. McGuire, 416 N. Emporia, 67202  
Precision Builders (Steve Gardner) 3149 N. St. Clair, 67204  
Mike Lindebak, City Engineering

# PROJECT MEMO

TO: <u>YESH DESAI</u>	FROM: <u>4/15/83</u> <u>MAH.</u>
PROJECT TITLE: <u>SEWER TO SEWER SACORDA ADDN.</u>	
PROJECT NUMBER:	DATE:

COMMENTS:

STEVE GARDNER THE CONTRACTOR FOR CONSTRUCTION A HOUSE IN SACORDA ADDITION CALLED AND SAID THAT HE HAS OBTAINED A PERMIT FOR LOT 1, SACORDA ADDN. ~~HE~~ THIS MAKES BETTER THAN 60% DEVELOPMENT, SO HE REQUESTS THAT WE SHOULD PROCEED WITH DESIGN AND CONSTRUCTION AS SOON AS POSSIBLE

ADDITIONAL COPIES TO:

- |          |          |          |
|----------|----------|----------|
| 1. _____ | 4. _____ | 7. _____ |
| 2. _____ | 5. _____ | 8. _____ |
| 3. _____ | 6. _____ | 9. _____ |

REQUEST FOR PETITION

DATE: 3-9-83

I. NAME: Stacy Gardner ~~John~~ ~~Lee~~ PHONE 838-8570 H  
267-0361 W

ADDRESS: \_\_\_\_\_

II. PAVEMENT

Street \_\_\_\_\_ From \_\_\_\_\_  
To \_\_\_\_\_

Street \_\_\_\_\_ From \_\_\_\_\_  
To \_\_\_\_\_

SANITARY SEWER

STORM WATER SEWER

(1) 1 & 2 Lot(s)

Block(s) Sacorda Addition

(2) Address \_\_\_\_\_

(3) Other \_\_\_\_\_

III. COMPLETED PETITION:

Mail

Name \_\_\_\_\_

Address \_\_\_\_\_

Phone

Name \_\_\_\_\_

Number \_\_\_\_\_

IV. ADDITIONAL INFORMATION:

*✓ for property to then west  
paying for part of sewer*