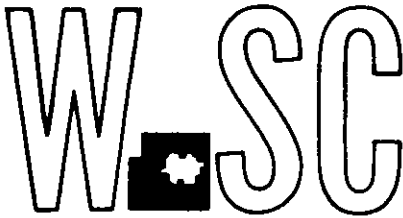


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 6, 1986

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

Re: S/D 86-9 - Final Plat of Robert Rhodes Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 1986, 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 January 31, 1986.

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.

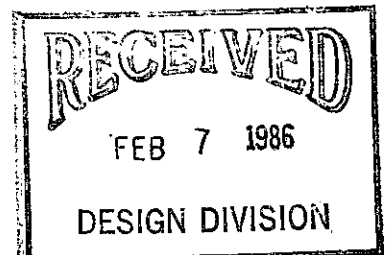
Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni
Junior Planner

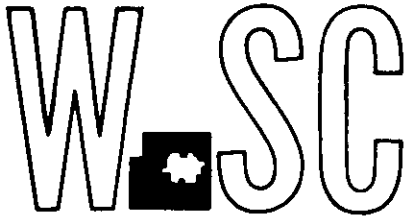
BRB:mlh

cc: Robert & Geraldine Rhodes, 4327 W. 13th Street, Wichita, KS
Mike Lindebak, City Engineer



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WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

February 6, 1986

Lowell D. High
1542 South St. Francis
Wichita, KS 67211

Re: S/D 86-12 - Final Plat of Rock Park Second Addition.

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on February 6, 1986, 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 January 31, 1986.

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 plator.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

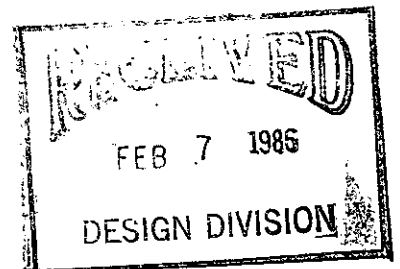
Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

BRB:mlh

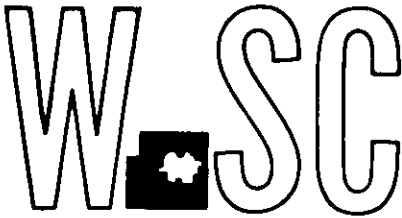
cc: ~~A & J Development~~, 2040 South Rock Road, Wichita, KS 67207
✓ Mike Lindebak, City Engineer



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11. Beacon Hill Addition. Preliminary Plat. Item B, water to be extended. No water problem.
12. Industrial Air Center (Formerly Toben 4th). Final Plat. Item B, mains to be extended. No water problem.
13. Teal Cove 2nd Addition. Final Plat. Item B, mains to be extended.
14. Larkfield Place Addition. Final Plat. Water mains to be extended in 29th St. N. and Governor as necessary to serve the property.
15. Frank Corney. Dedicate Temporary Drainage Esmt. No water problem.
16. Builders Inc. Utility Esmt. Dedication. No water problem.
17. Slaven Hadijski. Grant Utility Esmt. No water problem.
18. Other matters.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 31, 1986



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

Re: S/D 86-9 - Final Plat of Robert Rhodes Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate the following access controls:
 1. "Complete access control" to 13th Street North, across the west 100 feet of the north line of the plat.
 2. "Access control except for one (1) opening" to 13th Street North across the lot's remaining frontage to 13th Street North.
- B. The final plat tracing shall indicate the platting of a 20-foot front yard building setback from 13th Street North.
- C. The applicant shall submit a copy of the instrument which establishes the Consolidated Gas Corporation's easement on this property.
- D. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.


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Baughman Company, P.A.
Re: S/D 86-9 - Final Plat of Robert Rhodes Addition.
January 31, 1986
Page 2

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, February 6, 1986 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: Robert Rhodes & Geraldine Rhodes, 4327 W. 13th Street, Wichita, KS
67212
Mike Lindebak, City Engineer

S/D No.: 86-9 Name: ROBERT RHODES ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: At the south side of 13th Street, in an area east of Zoo Blvd.
Owner: Robert Rhodes & Geraldine Rhodes, 4327 W. 13th St., Wichita, KS 67212
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.0 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 29,833.80 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "BB" (Z-2653)
-

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2653), requesting "AA" (one-family dwelling) to "BB" (office district), has been approved subject to platting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate the following access controls:
 1. "Complete access control" to 13th Street North, across the north line of the plat, from a point 150 feet east of the center of the adjacent railroad track. This translates to "complete access control" from the west 65 feet of the lot.
 2. "Access control except for one (1) opening" to 13th Street North across the lot's remaining frontage to 13th Street North.
- D. The final plat tracing shall indicate the platting of a 20-foot front yard building setback from 13th Street North.
- E. The applicant shall submit a copy of the instrument which establishes the Consolidated Gas Corporation's easement on this property.
- F. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- I. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are there any drainage guarantees required with the platting of this property?
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.

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

Pre-Sub 1-30-86

1. Builders Inc. Vacation of platted alley R/D. No water problem.
2. Keith L. Anderson. Vacation of utility easement. No water problem.
3. Keith L. Anderson. Vacation of a portion of platted utility and drainage easement. No water problem.
4. Keith L. Anderson. Vacation of complete access control. No water problem.
5. Harvest Chapel Addition. Preliminary Plat. Item B, City water to be extended. Water may be extended in Seneca or 55th. Main in Seneca to be 16", main in 55th to be 12".
6. Robert Rhodes Addition. Final Plat. Existing water main in 13th St. is partially adjacent to plat.
7. Lamplighter Mobile Home Park Addition. Preliminary Plat. End of existing 12" water main is 58' E. of hydrant at Southwesterly corner of plat. 12" main should be extended across to East line of plat. Water Dept. to pay oversizing of main.
8. Cherokee Industrial Park. Revised final plat. Item D, main to be extended in 43rd St. So. Circle.
9. Rock Park Second Addition. Final Plat. Existing main in Rock Road. No water problem.
10. Dave Waters Addition. Preliminary Plat. Nearest water in Hydraulic is North of 55th St. So. . Item A, Wells.