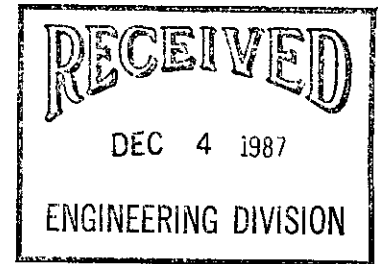


11/27/87



December 4, 1987

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Preliminary Plat S/D 87-116 - SNODGRASS
CONSTRUCTION ADDITION

Dear Gentlemen:

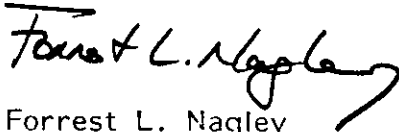
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 3, 1987, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The 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 applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- D. The final plat shall indicate the platting of a 35-foot building setback to George Washington Boulevard.
- E. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- F. The applicant shall obtain, by separate instrument, an off-site drainage easement or drainage agreement on the property to the south.
- G. The final plat shall indicate a utility easement to cover the sanitary sewer line on this property.

- H. The final plat shall indicate a utility easement on the north 10 feet of the west 750 feet of the lot.
- I. The final plat shall indicate a 20-foot, north/south utility easement to cover the existing telephone facilities on this property.
- J. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



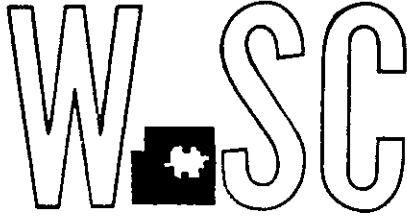
Forrest L. Nagley
Senior Planner

FLN:dIk

Enclosure

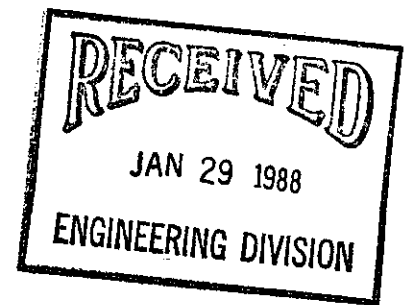
cc: Snodgrass Construction Co., Inc., 2700 George Washington Blvd.,
Wichita, KS 67221
/Mike Lindebak, City Engineer

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



January 29, 1988

Mid-Kansas Engineering Consultants, P.A.
3500 N. Rock Road #800
Wichita, KS 67226

Re: Final Plat S/D 87-116 - SNODGRASS CONSTRUCTION ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 28, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- B. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- C. On the final plat tracing, the plattor's text shall be amended to state that the location of the one permitted access point to George Washington Boulevard shall be determined by the City Engineer.
- D. The applicant shall obtain, by separate instrument, an off-site drainage easement or drainage agreement on the property to the south.
- E. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- F. 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.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).

WICHITA - SEDGWICK COUNTY

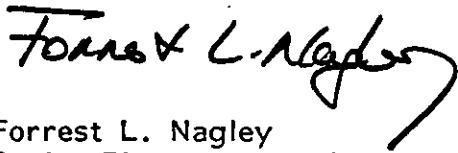
Final Plat S/D 87-116 - SNODGRASS CONSTRUCTION ADDITION
Page 2

H. Recording of the plat within 30 days after approval by the City Council.

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 4, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dik

Enclosure

cc: Snodgrass Construction Co., Inc., 2700 George Washington Blvd.,
Wichita, KS 67221
Mike Lindebak, City Engineer

JANUARY 28, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 12/3/87)

CASE NUMBER: S/D 87-116 - SNODGRASS CONSTRUCTION ADDITION

OWNER/APPLICANT: Snodgrass Construction Co., Inc.,
2700 George Washington Blvd., Wichita, KS 67221

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area east of Oliver, north of 31st Street South.

SITE SIZE: 6.09 Acres

NUMBER OF LOTS:

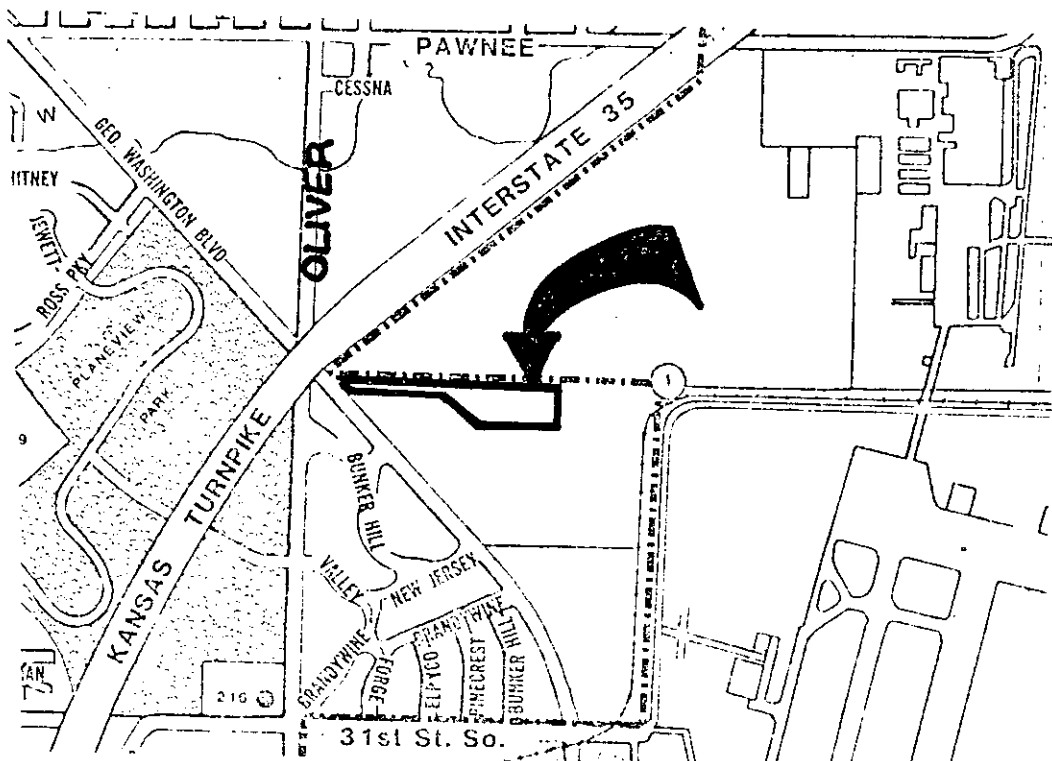
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 265,459.71 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

- 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 applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- D. On the final plat tracing, the plattor's text shall be amended to state that the location of the one permitted access point to George Washington Boulevard shall be determined by the City Engineer.
- E. The applicant shall obtain, by separate instrument, an off-site drainage easement or drainage agreement on the property to the south.
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. 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?

DECEMBER 3, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-116 - SNODGRASS CONSTRUCTION ADDITION

OWNER/APPLICANT: Snodgrass Construction Co., Inc.

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, P.A.

LOCATION: In an area east of Oliver, north of 31st Street South.

SITE SIZE: 6.09 Acres

NUMBER OF LOTS:

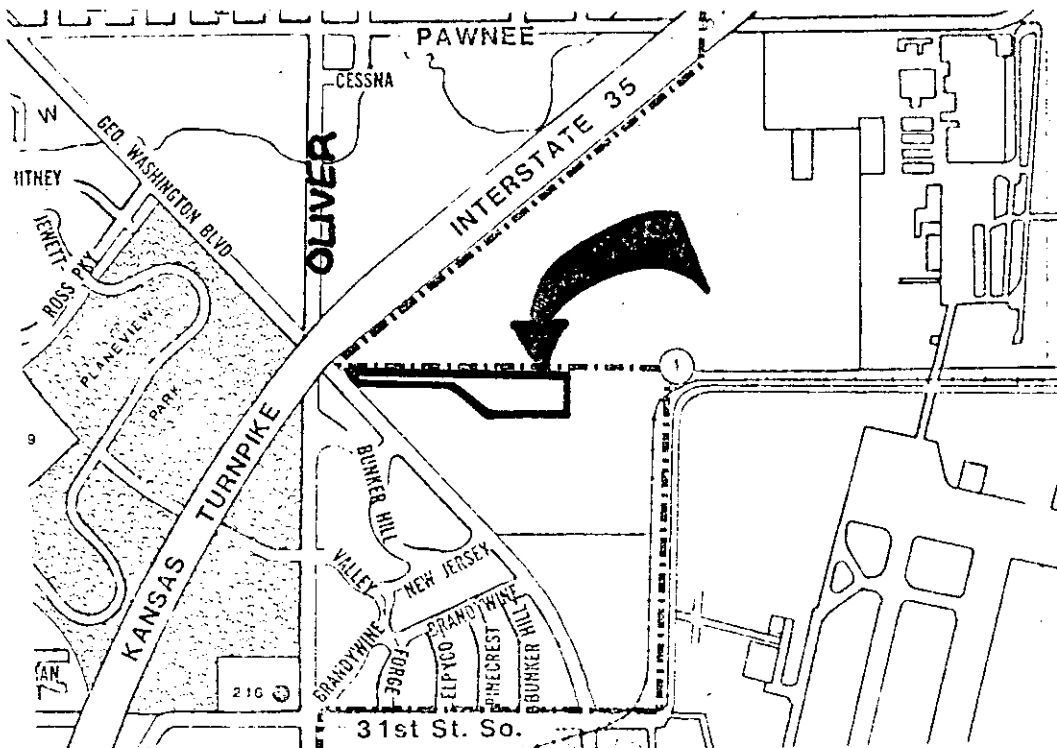
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 265,459.71 Sq. Ft.

CURRENT ZONING: "E"

PROPOSED ZONING: "E"

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall guarantee construction of the storm sewers required by this plat.
- 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 an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- E. The final plat shall indicate the platting of a 35-foot building setback to George Washington Boulevard.
- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to comment on any needed easements for sanitary sewer.