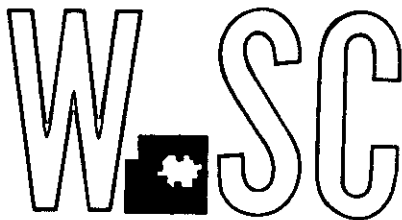


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 20, 1984

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

Re: S/D 84-68 - Final plat of Phelps Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 19, 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 guarantee the extension of sanitary sewer to serve this lot.
- B. As indicated on the overall sketch plat submitted with this application, a street is proposed adjacent to the west line of this lot. The final plat tracing shall indicate a 25-foot building setback from the west line of this plat. A 25-foot setback shall also be indicated from Maple Street.
- C. The applicant shall submit an avigational easement and restrictive covenant for this property.
- D. The final plat tracing shall indicate a 12-foot utility easement adjacent to the east line of the plat
- E. Closure computations shall be submitted with the final plat tracing.
- F. 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.

The enclosed "marked" copy of the final plat is for your information and files.

Baughman Company, P.A.
July 20, 1984
Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 26, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:bh

cc: Hazel Stitt, c/o Gary Phelps, (Agent), 2737 Victoria, 67216
x Mike Lindebak, City Engineer

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-68

Name: Phelps Addition

Preliminary Approved:
Scheduled S/D Meeting: 7-19-84

DESCRIPTION

General Location: North side of Maple in an area just west of Brunswick.

Owner: Hazel Stitt

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.2
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial:
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 43,600 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve this lot.
- B. As indicated on the overall sketch plat submitted with this application, a street is proposed adjacent to the west line of this lot. The final plat tracing shall indicate a 25-foot building setback from the west line of this plat. A 25-foot setback shall also be indicated from Maple Street.
- C. The applicant shall submit an avigational easement and restrictive covenant for this property.
- D. Because the property abuts an arterial street, the representative from the City Engineer's office should be prepared to comment on the need for any required drainage improvements.
- E. The applicant or his agent shall be prepared to discuss the driveway which crosses this property to serve the existing home to the north of this plat. What is the applicant proposing in this regard, and should the road be designated by an appropriate easement?
- 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.

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