

February 14, 1985

Moehring & Associates  
433 S. Hydraulic  
Wichita, KS 67211

Re: S/D 85-14 - Final Plat of Western Lithograph Second  
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, February 14, 1985, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Closure computations shall be submitted with the final plat tracing.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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 21, 1985. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Senior Planner

FLN:mlh

cc: Dave Adams, Secretary, Western Lithograph, 200 W. Douglas, 4th Floor,  
Wichita, KS 67202

MIKE Lindobak, City Engineer

S/D No.: 85-14      Name: WESTERN LITHOGRAPH SECOND ADDITION

Preliminary Approved: \_\_\_\_\_  
Scheduled S/D Meeting: 2/14/85

DESCRIPTION

General Location: Southeast corner of Hydraulic and Industrial Avenue.  
Owner: City of Wichita, 455 N. Main, Wichita, KS 67202  
Surveyor/Engineer: Moehring & Associates, P.A.

1. Gross Acreage of Plat: 4.06 Acres
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial: 1
    - Total: 1
  3. Minimum Lot Area: 4.06 Acres
  4. Existing Zoning: "E"
  5. Proposed Zoning: "E"
- 

STAFF COMMENTS:

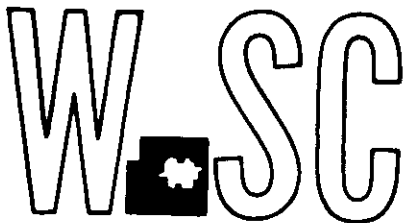
- A. Closure computations shall be submitted with the final plat tracing.
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- C. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's drainage plan for this property.

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

Item Description

1. Johnnie Bell  
No water in Alley, no water problems
  2. Monty R. Jones  
No water main in easement, no water problems.
  3. Builders Development Inc.  
No water in Utility Easement, no water problem
  4. Western Lithograph Second  
Water Lines as shown, no extension necessary
  5. Walnut Grove 5th Revised  
Water extension required as indicated. Need hydrant locations from Fire Dept. (Existing Project # 81816)
  6. Baalman Second Addition  
No available water
  7. Jeff & Jay Addition  
Lot 2 served along East side  
Lot 1 needs extension along 29th.  
If possible would suggest Water extension from Rich Road along 29th to West end of Plat. Propose 12" or 16" in 29th. Water Dept. to pick up oversizing.  
Do they have proposed layout for Lot 2?
  8. Dan Morgan Addition  
Lots 8 Water as shown, no extension necessary.
  9. New Western Addition  
Water as shown on plat. Baughman needs to show exists. Water Lines on Preliminary Plat
  10. PLM Addition  
U.L. shown on plat. No extension necessary
- 11-12-13 West street RW Dedication no problem with U.L.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

February 22, 1985

Moehring & Associates  
433 S. Hydraulic  
Wichita, KS 67211

Re.: S/D 85-14 - Final Plat of Western Lithograph Second  
Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on February 21, 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 February 14, 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 platlor.
3. Certification that all real estate taxes for 1984 (both first and second halves) and prior years have been paid.

Please call if you have any questions.

Very truly yours,

*Barbara R. Bonanni*

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Dave Adams, Secretary, Western Lithograph, 200 W. Douglas, 4th  
Floor, Wichita, KS 67202

✓ Mike Lindebak, City Engineer

