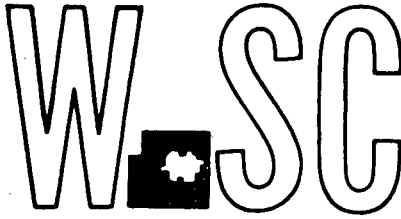


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

April 19, 1985

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

Re: S/D 85-33 - Final Plat of Ernie Alcorn Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on April 18, 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 April 12, 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  
Junior Planner

BRB:mlh

cc: Ernie Alcorn, 703 West 45th Street South, Wichita, KS 67217  
Mike Lindebak, City Engineer

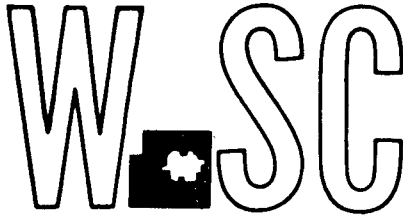


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Pr. - Sub Apr. 11 Confer

1. Krack's 2nd Addition. Water Line on E side of Gov. Wash. Blvd. ∴ No water problem
2. Ernie Alcorn Addition. The end of the existing 12" AC water main is located 1175' N of E Mac Arthur Road coming N. from Mac Arthur. Existing main also at Haughton from the north. Water to be extended as necessary (12"). Existing
3. Middtown 4th Addition. Water available all sides of property. No water in areas to be vacated.   
except Highway R/W side.
4. Penstemon 3rd Addition. Existing water in Greenbriar may be tapped to extend water to Greenbriar Court. Item B.
5. Deer Run Addition (Formerly Deerwood, etc.). Item B. Existing 24" water main in Webb to be tapped.
6. Pawna Mesa Fourth Addition. Item G. Costs from existing water projects for the area to be transferred as necessary to this project.
7. Welch 2nd Addn. Existing 12" AC Water main on E side of Seneca. Water meter shown on sketch plat. No problem
8. Copeland Industrial Park. End of existing water main is located 1240' S of the N PL of 33rd St. N. on Hydraulic, coming from the north. 33rd St is 1/2 section road. Property should be served now.
9. Steve Graham Addition. Existing water available
10. Walnut Creek<sup>2nd</sup> Addition. Item A. Contract underway for Walnut Creek. Water will be available for Walnut Creek 2nd.
11. Williamsburg. No Problem.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

April 12, 1985



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

Re: S/D 85-33 - Final Plat of Ernie Alcorn Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 11, 1985, 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 a 35-foot building setback from Broadway.
- B. The applicant shall petition for the extension of municipal water and sanitary sewer to serve this property. These petitions will be held until they can be included in a future benefit district.
- C. Since municipal water and sanitary sewer are currently not available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be required and what standards must be met for approval of on-site sewerage and a water well. A memo shall be obtained specifying approval.
- D. In order to meet the lot area requirements needed for approval of this property for on-site sewerage and water wells, the final plat shall indicate the combining of the two lots into one lot.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The final plat tracing shall indicate the recording information for the half-street right-of-way being dedicated for Broadway adjacent to this property.

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Lowell D. High  
Re: S/D 85-33 - Final Plat of Ernie Alcorn Addition  
April 12, 1985  
Page 2

- G. Prior to submitting this plat for review by the Board of City Commissioners, a revised drainage plan shall be submitted to City Engineering for review and approval. An off-site "surface water drainage agreement" may be required from the owner to the east or provision may need to be made for extension of storm sewer at the time of site redevelopment.
- H. Closure computations shall be submitted with the final plat tracing.
- I. 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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 18, 1985 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Barbara R. Bonanni  
Junior Planner

BRB:mlh

Enclosure

cc: Ernie Alcorn, 703 West 45th Street South, Wichita, KS 67217  
✓ Mike Lindebak, City Engineer

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN


DATE June 17, 1985

TO Forest Nagley, Senior Planner

FROM Larry Henry, Program Development Engineer

SUBJECT Petitions for LPM Addition;  
Gordon Norris Addition;  
Ernie Alcorn Addition

The required petitions for the above-referenced additions  
have been received.



Larry Henry  
Program Development Engineer

LH:mgr

