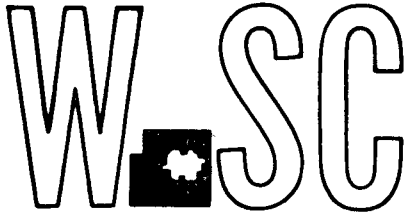


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



January 24, 1985

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

Re.: S/D 85-1 - Final Plat of Casado-Walker Addition

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 24, 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 January 18, 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 platfor.
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: Casado, Inc., 236 South Topeka, Wichita, KS 67211
Wilbur E. and Bernice Walker, 236 South Topeka, Wichita, KS 67211
~~Mike Lindebak, City Engineer~~

C
O
P
Y

Water Lines

1-14-85 Rd

For Sub-Division 1-17-85

1. No Water involved

2. Deerfield Addition

Existing 24" RCCP (Lock Joint) Main on the West side of Webb Road. May be tapped to serve Deerfield.

3. Meridian Outlet Mall

Nearest Water located 10.5' S & 23.5' E of S.E.C. of 33rd & Meridian

Problems:

1. How to serve Lot 4 Block 1?

2. " " " Lots 7, 8, 11, 12, 15, 16, 19, 20, 23, 24, Block 1

4. New Western Addition

8" and 2" as shown

5. Casado-Walker Addition

16" on E side Tyler

Note: #1445 S. Tyler has service; is this at 1445?

Has Water, Sewer, Fire Service

6. Chelsea Industrial Park

12" A.C. on N side of 47th St.

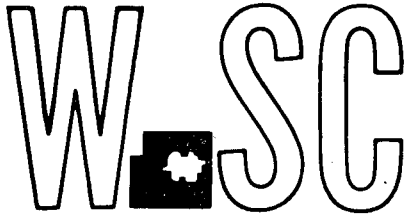
7. Mc Murtry Addition

Existing water main to be relocated.

B. Wooten on 1-7-85 requested an amount for a Letter of Credit that would guarantee the project was completed. \$9500⁰⁰ should cover the project.

Baughman to design project and write easements

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January 18, 1985



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

Re: S/D 85-1 - Final Plat of Casado-Walker Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 17, 1985, 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 submit an avigational easement covering all of the subject property and the associated restrictive covenant.
- B. The final plat tracing shall indicate Kellogg Drive as the name for the adjacent frontage road.
- C. The final plat tracing shall indicate, on the face of the plat and in the plattor's text, "Complete access control" from Kellogg Drive to Kellogg.
- D. The Subdivision Committee recommends a waiver of the sidewalk required on Kellogg Drive because of the lack of any sidewalk system in this area.
- 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.

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

C
O
P
Y

Baughman Company, P.A.

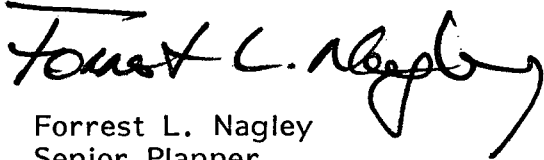
Re: S/D 85-1 - Final Plat of Casado-Walker Addition

January 18, 1985

Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, January 24, 1985. If you have any questions concerning this matter, please call.

Sincerely,

A handwritten signature in black ink that reads "Forrest L. Nagley". The signature is written in a cursive style with a horizontal line above the first name.

Forrest L. Nagley
Senior Planner

FLN:mlh

cc: Casado, Inc., 236 South Topeka, Wichita, KS 67211
Wilbur E. and Bernice Walker, 236 South Topeka, Wichita, KS 67211
✓ Mike Lindebak, City Engineer

S/D No.: 85-1 Name: CASADO-WALKER ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/17/85

DESCRIPTION

General Location: Southwest corner of Tyler Road and Kellogg.
Owner: Casado, Inc., and Wilbur E. and Bernice Walker, 236 South Topeka,
Wichita, KS 67211
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 3.3 Acres
2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
3. Minimum Lot Area: 109,111 Sq. Ft.
4. Existing Zoning: "C"
5. Proposed Zoning: "C"

STAFF COMMENTS:

- A. The applicant shall submit an avigational easement covering all of the subject property and the associated restrictive covenant.
- B. The final plat tracing shall indicate Kellogg Drive as the name for the adjacent frontage road.
- C. Staff recommends a waiver of the sidewalk required on Kellogg Drive as this sidewalk would not tie into an existing sidewalk.
- D. The final plat tracing shall indicate, on the face of the plat and in the plattor's text, "Complete access control" from Kellogg Drive to Kellogg.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, do any drainage improvements need to be guaranteed with this plat.
- 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.

C/U: 0347/M