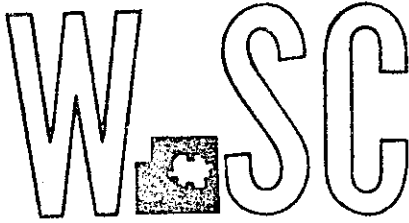
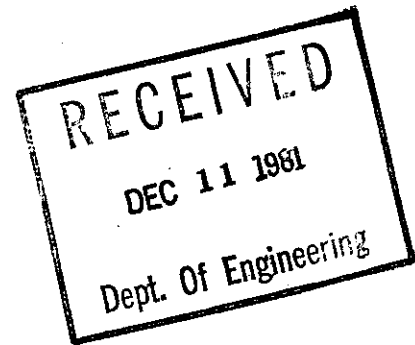


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



December 10, 1981

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 81-124 - Preliminary plat of Comotara Elementary School
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, December 10, 1981, the above-captioned plat was considered. The action of the Committee was to approve the preliminary plat subject to the following conditions:

- A. A minimum of a 25-foot building setback from all streets shall be shown on the final plat.
- B. Complete access control to 29th Street North and to 32nd Street North shall be shown on the final plat and referenced in the plat's text.
- C. Since 32nd Street North is a designated collector street, a sidewalk will be required on the south side. The street is already paved and, therefore, a sidewalk certificate which states that a sidewalk will be installed when the property is developed would be an appropriate guarantee.
- D. A 10-foot utility easement shall be granted on the south line of the plat adjacent to Lots 1, 2, and 3, Block 3, Cottonwood Village 3rd Addition.
- E. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Baughman Company
December 10, 1981
Page 2

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

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

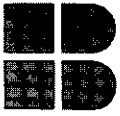
Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Unified School District #259, Attention: Dr. Holstead, 1400
George Washington Blvd., 67211
Mike Lindebak, City Engineering



CONFIRMATION
MEMO

PROJECT COMOTARA ELEMENTARY
SCHOOL ADDN. JOB NO. _____
TO CHRIS BREITENSTEIN
FROM N. B. WOOTEN
REFERENCE FINAL DRAINAGE PLAN

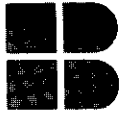
DATE 11-24-81

COPIES TO:

PRELIMINARY PLAT TO BE HEARD
ON DEC. 10, 1981.

22.9 ACRES IN THIS PLAT WILL
DRAIN NORTH AND WEST TO THE STREETS
WHICH CONTAIN ADEQUATE STORM SEWER.
A PORTION OF THE PLAT MAY DRAIN SOUTH
TO 29TH ST. VIA THE RGE EASEMENT.

PRESENTLY ONLY THE NORTH PORTION
OF THE PLAT IS PLANNED FOR DEVELOPMENT.
A PAVED PARKING AREA IN THE EXTREME NORTH-
WEST CORNER WILL DRAIN WEST TO THE STREET
THRU TWO DRIVES. ANOTHER PAVED SERVICE
AREA WILL DRAIN NORTH TO 32ND ST. THRU
A SINGLE DRIVE. THE REMAINING AREA
WILL DRAIN WEST & SOUTH. NO STORM
SEWER EXTENSION WILL BE NEEDED FOR THIS
PHASE OF DEVELOPMENT.



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

CONFIRMATION
MEMO

PROJECT _____

DATE _____

JOB NO. _____

COPIES TO:

TO _____

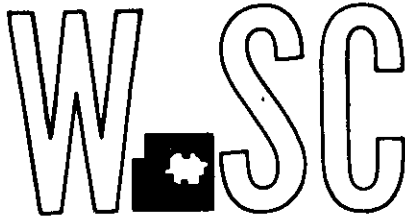
FROM _____

REFERENCE _____

At the time the southerly portion is developed - storm sewer extension into the plat may be needed to accommodate the planned usage or expansion.

Pavement flows are indicated by direction arrows. Existing storm sewer sizes and inlets are also indicated.

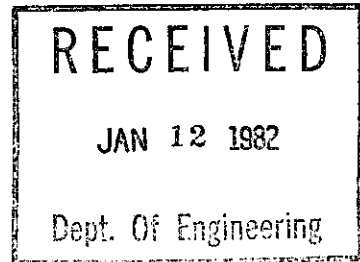
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

January 8, 1982
CITY HALL—TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

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



Re: S/D 81-124 - Final plat of Comotara Elementary School Addition
Gentlemen:


At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission January 7, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The plattor's text shall be revised to state that plans for the service entrance from 32nd Street must be reviewed and approved by the City Engineer.
- B. The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be installed when the property is developed.
- C. 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, January 14, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

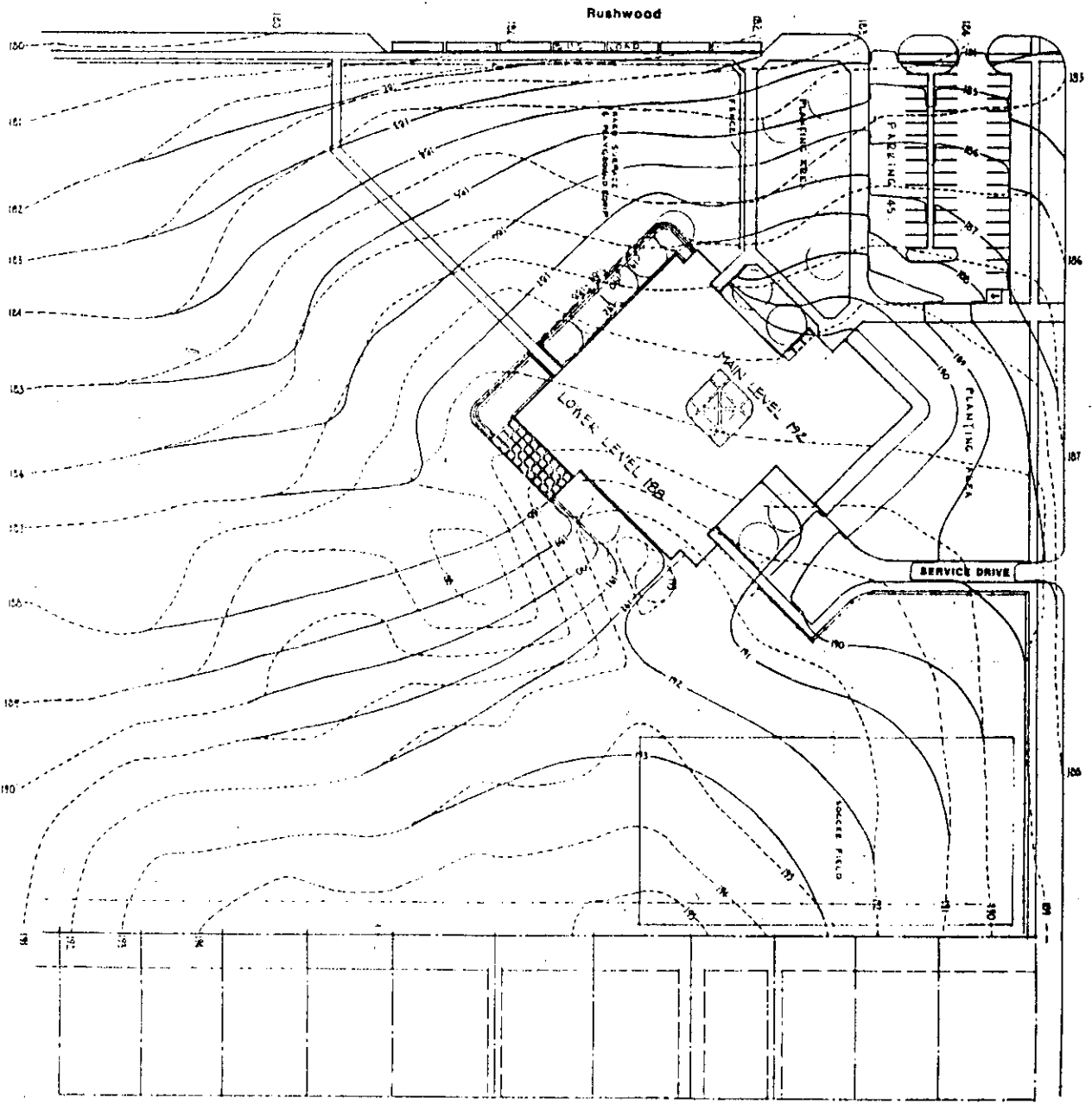
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Unified School Dist. #259, Attention: Dr. Holstead, 1400 Geo. Washington Blvd., 67211
X Mike Lindebak, City Engineering

NORTHEAST SCHOOL SITE



1

NO. EAST and SO. EAST
ELEMENTARY SCHOOLS
WICHITA KANSAS USD 259

SCHEMATIC REVIEW
November 5, 1981

GRIFFITH and BONHAM
ARCHITECTS P.A.
824 NORTH MAIN WICHITA, KS.