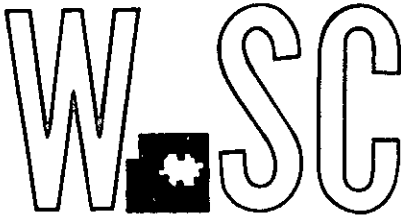
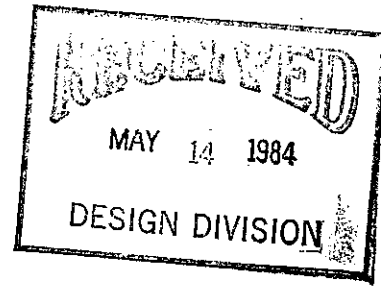


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



May 11, 1984

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

Re: S/D 82-64 Final plat of Fred Cook Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 10, 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 construction and paving of the turnaround being provided for 27th Street. The paving should be guaranteed by petition, to be held until the balance of 27th Street east of Porter is paved. A certificate confirming the petition shall be submitted for recording. The construction of the turnaround, to standards as specified by the Operations and Maintenance Department, shall be guaranteed by cash, letter of credit, bond, or actual construction. If the street turnaround is already constructed to proper specifications as determined by Operations and Maintenance, then this guarantee will not be necessary.
- B. In order to provide more buildable area on Lot 1, Block 1, it is recommended that a ten-foot setback from the 27th Street turnaround be platted on Block 1, except that where parallel to the east-west portion of 27th Street, the setback shall be 25 feet.
- C. The following items shall be added to the final plat tracing:
  - (1) A reference tie point;
  - (2) The location and elevation of the benchmark used in this survey;
  - (3) Mean sea level elevations for the minimum pads instead of, or in addition to, the City datum elevations. The minimum pad may be reduced to 120 City datum (1307.4 m.s.l.)
- D. If the shed within the utility easement on Lot 1, Block 2 is to remain, the contingency wording in the plattor's text shall be as follows:

"The contingent utility easement is granted for utility purposes contingent upon removal or destruction of the existing shed. This contingent easement grant shall be a covenant running with the land and shall bind all future owners of Lot 1, Block 2."

Baughman Company, P.A.  
May 11, 1984  
Page 2


- E. A ten-foot drainage easement shall be platted along the west line of Lot 1, Block 2. An additional ten-foot construction easement shall be granted adjacent to this permanent easement. This construction easement shall be granted by separate instrument, recorded (after approval by the Planning Department), and the recording data referenced on the final plat tracing.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the City Commission.

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, May 17, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: ✓ Wanda Cook, 1715 W. 27th St. North, 67204  
✓ Mike Lindebak, City Engineer

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 82-64 Name: Fred Cook Addition

Preliminary Approved:  
Scheduled S/D Meeting: 5-10-84

DESCRIPTION

General Location: Southwest corner of Litchfield Ave. & Wedgewood Drive.

Owner: Wanda Cook

Surveyor/Engineer: Baughman Company, P. A.

1. Gross Acreage of Plat: 1.39 acres
  2. Number of Lots:
    - Residential: 3
    - Office:
    - Commercial:
    - Industrial:
    - Total: 3
  3. Minimum Lot Area: 5.500 sq ft
  4. Existing Zoning: "AA"
  5. Proposed Zoning: "AA"
- 
- 

STAFF COMMENTS:

- A. The applicant shall guarantee construction and paving of the turnaround being provided for 27th Street. The paving should be guaranteed by petition, to be held until the balance of 27th Street east of Porter is paved. A certificate confirming the petition shall be submitted for recording. The construction of the turnaround, to standards as specified by the Operations and Maintenance Department, shall be guaranteed by cash, letter of credit, or bond and shall be constructed by the applicant within one year after Planning Commission approval of the plat. In lieu of a guarantee, the applicant may construct the turnaround to City specifications prior to recording this plat.
- B. In order to provide more buildable area on Lot 1, Block 1, it is recommended that a ten-foot setback from the 27th Street turnaround be platted on Block 1, except that where parallel to the east-west portion of 27th Street, the setback shall be 25 feet.
- C. The following items shall be added to the final plat tracing:
  - (1) A reference tie point;
  - (2) The location and elevation of the benchmark used in this survey;
  - (3) Mean sea level elevations for the minimum pads instead of, or in addition to, the City datum elevations.
- D. If the shed within the utility easement on Lot 1, Block 2 is to remain, the contingency wording in the plat's text shall be as follows:

"The contingent utility easement is granted for utility purposes contingent upon removal or destruction of the existing shed. This contingent easement grant shall be a covenant running with the land and shall bind all future owners of Lot 1, Block 2."
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the City Commission.

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