

September 18, 1986

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

Re: Final Plat S/D 86-75 - GRAY'S THIRD ADDITION

Dear Mr. High:

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 1986, 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 September 12, 1986.

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 the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Gray Construction, Inc., 204 N. Woodchuck, Wichita, KS 67213

_____, Deputy

S/D No.: 86-75 Name: GRAY'S THIRD ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: Northwest corner of MacArthur Road and Hoover.
Owner: Gray Construction, Inc., 204 N. Woodchuck, Wichita, KS 67213
Surveyor/Engineer: Lowell D. High, 1542 S. St. Francis, Wichita, KS 67211

1. Gross Acreage of Plat: 0.92 Acre
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 40,342 Sq. Ft.
 4. Existing Zoning: "LC"
 5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lot being platted. An outside-the-city sewer service application shall be executed and submitted for recording.
- B. The applicant shall guarantee the extension of City water to serve the lot being platted. An outside-the-city water service application shall be executed and submitted for recording.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit a copy of the instrument which establishes the ARKLA Gas Pipeline easement on this property.
- F. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City or County.
- G. The applicant shall provide proof, by letter from the pipeline company or by providing a copy of the pipeline easement agreement, that utilities and buildings may be located adjacent to the easement without restriction of an established setback from the easement.
- H. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required?

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