

January 24, 1986

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

Re: S/D 86-4 - Final Plat of the Department of  
Transportation 1st Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on January 23, 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 January 17, 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 plattor.
3. Certification that all real estate taxes for 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

Barbara R. Bonanni  
Junior Planner

BRB:mlh

cc: Steven L. Potucek, Manager, Real Property, Department of  
Administration  
Mike Lindebak, City Engineer



S/D No.: 86-4

Name: DEPARTMENT OF TRANSPORTATION 1ST ADDITION

Preliminary Approved:

Scheduled S/D Meeting: 1/16/86

DESCRIPTION

General Location: Southwest corner of 13th Street North and Pennsylvania.

Owner: City of Wichita, c/o Steve Potucek

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 0.4 Acre
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial: 1
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 13,887 Sq. Ft.
  4. Existing Zoning: "LC"
  5. Proposed Zoning: "LC"
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STAFF COMMENTS:

- A. The final plat tracing shall indicate the dedication of additional street right-of-way for 13th Street at the northeast corner of the lot. This right-of-way is needed in order to provide for a minimum of 50 feet of half-street right-of-way for the arterial street.
- B. The applicant shall submit a sidewalk certificate stating that a sidewalk will be constructed on Pennsylvania at the time of site development. (Commercial Zoning)
- C. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- E. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.