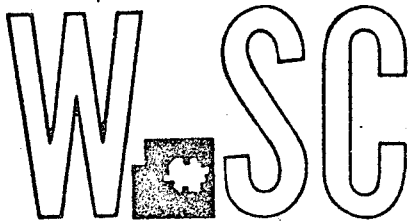


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

July 6, 1984

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

Re: S/D 84-71 - Final plat of Cheri's Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 5, 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 the extension of sanitary sewer to serve the proposed four lots.
- B. The final plat tracing shall indicate a 10-foot utility easement along the south line of Lot 2.
- C. Prior to this plat being forwarded to the City Commission for review, the applicant shall remove the cellar from the utility easement being granted by this plat. Once the encroachment has been removed, the applicant's engineer shall submit a letter for the plat file which states the structure has been removed from the utility easement.
- D. On the final plat tracing, a 25-foot front yard setback from St. Louis Street and a 15-foot side-yard setback from McComas Street shall be indicated on proposed Lot 2. A 25-foot front yard setback shall be indicated on the other three lots.
- E. On the final plat tracing, the recording information for the existing 20 feet of half-street right-of-way for adjacent McComas Street shall be indicated.
- F. The applicant shall guarantee the paving of McComas from St. Louis to Caroline.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.



Baughman Company, P.A.  
July 6, 1984  
Page 2

- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, July 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:bh

cc: T-S Construction Company, c/o Thomas N. Tuttle, agent for  
Larry D. Smith, 1449 Fairview, 67203  
X Mike Lindebak, City Engineer

S/D No. 84-71 Name CHERI'S ADDITION  
Date Application Rec'd. 6-22-84 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 7-5-84

DESCRIPTION

General Location On the southwest corner of St. Louis and McComas

Owner Larry D. Smith  
Surveyor/Engineer Baughman Company, P. A.  
Address 330 Laura, Wichita, KS. Zip Code 67211 Phone 262-7271

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>0.8</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. <u>10</u> R/W <u>173</u> ft.                            |
| Residential _____   | b. <u>10</u> R/W <u>201.7</u> ft.                          |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>4</u>   | TOTAL <u>374.7</u> ft.                                     |
| 3. Minimum Lot Frontage <u>60.35</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>6000 sq. ft.</u>   |  |
| 5. Existing Zoning <u>"AA"</u>  |  |
| 6. Proposed Zoning <u>"AA"</u>  |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>     |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>"</u>                |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |  |

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the proposed four lots.
- B. The representative from the City Engineer's Office should be prepared to comment on the acceptability of the geometrics of the proposed utility easement shown on this final plat.
- C. Prior to this plat being forwarded to the City Commission for review, the applicant shall remove the cellar from the utility easement being granted by this plat. Once the encroachment has been removed, the applicant's engineer shall submit a letter for the plat file which states the structure has been removed from the utility easement.
- D. On the final plat tracing, a 25-foot front -yard setback from St. Louis Street and a 15-foot side-yard setback from McComas Street shall be indicated on proposed lot 2. A 25-foot front yard setback shall be indicated on the other three lots.
- E. On the final plat tracing, the recording information for the existing 20 feet of half-street right-of-way for adjacent McComas Street shall be indicated.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The representative from the City Engineer's Office should be prepared to comment on the drainage characteristics of this area and whether McComas Street can be paved at this time.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approved by the Board of City Commissioners.