

May 14, 1976



METROPOLITAN AREA PLANNING
COMMISSION

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

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 76-35 - Final Plat of
B & H ADDITION

Gentlemen:

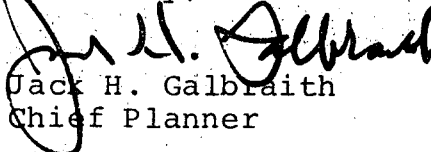
At the regular meeting of the Metropolitan Area Planning Commission on May 13, 1976, the above-captioned plat was considered. The action of the Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of May 7, 1976.

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. Compliance with the requirements of the Metropolitan Area Planning Commission.
2. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
3. Certification by an attorney that fee title is vested in the plattor.
4. Certification that all taxes due and payable for 1975 and prior years have been paid.

Please call if you have any questions.

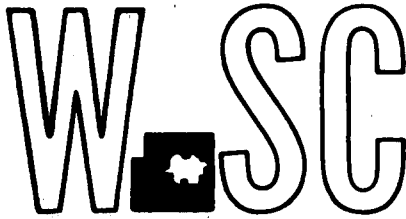
Sincerely,


Jack H. Galbraith
Chief Planner

JHG:ber

cc: Harvey W. Hefley, 200 South Rock Road 67207
+ Dean Sellers, Assistant City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 6, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 76-35 - Final plat of
B & H ADDITION.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 6, 1976, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. "Access control except for one opening" shall be indicated adjacent to Douglas Avenue on Lot 1 and "access control except for two openings" shall be indicated adjacent to Douglas Avenue on Lot 2.
- B. A site drainage plan shall be submitted to M. S. Mitchell of the Maintenance-Flood Control Office for review and approval. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- C. "Douglas Avenue" shall be labeled on the face of the plat.
- D. The applicant shall guarantee the construction of a sidewalk on the north side of Douglas Avenue.
- E. The applicant shall be advised that no off-street parking or circulation drives shall be permitted in the 25-foot building setback area on Lot 2.
- F. Recording of the plat within 30 days after the approval by the Board of City Commissioners.

S/D 76-35
May 6, 1976
Page 2

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. 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 13, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Harvey W. Hefley, 200 S. Rock Road, 67207
√ Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-35 Name B & H ADDITION
Date Application Rec'd. 4-26-76 Preliminary Approval N/A
Scheduled S/D Meeting 5-6-76

DESCRIPTION

General Location North side of Douglas in an area east of Rock Road.

Owner Harvey W. Hefley

Surveyor/Engineer Baughman Company

Address 330 Laura Phone 262-7271

1. Gross Acreage of Plat 2.9
2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____Total Number of Lots 1
3. Minimum Lot Frontage 140 ft.
4. Minimum Lot Area 31,720 sq. ft.
5. Existing Zoning AA
6. Proposed Zoning BB & R-5
7. Lineal Feet of New Streets:
 - a. R/W ft.
 - b. R/W ft.
 - c. R/W ft.
 - d. R/W ft.
 - e. R/W ft.TOTAL ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply X (Yes-No), Name _____
10. Public Sanitary Sewers X (Yes-No), Name _____
11. Health Department Approval (where applicable) _____ (Yes-No)
12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The associated zone case "AA" to "R-5" and "BB" has been approved by the Board of City Commissioners subject to platting.
- B. "Douglas Avenue" shall be labeled on the face of the plat.
- C. It is noted that the applicant's "site plan" presented at the Planning Commission consideration of the zone change proposed one driveway entrance from Douglas Avenue on each lot. It is therefore recommended that the access be limited to one opening per lot instead of the two openings per lot indicated on the plat.
- D. The applicant shall guarantee the construction of a sidewalk on the north side of Douglas Avenue.
- E. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- F. The applicant shall be advised that no off-street parking or circulation drives shall be permitted in the 25 foot building setback area on Lot 2.
- G. Recording of the plat within 30 days after the approval by the Board of City Commissioners.

NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5, of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

Remove Lift Station?