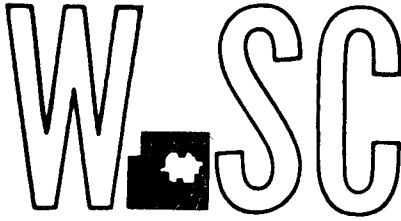


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

March 20, 1986

Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 86-24 - Final Plat of Cannon Ball Addition.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on March 20, 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 March 14, 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 1985 and all prior years have been paid.

Please call if you have any questions.

Very truly yours,

BRB

Barbara R. Bonanni
Junior Planner

BRB:mlh

cc: Virginia C. Ridley, 307 N. Main, Bentonville, Arkansas 72712
Kim Dumford, 3220 E. Douglas, Wichita, KS 67214
Mike Lindebak, City Engineer



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1. Bent Tru Co. Vacation of utility esmt, fire lane, drainage, etc.
No water problem.
2. Woodspring Third Addition. Preliminary Plat. Item B, main to be extended. No water problem. Existing main in Woodspring.
3. Mulberry East Third. Final plat. Mains to be extended from 37th St. No. and tied into Rock Road. No water problem.
4. Woodbridge 3rd Addition. Final Plat. Item B, main to be extended. From Parkridge, No water problem, Existing 12" in 119th St.
5. Cannon Ball Addition. Final Plat. Existing main in Maple, no water problem.
6. Goebel Bros. 2nd Addition. Preliminary Plat. Xsts 12" in Anna, Xsts 24" on N. side Douglas, Xsts 8" on S. side Douglas. Need to determine cost of tapping 24" for services as opposed to tapping 8" on S. side. Would prefer tapping 8" if at all possible.
7. Other matters.

S/D No.: 86-24 Name: CANNON BALL ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 3/13/86

DESCRIPTION

General Location: North of Maple, in an area west of Tyler Road.
Owner: Virginia C. Ridley, 307 N. Main, Bentonville, Arkansas 72712
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 1.04 Acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 42,955 Sq. Ft.
 4. Existing Zoning: "AA"
 5. Proposed Zoning: "OC" (Z-2707)
-

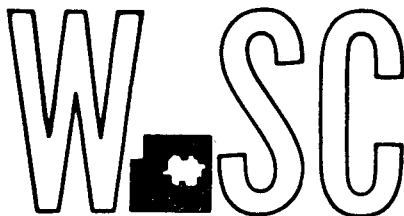
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2707), requesting "AA" to "OC" has been approved subject to replatting.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The final plat tracing shall indicate the platting of a 35-foot front yard building setback.
- D. On the final plat tracing, the wording in the platlor's text, in regard to access control, shall be amended. The following wording is suggested: "All abutter's rights of access, to or from Maple Street, over and across the south line of Lot 1, Block A, are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to Maple Street at one location as determined by the City Engineer."
- E. The applicant shall guarantee the closure of the driveway in excess of the access control being platted.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- H. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required with this replat?

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

WICHITA—SEDGWICK COUNTY



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(316) 268-4561



March 14, 1986

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 86-24 - Final Plat of Cannon Ball Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 13, 1986, 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 closure of the driveway in excess of the access control being platted.
- B. The final plat tracing shall indicate the platting of a 35-foot front yard building setback.
- C. On the final plat tracing, the wording in the plattor's text, in regard to access control, shall be amended. The following wording is suggested: "All abutter's rights of access, to or from Maple Street, over and across the south line of Lot 1, Block A, are hereby granted to the City of Wichita, provided, however, that Lot 1 shall have access to Maple Street at one location as determined by the City Engineer."
- D. On the final plat tracing, the sanitary sewer easement within this lot shall be expanded to extend from the east line of the lot to the west line of the lot. Reference to the granting of this easement shall be added to the plattor's text.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. 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

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Moehring & Associates

Re: S/D 86-24 - Final Plat of Cannon Ball Addition.

March 14, 1986

Page 2

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, March 20, 1986 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Virginia C. Ridley, 307 N. Main, Bentonville, Arkansas 72712
Kim Dumford, 3220 E. Douglas, Wichita, KS 67214
✓ Mike Lindebak, City Engineer

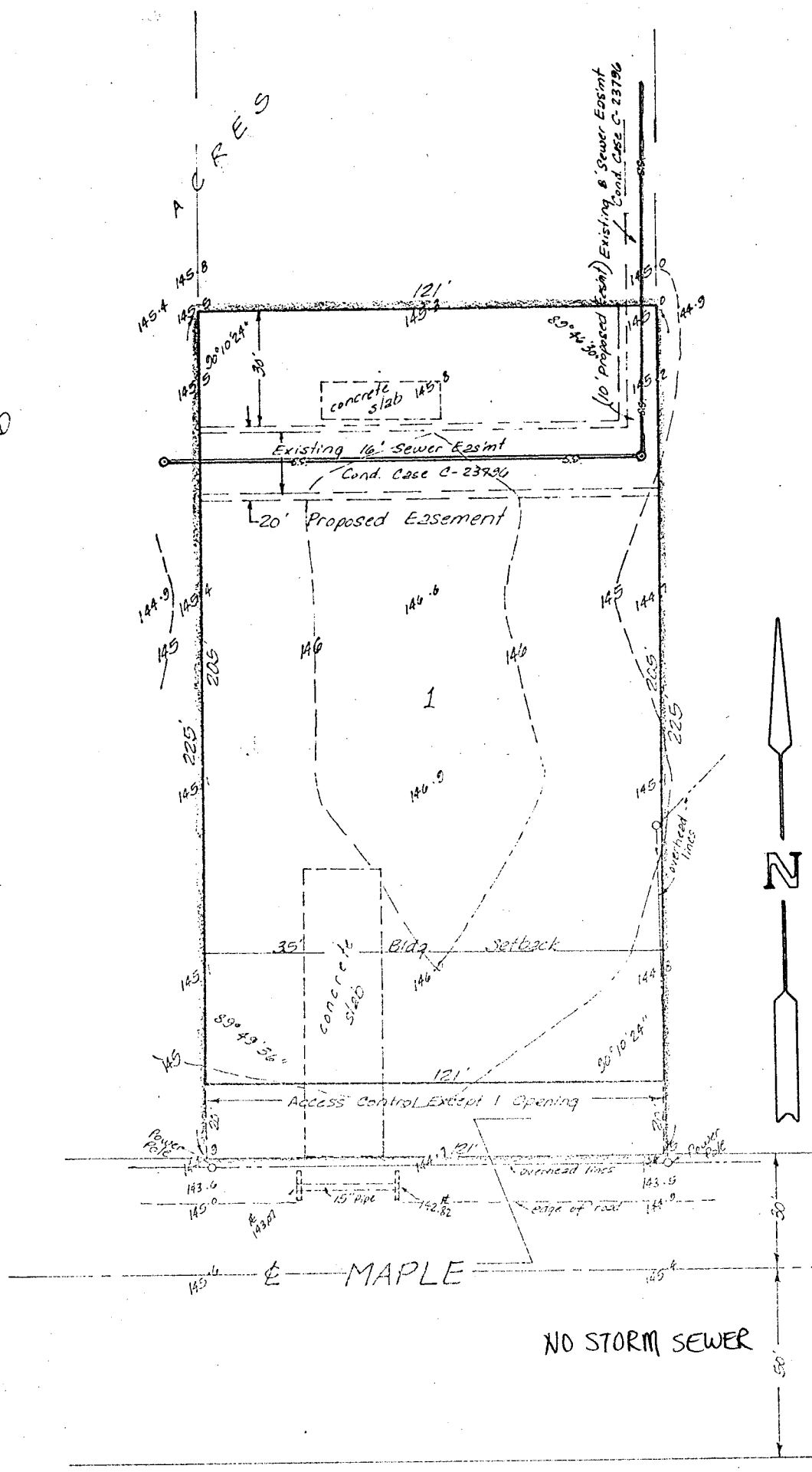
ST FIELD

ACRES

8

MARCH 31, 1983

WESTFIELD



Note: "No" Water line in Maple

NO STORM SEWER

SKETCH PLAT

