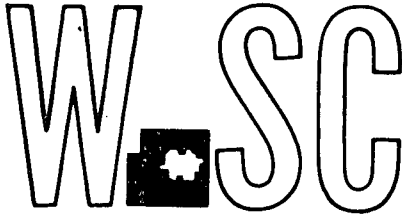


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 11, 1980

Moehring and Associates
433 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 80-37 - Final plat of Orthopedic Specialties II

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 10, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since the public sanitary sewer line is located approximately 24 feet east of the east property line, the applicant shall first obtain approval for a private sewer line connection from Sewer Maintenance and then obtain a private easement from the adjacent property owner for the purpose of constructing and maintaining a private sewer line to this site. If the existing sewer line is to be utilized, the private easement must cover this existing line.
- B. The applicant shall guarantee the reconstruction of the sidewalk at the new property line.
- C. The final plat tracing shall reference a distance to the tie-down point.
- D. 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. 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.

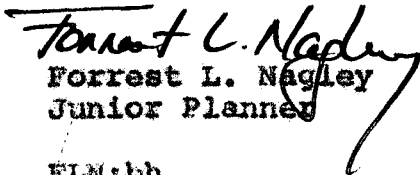
Moehring and Associates

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7-11-80

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 17, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

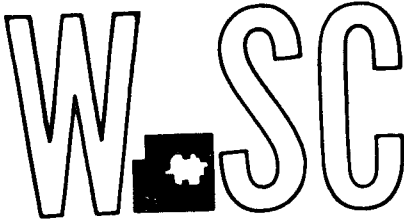
Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Chas. and Susan Henning, 7401 Pagent, 67206
Darrell Brewer, Sewer Maint., Water Department
✓Dean Sellers, Acting City Engineer

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

June 13, 1980

Moehring and Associates
433 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 80-37 - Preliminary plat of Orthopedic Specialties II

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 12, 1980, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Prior to filing a final plat, the applicant shall submit a lot grading plan to City Engineering for review and approval.
- B. The final plat shall indicate a 10-foot general utility easement on the east ten feet of this plat.
- C. Since the public sanitary sewer line is located approximately 24 feet east of the east property line, the applicant shall first obtain approval for a private sewer line connection from Sewer Maintenance and then, obtain a private easement from the adjacent property owner for the purpose of constructing and maintaining a private sewer line to this site.
- D. A 20-foot building setback from the new property line shall be shown on the final plat. The applicant is hereby advised that no expansion of the existing structure within that setback will be permitted.
- E. Access control except for one opening to Hillside shall be labeled on the final plat. The applicant is hereby advised that if the existing curb cut at the north end of the property is not to be utilized as the one allowed opening, then curbing shall be constructed over that portion of the one opening adjacent to this property.
- F. The applicant shall guarantee the reconstruction of the sidewalk at the new property line.

Moehring and Associates

Page 2

June 13, 1980

- G. 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.
- H. Requirements for a final plat, (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Chas. and Susan F. Henning, 7401 Pagent, 67206
Dean Sellers, Acting City Engineer
Darrell Brewer, Superintendent of Sewer Maintenance

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-37 Name Orthopedic Specialities II
Date Application Rec'd. May 30, 1980 Preliminary Approval _____
Scheduled S/D Meeting June 12, 1980

DESCRIPTION

General Location East side of Hillside in an area between Chatfield and
3rd Streets

Owner Charles E and Susan F. Henning
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks. Phone 263-8291
67211

- 1. Gross Acreage of Plat 0.25 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other Office (1)
- 3. Minimum Lot Frontage 9,371 square ft.
- 4. Minimum Lot Area RB
- 5. Existing Zoning BB (Z-2242)
- 6. Proposed Zoning _____
- 7. Lineal Feet of New Streets:
 - a. 20' R/W 85 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 85 ft.
- 8. Sidewalk adjacent to all streets? X yes _____ no
- 9. Public Water Supply X (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers X (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) NA (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. Since the public sanitary sewer line is located approximately 24 feet east of the east property line, the applicant shall obtain a private easement from the adjacent property owner for the purpose of constructing and maintaining a private sewer line to this site.
- B. The Utility Advisory Committee shall be prepared to discuss the need for a 10-foot general utility easement on the east ten feet of this plat.
- C. A 20-foot building setback from the new property line shall be shown on the final plat. The applicant is hereby advised that no expansion of the existing structure within that setback will be permitted.
- D. Access control except for one opening to Hillside shall be labeled on the final plat. The applicant is hereby advised that if the existing curb cut at the north end of the property is not to be utilized as the one allowed opening, then curbing shall be constructed over that portion of the one opening adjacent to this property.
- E. The applicant shall guarantee the reconstruction of the sidewalk at the new property line.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-37 Name Orthopedic Specialties II
Date Application Rec'd. May 30, 1980 Preliminary Approval June 12, 1980
Scheduled S/D Meeting July 10, 1980

DESCRIPTION

General Location East side of Hillside in an area between Chatfield and 3rd Streets

Owner Charles E. and Susan F. Henning
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks. Phone 263-8291

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>0.25 acres</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>20'</u> R/W <u>85</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>Office (1)</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>85</u> ft. |
| 3. Minimum Lot Frontage <u>85</u> ft. | 8. Sidewalk adjacent to all streets <input checked="" type="checkbox"/> yes _____ no _____ |
| 4. Minimum Lot Area <u>9,371 sq. ft.</u> | |
| 5. Existing Zoning <u>RB</u> | |
| 6. Proposed Zoning <u>BB (Z-2242)</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>NA</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's final drainage plan.
- B. Since the public sanitary sewer line is located approximately 24 feet east of the east property line, the applicant shall first obtain approval for a private sewer line connection from Sewer Maintenance and then obtain a private easement from the adjacent property owner for the purpose of constructing and maintaining a private sewer line to this site. If the existing sewer line is to be utilized, the private easement must cover this existing line.
- C. The applicant shall guarantee the reconstruction of the sidewalk at the new property line.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.