

THE CITY OF WICHITA

OFFICE OF MAPD/DESIGN

DATE July 1, 1985

TO Forest Nagley, Senior Planner

FROM Mike Lindebak, City Engineer

SUBJECT Daniels Second Addition
Thunderbird Fourth Addition
Midtown 4th Addition
Midtown 3rd Addition
Bratcher Addition

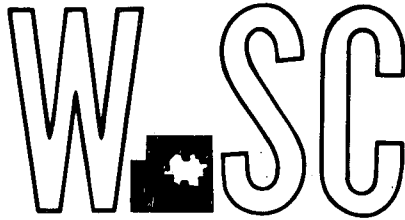
Please be advised that the necessary petitions for public improvements have been submitted for the above-referenced additions.



Mike Lindebak
City Engineer

ML:mgr

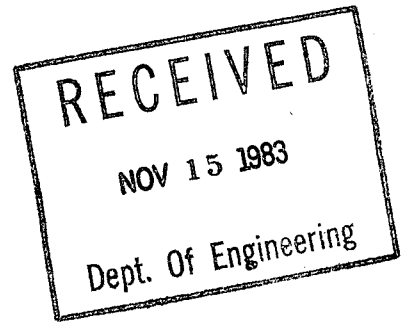
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

November 14, 1983



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

Re: S/D 83-93 - Final plat of Darling Addition

Gentlemen:

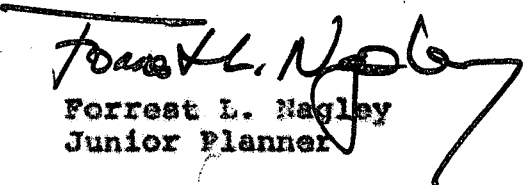
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 10, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall attempt to obtain a valid paving petition for paving the east-west alley south of Block B from Pennsylvania to Hydraulic.
- B. The final plat tracing shall indicate the dedication of the following alley rights-of-way and easements:
 1. An additional 2.6 feet for the alley adjacent to proposed Block A from the north end of the proposed building to the north line of Block A.
 2. The contingent dedication of 2.6 feet of additional alley right-of-way on Block A where the building and proposed expansion exist. The contingency shall be based on removal of the building and shall be so referenced in the plattor's text.
 3. Since the 16-foot alley east of Block B is an unopened, dead-end alley, it is recommended that a two-foot utility easement be granted on the east side of the block rather than an additional two feet of alley right-of-way.
- C. The final plat tracing shall indicate the contingent dedication of 10 feet of additional street right-of-way for Central adjacent to Block A. The contingency shall be based on removal of the building and shall be so referenced in the plattor's text.
- D. The final plat tracing shall indicate the following building setbacks:

1. Block A - 20-foot setback from Central and a 20-foot setback from Pennsylvania. The 20-foot setback from Pennsylvania may be jogged around the existing building and the proposed building addition.
 2. Block B - 20-foot setback from Pennsylvania.
- E. The final plat tracing shall indicate existing half-street and alley rights-of-way and the amount of rights-of-way being dedicated by this plat.
- F. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat tracing shall indicate "complete access control" to Central from Block A.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 17, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Junior Planner

FLN:bh

cc: Dick Darling, etux, 1624 E. Central, 67214
Chas. E. Sutherland, 433 S. Hydraulic, 67211
X Mike Lindebak, City Engineer

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-93 Name Darling Addition
Date Application Rec'd. 10-28-83 Preliminary Approval _____
Scheduled S/D Meeting 11-10-83

DESCRIPTION

General Location On Pennsylvania in an area north of Central

Owner Dick Darling, etux
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Kansas Zip Code 67211 Phone 263-8391

- 1. Gross Acreage of Plat 0.93
- 2. Number of Lots :
 - Residential _____
 - Commercial 2
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 2
- 3. Minimum Lot Frontage 117 ft.
- 4. Minimum Lot Area 14,976 sq. ft.
- 5. Existing Zoning B
- 6. Proposed Zoning C (Z-2540)
- 7. Lineal Feet of New Street
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL None ft.
- 8. Sidewalk adjacent to all streets x yes _____ no
- 9. Is public water available x Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available x Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita x 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2540) requesting "B" to "C" has been approved subject to replatting.

- A. The representative from the City Engineer's office should be prepared to comment on the applicant's lot grading plans for the two proposed lots. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. The applicant shall attempt to obtain a valid paving petition for paving the east-west alley south of Block B from Pennsylvania to Hydraulic.
- C. The final plat tracing shall indicate the dedication of the following alley rights-of-way and easements:
 - 1. An additional 2.6 feet for the alley adjacent to proposed Block A from the north end of the existing building to the north line of Block A.
 - 2. The contingent dedication of 2.6 feet of additional alley right-of-way on Block A where the building presently exists. The contingency shall be based on removal or ~~destruction~~ of the building and shall be so referenced in the plattor's text.
 - 3. Since the 16-foot alley east of Block B is an unopened, dead-end alley, it is recommended that a two-foot utility easement be granted on the east side of the block rather than an additional two feet of alley right-of-way.
- D. The final plat tracing shall indicate the contingent dedication of 10 feet of additional street right-of-way for Central adjacent to Block A. The contingency shall be based on removal or destruction of the building and shall be so referenced in the plattor's text.
- E. The final plat tracing shall indicate the following building setbacks:
 - 1. Block A - 35-foot setback from Central and a 20-foot setback from Pennsylvania.
 - 2. Block B - 20-foot setback from Pennsylvania.

(over)

- F. The final plat tracing shall indicate existing half-street and alley rights-of-way and the amount of rights-of-way being dedicated by this plat.
- G. If any improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat tracing shall indicate "complete access control" to Central from Block A.
- I. The utility companies shall be prepared to comment on the possible need for utility easements, especially along the south line of Block B where overhead electric and telephone lines are outside of alley right-of-way.
- J. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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