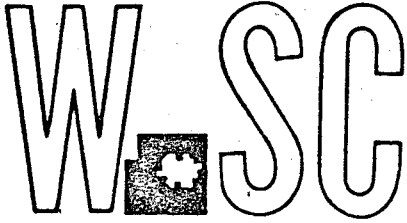


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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

August 19, 1983

Mr. Donn C. Armstrong  
945 N. Pinecrest  
Wichita, Ks. 67208

Re: S/D 83-70 - Final plat of Crow's Replat of Part  
of Lot 3, Moody Addition

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 18, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate "access control except for one opening" across the north line of the plat to 31st Street South. Appropriate reference shall be made in the plat's text.
- B. As can be noted on both the sketch and final plats, a 4-foot wide private easement exists on this property. The purpose of this private easement is to provide the property to the east access to the public sewer line along the west line of this replat. The standard for the width of a private easement established to cover a sewer service line is a minimum of 10 feet. With this standard in mind, the applicant shall regrant the easement making it 10 feet in width. A copy of the separate instrument shall be submitted to the Planning Department for review and approval. This instrument will then need to be recorded so its recording data may be indicated on the final plat tracing. A copy of the recorded instrument shall be submitted for Planning Department files.
- C. The 8-foot utility easement along the south line of the plat shall be increased to 10 feet and shall be labeled on the final plat.

RECEIVED

AUG 22 1983

Dept. Of Engineering

Mr. Donn C. Armstrong - Page 2  
August 19, 1983

- D. The plat name shall be revised to Jerry Crow's Addition.
- E. The final plat tracing should not show easements or lot numbers adjacent to the site as these may change. Only those easements on the site and streets adjacent to the site should be shown on the final plat.
- F. A reference to the quarter section in which this property is located shall be added to the engineer's certificate.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, August 25, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Jerry L. Crow Construction Co., R. R. 1, Box 82A, Rose Hill, Ks  
X Mike Lindebak, City Engineer

S/D No. 83-70 Name Crow's Replat of Part of Lot 3, Moody Addition  
Date Application Rec'd. 8-5-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-18-83

DESCRIPTION

General Location south side of 31st Street South in an area west  
of Waco

Owner Jerry L. Crow Construction Company  
Surveyor/Engineer Donn C. Armstrong  
Address 945 N. Pinecrest, Wichita, KS Zip Code 67208 Phone 263-0082

- |  |   |                                 |                           |
|--|---|---------------------------------|---------------------------|
| 1. Gross Acreage of Plat                                       | <u>0.25</u>   | 7. Lineal Feet of New Street    |                           |
| 2. Number of Lots :  |   | a. _____ R/W _____ ft.          |                           |
| Residential  | <u>1</u>  | b. _____ R/W _____ ft.          |                           |
| Commercial   | _____   | c. _____ R/W _____ ft.          |                           |
| Industrial   | _____   | d. _____ R/W <u>✓</u> _____ ft. |                           |
| Other  | _____   | e. _____ R/W _____ ft.          |                           |
| Total Number of Lots   | <u>1</u>  | TOTAL                           | _____ ft.                 |
| 3. Minimum Lot Frontage  | <u>65 ft.</u>   | 8. Sidewalk adjacent to all     |                           |
| 4. Minimum Lot Area  | <u>0.25 acres</u>                                       | streets                         | <u>yes</u> _____ no _____ |
| 5. Existing Zoning   | <u>"AA"</u>   |                                 |                           |
| 6. Proposed Zoning   | <u>"RB" (Z-2527)</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>City of Wichita</u>      |                                 |                           |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No                                      |                                 |                           |
| 12. City of Wichita  | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ |                                 |                           |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2527) requesting "AA" to "RB" will be considered by the City Commission on August 23, 1983, with a Planning Commission recommendation of approval subject to replatting.

- A. The final plat tracing shall indicate "access control except for one opening" across the north line of the plat to 31st Street South. Appropriate reference shall be made in the plat's text.
- B. As can be noted on both the sketch and final plats, a 4-foot wide private easement exists on this property. The purpose of this private easement is to provide the property to the east access to the public sewer line along the west line of this replat. The standard for the width of a private easement established to cover a sewer service line is a minimum of 10 feet. With this standard in mind, the applicant shall regrant the easement making it 10 feet in width. A copy of the separate instrument shall be submitted to the Planning Department for review and approval. This instrument will then need to be recorded so its recording data may be indicated on the final plat tracing. A copy of the recorded instrument shall be submitted for Planning Department files.
- C. The City Engineer's representative and representatives of the various utility companies shall be prepared to comment on the need to increase the utility easement on the south line of the plat from 8 feet to 10 feet. There is no public sewer line in this easement at the present time.
- D. The plat name shall be revised to delete reference to a replat. It may be named Crow's Addition or Jerry Crow's Addition, etc. The applicant or his agent shall be prepared to tell the Committee what the plat name will be.

- E. The south 65 feet of Lot 3, Moody Addition is currently under the same ownership as the property to the west (Lot 3, Block 3, Louis 6th Addition). Planning staff does not feel that Crow's Addition should have to provide access to this 65' x 65' landlocked site even though both were originally part of the same lot. The site is too small to be developed as a separate building site and should continue under the same ownership as the property to the west or to the east.
- F. The final plat tracing should not show easements or lot numbers adjacent to the site as these may change. Only those easements on the site and streets adjacent to the site should be shown on the final plat.
- G. A reference to the quarter section in which this property is located shall be added to the engineer's certificate.
- 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.

Note: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.