

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-40

Name: Stafford Addition

Preliminary Approved:  
Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: Between Stafford and Blake in an area west of I-135.

Owner: Karl Solomon

Surveyor/Engineer: Bill G. Yung Design

1. Gross Acreage of Plat: 4.6±
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 4.6 acres
  4. Existing Zoning: AA
  5. Proposed Zoning: R-5 (Z-2598)
- 

STAFF COMMENTS:

NOTE: A request for R-5 zoning has been filed for this property and will be reviewed by the Metropolitan Area Planning Commission on May 3, 1984.

- A. It appears that sewer service to this lot is provided by an 8-inch line coming in from the north. The City Engineer's representative shall be prepared to comment on the adequacy of this service and the need for an easement. *Need easement to cover existing M.H.*
- B. The width of the easement containing the water line varies from the north to the south line of the plat. Adequate dimensions shall be shown on the final plat. *Sewer Maintenance has advice to extend SS from 60" line in Blake*
- C. The northeast and southeast property corners are within a few feet of the street curbs. The City Engineer's representative shall be prepared to state what additional right-of-way is needed at these corners.
- D. The City Engineer's representative shall be prepared to comment on the lot grading plan for this property and state if any drainage improvements need to be guaranteed.
- E. The sidewalk ordinance requires that, at the time of platting, a sidewalk guarantee be required on all lots zoned or used for multi-family. A sidewalk exists on Stafford but not on Blake or the west side of Swan. The applicant shall submit a sidewalk certificate acknowledging the fact that sidewalks will be required on the north side of Blake and the west side of Swan at the time of site redevelopment.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the 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

S/D No.: 84-40

Name: Stafford Addition

Preliminary Approved: 4-12-84  
Scheduled S/D Meeting: 5-24-84

DESCRIPTION

General Location: Between Stafford and Blake in an area west of I-135.

Owner: Karl Solomon

Surveyor/Engineer: Lowell D. High

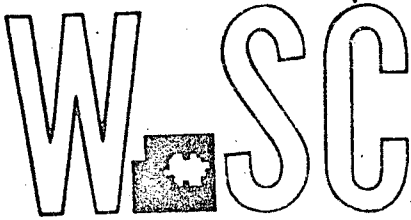
1. Gross Acreage of Plat: 4.6±
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 4.6 acres
  4. Existing Zoning: AA
  5. Proposed Zoning: R-5 (Z-2598)
- 
- 

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2598) requesting "AA" to "R-5" has been recommended for approval by the Planning Commission subject to platting.

- A. Sanitary sewer service for this site is to be by way of an existing 60-inch main in Blake Street. The applicant shall guarantee the construction of a lateral from this main into this property.
- B. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- C. Since this property is to be developed for multi-family use, the applicant shall submit a sidewalk certificate acknowledging the fact that sidewalks will be required on the north side of Blake and the west side of Swan at the time of site redevelopment.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the amount of right-of-way for Swan Street adjacent to this property as well as the legal description's point of beginning. Recording data for all existing street rights-of-way shall also be shown.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



April 16, 1984

Mr. Bill G. Yung  
8225 E. 35th St. North  
Wichita, Ks. 67226

Re: S/D 84-40 - Preliminary plat of Stafford Addition

Dear Mr. Yung:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorized preparation of the final plat subject to the following:

- A. Sanitary sewer service for this site is to be by way of an existing 60-inch main in Blake Street. The applicant shall guarantee the construction of a lateral from this main into this property.
- B. The width of the easement containing the water line varies from the north to the south line of the plat. Adequate dimensions shall be shown on the final plat. Prior to filing a final plat, the applicant shall meet with the Water Department to determine if this easement needs to be enlarged.
- C. The final plat shall indicate 15-foot by 15-foot triangular street dedications from the northeast and southeast property corners.
- D. Prior to or at the time of submitting a final plat, the applicant shall submit a drainage plan to the City Engineer's office for review and approval.
- E. The sidewalk ordinance requires that, at the time of platting, a sidewalk guarantee be required on all lots zoned or used for multi-family. A sidewalk exists on Stafford, but not on Blake or the west side of Swan. The applicant shall submit a sidewalk certificate acknowledging the fact that sidewalks will be required on the north side of Blake and the west side of Swan at the time of site redevelopment.
- F. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.

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

The enclosed "marked" copy of the plat is for your information and files.

If you should have any questions, please call.

Sincerely,

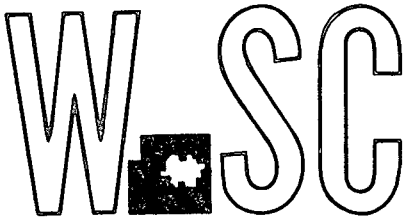
  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Karl Solomon, 5900 E. Central, 67208  
Mike Lindebak, City Engineer

Lowell D. High, 1542 S. St. Francis, 67211

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



May 25, 1984

Mr. Lowell D. High  
1542 S. St. Francis  
Wichita, Kansas 67211

Re: S/D 84-40 - Final plat of Stafford Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 24, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Sanitary sewer service for this site is to be by way of an existing 60-inch main in Blake Street. The applicant shall guarantee the construction of a lateral from this main into this property. The appropriate easement shall be indicated on the final plat.
- X B. The applicant shall guarantee the abandonment of the existing sanitary sewer line adjacent to the north line of this lot, or the final plat shall indicate a utility easement to cover the line.
- C. Since this property is to be developed for multi-family use, the applicant shall submit a sidewalk certificate acknowledging the fact that sidewalks will be required on the north side of Blake and the west side of Swan at the time of site redevelopment.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant is advised that the required extension of a private storm sewer system will be required at the time of site development.
- F. The final plat tracing shall indicate the amount of right-of-way for Swan Street adjacent to this property as well as the legal description's point of beginning. Recording data for all existing street rights-of-way shall also be shown.
- G. Closure computations shall be submitted with the final plat tracing.

Mr. Lowell D. High  
May 25, 1984  
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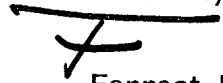
H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. 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, May 31, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Karl Solomon, 5900 E. Central, 67208  
X Mike Lindebak, City Engineer