

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-98 Name Stenger 2nd Addition
Date Application Rec'd. 12-1-80 Preliminary Approval _____
Scheduled S/D Meeting 12-11-80

DESCRIPTION

General Location Southeast corner of 11th and Smith

Owner Will L. Stenger

Surveyor/Engineer Baughman Company

Address 330 Laura, Wichita, Ks. Phone 262-7271

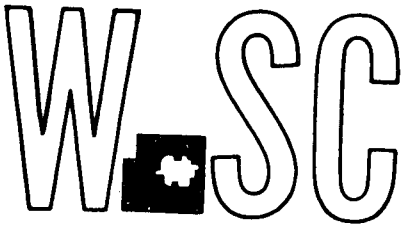
- 1. Gross Acreage of Plat 0.7 acres
- 2. Number of Lots:
 - Residential 3
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 3
- 3. Minimum Lot Frontage 70 ft.
- 4. Minimum Lot Area 9450 square feet
- 5. Existing Zoning "AA"
- 6. Proposed Zoning "AA"
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X: Three-Mile Area _____

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall be advised that no additional building permits for main structures can be obtained for proposed Lots 1 and 2 as long as the existing structure remains.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. Recording of the plat within 30 days after release of the final plat tracing for recording.

Note: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

December 12, 1980 (36980)4561

Baughman Company
330 Laura
Wichita, Ks. 67211

Re: S/D 80-98 - Final plat of Stenger 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 11, 1980, 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 extension of City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall be advised that no additional building permits for main structures can be obtained for proposed Lots 1 and 2 as long as the existing structure remains.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- E. 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, December 18, 1980, at 1:30 p.m. If you should have any

Baughman Company
12-12-80
Page 2

questions concerning this matter, please call.

Sincerely,

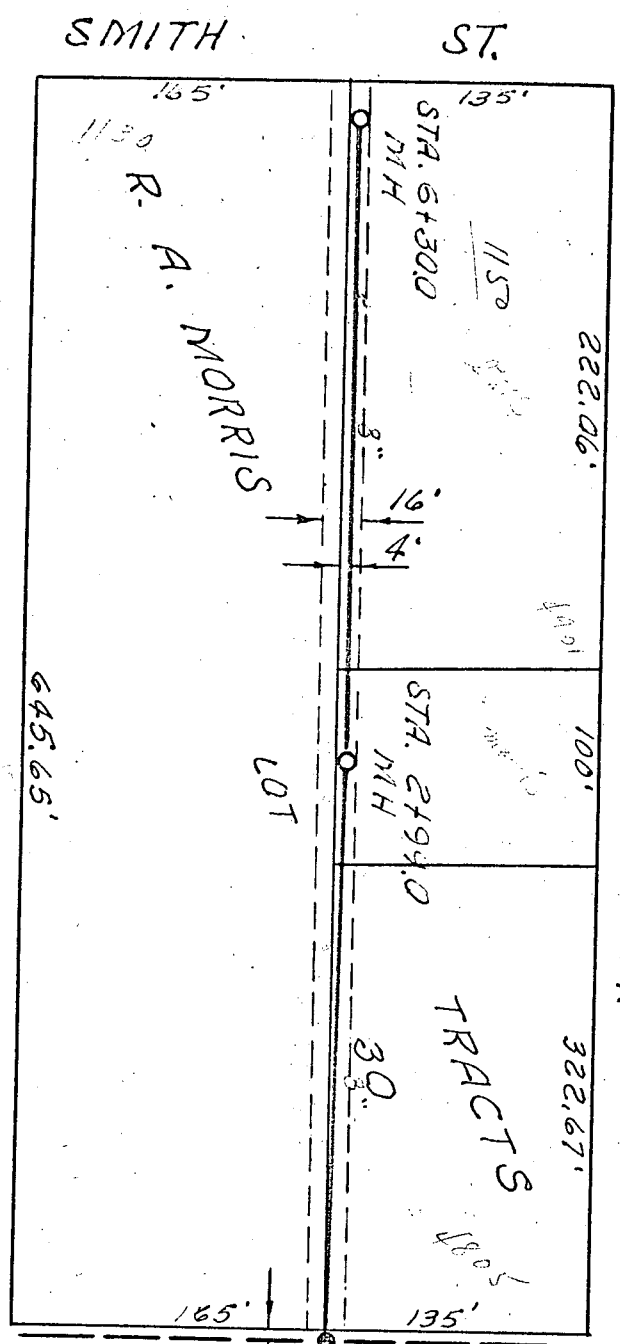


Louise Olivarez
Senior Planner

LO:bh

cc: Will L. Stenger, 3946 N. Clarence, 67204
Mike Lindebak, City Engineering

RECEIVED
DEC 15 1980
Dept. Of Engineering



ELEVENTH

ST.

SMITH ST.

WEST

MASSEY - FERGUSON &
 UTILITY CONTR. INC.,
 PRIVATE CONTRACT,

PLAT. 104, SUB. 5
 UTILITY CONTR. IN

PROJ. NO. C 29-11,

9 22