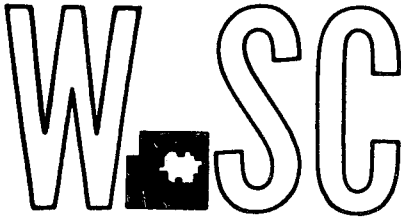


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

May 21, 1976

Baughman Company
330 Laura
Wichita, Kansas 67211

Re: S/D 76-41 - Final plat of
OTTAWAY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, May 20, 1976, 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 construction of a sidewalk on the east side of West Street.
- B. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- C. A 10-foot utility easement shall be indicated adjacent to the north and east lines of the plat.
- D. The applicant's engineer shall submit a lot grading plan to M. S. Mitchell of the Maintenance-Flood Control Office. A letter obtained from Mr. Mitchell approving said plan shall be submitted to the Planning Department.
- E. The applicant's engineer shall contact the Planning Department regarding several corrections to be made in the written texts on the face of the plat.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D 76-41
May 21, 1976
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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.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 27, 1976, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

Curtis L. Newby
Junior Planner

CLN:rme
Encl.

cc: Frank R. Solomon, Sr., 17 Douglas, 67202
Jim Carrico, 3330 W. Douglas, 67203
/Dean Sellers, Assistant City Engineer

FINAL PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 76-41 Name OTTAWAY ADDITION
Date Application Rec'd. 5-10-76 Preliminary Approval N/A
Scheduled S/D Meeting 5-20-76

DESCRIPTION

General Location East side of West Street, in an area north of
2nd Street.

Owner Frank R. Solomon, Sr.

Surveyor/Engineer Baughman Company

Address 330 Laura Phone 262-7271

- | | |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>2.8</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>20</u> R/W <u>265.24</u> ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>265.24</u> ft. |
| 3. Minimum Lot Frontage <u>265.24</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>114,970</u> sq. ft. | streets? <u>X</u> yes _____ no |
| 5. Existing Zoning <u>B</u> | |
| 6. Proposed Zoning <u>LC</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) _____ (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. The associated zone case Z-1756 "B" to "LC" involving the east 154 feet of subject property has been approved by the Board of City Commissioners subject to replatting.
- B. The applicant shall guarantee the construction of a sidewalk on the east side of West Street.
- C. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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.