

S/D NO. 72-52 Name GOLD'S ADDITION
Date Application Rec'd. 5-22-72 Preliminary Approval N/A
Scheduled S/D Meeting 6-1-72

DESCRIPTION

General Location At the northeast corner of Seneca and Barbara

Owner Emmett H. Gold
Surveyor/Engineer Reiss & Goodness Engineers
Address 2160 East Douglas Avenue Phone 264-1391

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| 1. Gross Acreage of Plat <u>0.62</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>10</u> R/W <u>90</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>90</u> ft. |
| 3. Minimum Lot Frontage <u>90</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>26,100</u> sq. ft. | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>LC</u> | |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>Wichita Water Department</u> | |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) <u>Yes</u> (Yes-No) | |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____ | |

STAFF COMMENTS:

- A. Approval of the plat is subject to the approval of the associated zone case Z-1377, "AA" to "LC" which is to be heard by the Board of City Commissioners on May 30, 1972.
- B. The reference to being a replat indicated beneath the Title may be deleted, or if it is to remain it shall be corrected to read: "A replat of Lot 1, Block A, F. A. Browns Addition".
- C. The plattors text shall be amended as follows: "All abutters rights of access to or from Seneca over and across the west line of Lot 1 are hereby granted to the City of Wichita, Kansas, except for 1 location to be determined by the City Engineer:.
- D. The additional 10 feet of street right-of-way for the east half of Seneca Street being dedicated by this plat, shall be delineated on the plat differently than the already existing street right-of-way.
- E. Amending the legal tie to refer to a section or half section corner, or an established platted lot or block corner.
- F. Angles shall be indicated at all corners of the plat.
- G. The applicant shall install or guarantee the construction of sidewalks adjacent to the east side of Seneca Street and the north side of Barbara Avenue; the total estimated construction cost to be in the amount of \$1,140.
- H. The applicant shall be advised that sidewalk construction will be required prior to final building inspection for lots where the sidewalk has been previously required as a condition of platting.
- 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
(over)

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.