

S/D No. 83-73 Name Cornerstone Addition
Date Application Rec'd. 8-19-83 Preliminary Approval _____
Scheduled S/D Meeting 9-1-83

DESCRIPTION

General Location Southeast corner of Seneca and Haskell

Owner Westside Church of the Nazarene
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

1. Gross Acreage of Plat <u>1.86</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>50</u> R/W <u>89</u> ft.
Residential _____	b. _____ R/W _____ ft.
Commercial _____	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>1</u>	TOTAL <u>89</u> ft.
3. Minimum Lot Frontage <u>274.82 ft.</u>	8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> <u>no</u>
4. Minimum Lot Area <u>76,628 sq. ft.</u>	
5. Existing Zoning <u>AA</u>	
6. Proposed Zoning <u>AA</u>	

9. Is public water available X Yes _____ No, Name City of Wichita
10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- A. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's lot grading plan for this property.
- B. The final plat tracing shall indicate the following building setbacks:
 - 1. 25-foot setback from Seneca;
 - 2. 15-foot setback from Haskell;
 - 3. 25-foot setback from Walnut.
- C. The final plat tracing shall indicate the existing half-street rights-of-way for the three adjacent streets.
- D. A reference tie to a section corner or platted lot corner shall be added to the face of the plat.
- E. The utility easements platted as part of Midland Villa Addition are being vacated by this plat. The utility companies and City Engineering should be prepared to comment on this. The surveyor's text shall be amended to reference that these easements are being vacated by virtue of K.S.A. 12-512(b).
- 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.

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