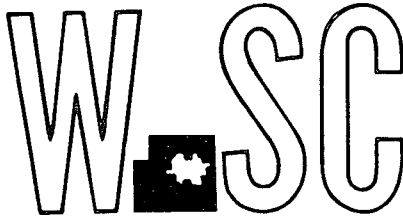
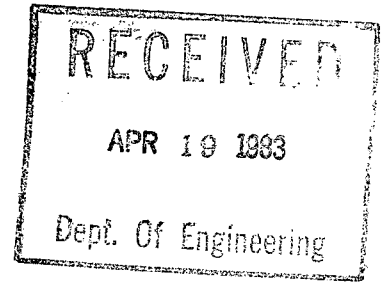


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



April 18, 1983

Moehring and Associates
433 S. Hydraulic
Wichita, Kansas 67211

Re: S/D 83-28 Final plat of Frazey Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 14, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate a 20-foot front yard building setback from Topeka and a 10-foot side yard setback from 10th Street on Lot 2.
- B. A 12-foot utility easement shall be granted along the west line of this property to cover existing utilities.
- C. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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

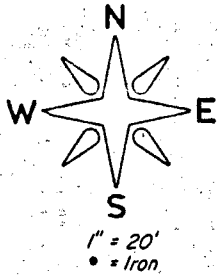
This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 21, 1983. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

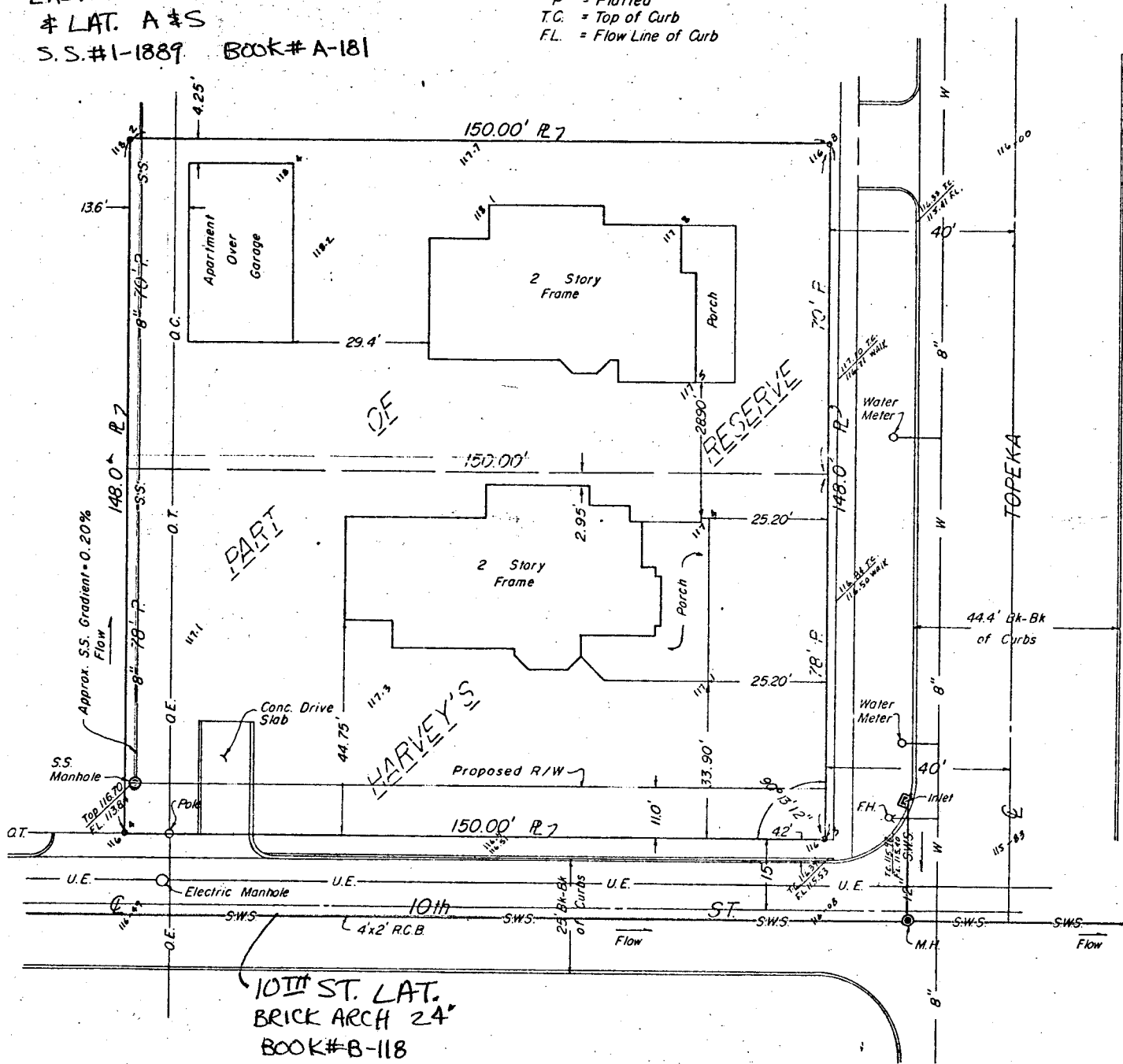
cc: Bruce Frazey, Suite 135, 100 S. Main, 67202
x Mike Lindebak, City Engineering



LEDGEND:

- W = Water Main
- U.E. = Underground Electric
- O.E. = Overhead Electric
- O.T. = Overhead Telephone
- O.C. = Overhead Cable T.V.
- F.H. = Fire Hydrant
- S.S. = Sanitary Sewer
- S.W.S. = Storm Water Sewer
- R = Property Line
- P = Platted
- T.C. = Top of Curb
- FL. = Flow Line of Curb

EAST SUB-MANO "B" ON 11TH ST.
 # LAT. A # S
 S.S.#1-1889 BOOK# A-181



10TH ST. LAT.
 BRICK ARCH 24"
 BOOK# B-118

SITE BENCH MARK:

"T" in Troy on top of Fire Hydrant
 at S.E. Prop. Cor. Elev. 118.17, City
 Datum.

11

4-14-83

S/D No. 83-28 Name Frazey Addition
Date Application Rec'd. 4-4-83 Preliminary Approval _____
Scheduled S/D Meeting 4-14-83

DESCRIPTION

General Location NW corner 10th and Topeka

Owner Bruce Frazey
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks Zip Code 67211 Phone 263-8291

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>0.51</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>15'</u> R/W <u>150</u> ft. |
| Residential <u>1 (multi-family)</u> | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other <u>1 - (Office)</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>150</u> ft. |
| 3. Minimum Lot Frontage <u>67</u> ft | 8. Sidewalk adjacent to all streets <u>X</u> yes _____ no _____ |
| 4. Minimum Lot Area <u>10,050</u> sq. ft. | |
| 5. Existing Zoning <u>B</u> | |
| 6. Proposed Zoning <u>B and BB (Z-2487)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> No _____ | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2487) requesting "B" to "BB" for the south 78 feet of this property has been approved subject to replatting this property as well as the applicant's property to the north.

- A. In order to provide the required 5-foot side yard in "BB" zoning, the north line of proposed Lot 2 is three feet north of the north line of approved "BB" zoning. This should present no problems as buildings cannot be constructed within required side yards.
- B. The final plat tracing shall indicate a 20-foot front yard building setback from Topeka and a 10-foot side yard setback from 10th Street on Lot 2.
- C. A 12-foot utility easement shall be granted along the west line of this property to cover existing utilities.
- D. 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.
- E. Enough additional street right-of-way for 10th Street is being dedicated in order to provide for 15 feet from back of curb to the new property line.
- F. 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.