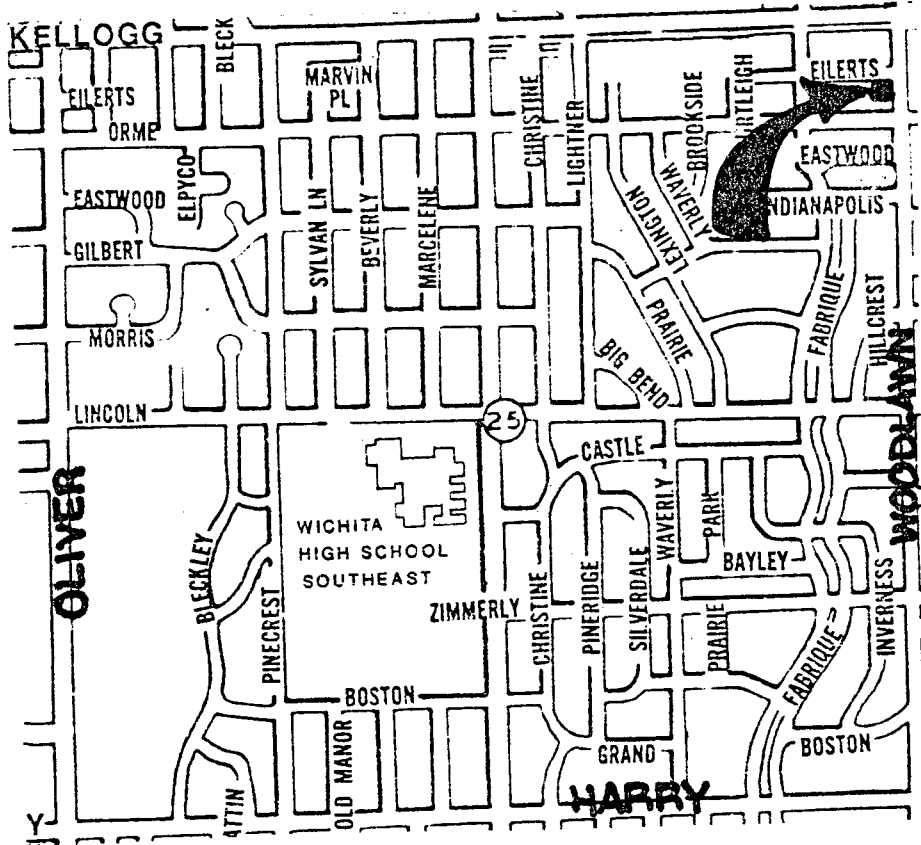


SEPTEMBER 10, 1987

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 87-84 - THURLOW ADDITION  
OWNER/APPLICANT: John Frederick Thurlow  
SURVEYOR/ENGINEER: Baughman Company, P.A.  
LOCATION: Southwest corner of Woodlawn and Eilerts.  
SITE SIZE: 0.13 Acre  
NUMBER OF LOTS:  
Residential: 1  
Office: 1  
Commercial:  
Industrial:  
Total: 1  
MINIMUM LOT AREA: 5,879.93 Sq. Ft.  
CURRENT ZONING: "A"  
PROPOSED ZONING: "BB" (Z-2844)

VICINITY MAP:



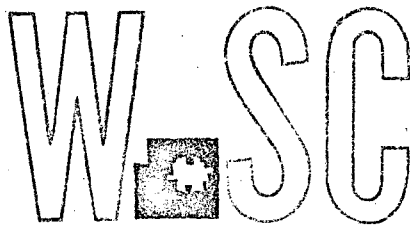
STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2844) requesting a change from "A" (duplex) to "BB" (office) has been approved subject to replatting and recording of the plat by 7/21/88.

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 submit a sidewalk certificate stating that a sidewalk will be constructed on Eilerts Street at the time of site development. (Office Zoning)
- D. As required by approval of the zoning case (Z-2844), a 20-foot building setback, not a 6-foot setback, shall be indicated from Woodlawn. The 20-foot setback requirement was specifically stipulated by both the Planning Commission and the City Council. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

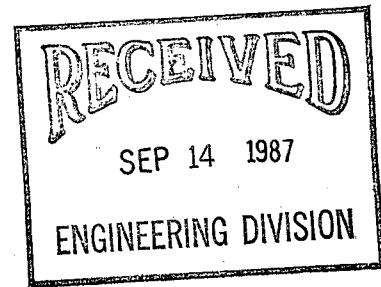
NOTE: This plat has been submitted in final form only.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561



September 11, 1987

Baughman Company, P.A.  
315 Ellis  
Wichita, KS 67211

Re: Final Plat S/D 87-84 - THURLOW ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 10, 1987, 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 submit a sidewalk certificate stating that a sidewalk will be constructed on Eilerts Street at the time of site development. (Office Zoning)
- B. As required by approval of the zoning case (Z-2844), a 20-foot building setback, not a 6-foot setback, shall be indicated from Woodlawn. The 20-foot setback requirement was specifically stipulated by both the Planning Commission and the City Council. Central Inspection has advised that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- D. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.

WICHITA - SEDGWICK COUNTY

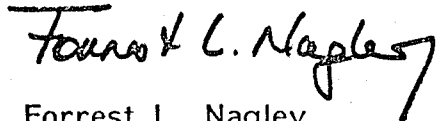
Final Plat S/D 87-84 - THURLOW ADDITION  
Page 2

- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- G. Recording of the plat within 30 days after approval by the City Council.

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, September 17, 1987. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: John Thurlow, 6410 E. 12th Street, Wichita, KS 67206  
Mike Lindebak, City Engineer