

Final

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-24 Name G.P.-S. Second Addition
Date Application Rec'd. 3-6-81 Preliminary Approval _____
Scheduled S/D Meeting 3-19-81

DESCRIPTION

General Location Southeast corner 21st St. North and Beaumont Street

Owner Slawson Investments, Inc., Atten: Larry C. Chambers
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- 1. Gross Acreage of Plat 1.384 acres
- 2. Number of Lots:
 - Residential _____
 - Commercial 2
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 133 ft.
- 4. Minimum Lot Area 29,260,000 sq. ft.
- 5. Existing Zoning LC (DP-35)
- 6. Proposed Zoning LC (DP-35)
- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL None ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply Yes (Yes-No), Name City of Wichita
- 10. Public Sanitary Sewer Yes (Yes-No), Name City of Wichita
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita X : Three-Mile Area _____

STAFF COMMENTS:

Note: This plat is a replat of Lots 1 and 2, of the recently platted G.P.-S. First Addition (recorded 2-5-80).

- A. The representative from the Department of Engineering should be prepared to comment on the status of the applicant's drainage plan and state whether or not any drainage improvements are necessary.
- B. At the time G.P.-S. 1st Addition was platted, a 30 foot ingress/egress easement was recorded in order to assure that Lots 1 and 2 had access to 21st Street at the one permitted joint location. Since the joint access to this street is being moved 23 feet to the east, a new joint ingress/egress easement shall be drafted and submitted for Planning Department review and approval. The separate instrument shall reference that it replaces the earlier document and, after Planning Department approval, it shall be recorded so the easement may be shown on the face of the plat along with the recording data.
- C. A requirement of the platting of G.P.-S. 1st Addition was the labeling of a 10-foot private drainage easement adjacent to the 10-foot utility easement along the east line of Lot 2. Not only should this private easement be shown on the final plat tracing, but it should also be established by separate instrument in order to clearly state who the easement benefits and that it shall not be obstructed. The document shall be drafted and submitted to the Planning Department for review and approval. It will then be returned to the applicant for recording so the recording data may be indicated on the final plat tracing.
- 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 or installing same.