

S/D NO. 78-2 Name Westerlund's First Addition
Date Application Rec'd. 1-6-78 Preliminary Approval 4-20-78
Final approval 9-7-78
Scheduled S/D Meeting 5-15-80

DESCRIPTION

General Location East side of 119th St. West, in an area approximately 1/2 mile north of MacArthur Road.

Owner C.D. Westerlund
Surveyor/Engineer T. L. DANIEL
Address 1921 E. Central - 67214 Phone 267-2348

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| 1. Gross Acreage of Plat <u>13</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>1</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>291.88</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u>X</u> no |
| 4. Minimum Lot Area <u>13</u> acres | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u> </u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

NOTE: This property was last approved for a two-lot plat by the Subdivision Committee on September 7, 1978.

- A. The document recorded on Film 270 at Page 1351 refers to a dedication of right-of-way for road and utility purposes, but states that if it is not accepted by the public, then it shall be for private road and utility purposes. The right-of-way has NOT been accepted by the County because it has not been improved to suburban standards. Also, the legal description of this document is in error in that it references the dedication as running from the west line of the section west (rather than east) 840 feet. Therefore, it is recommended that a corrected document be filed and that the plat show a private road and utility easement on this south 35 feet.
- B. The lot and block number (Lot 1, Block A) referenced in the plat's text shall be added to the face of the plat.
- C. The iron which designates the southwest corner of the lot shall be re-located south 35 feet to correctly reference this southwest corner.
- D. The final plat tracing shall show the Cities Service Oil Company easement which is located on the east 50 feet of the west 70 feet of this property. The applicant shall obtain approval from said Oil Company for the dedication of street right-of-way over a portion of this easement and for a future private drive over their easement. The applicant shall also obtain from Cities Service approval of a building setback from their easement. Usually a 50-foot setback is required. This would mean a 70-foot setback from the property line.
- E. The applicant shall guarantee any drainage improvements necessitated by the platting of this property. The County Engineer's representative shall be prepared to state what improvements, if any, need to be guaranteed.

(Over)

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- F. The applicant shall obtain Health Department approval for the use of on-site sewerage facilities (a sewerage lagoon will be required).
 - G. "Access control except for one opening" to 119th Street shall be labeled on the plat and the appropriate correction made in the plat's text.
 - H. Recording of the plat within 30 days after approval by the Board of City Commissioners.