

S/D No. 79-42 Name GARRISON-EUWER ADDITION  
Date Application Rec'd. 3-26-79 Preliminary Approval N.A.  
Scheduled S/D Meeting 1-6-83

DESCRIPTION

General Location North of Harry on the east side of Anna.

Owner Dewey D. Garrison  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

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|--|---|
| 1. Gross Acreage of Plat <u>2.00</u>   | 7. Lineal Feet of New Street                                      |
| 2. Number of Lots :  | a. <u>30</u> R/W <u>478.25</u> ft.                                |
| Residential <u>1</u>   | b. <u>50</u> R/W <u>165</u> ft.                                   |
| Commercial _____   | c. _____ R/W _____ ft.  |
| Industrial <u>1</u>  | d. _____ R/W _____ ft.  |
| Other _____  | e. _____ R/W _____ ft.  |
| Total Number of Lots <u>2</u>  | TOTAL _____ ft.   |
| 3. Minimum Lot Frontage <u>135 ft.</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>32,163.75 Sq.Ft.</u>  |   |
| 5. Existing Zoning <u>"AA"</u>   |   |
| 6. Proposed Zoning <u>"AA" &amp; "E" (Z-2130)</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) _____ Yes _____ No  |   |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |   |

STAFF COMMENTS:

NOTE: Associated zone case Z-2130 ("AA" to "E" for proposed Lot 2) has been approved subject to platting. Proposed Lot 1 is zoned "AA".

- A. The applicant shall attempt to obtain from adjacent property owners the right-of-way for the west half of Anna Street from Harry to the south line of Lonie Acres 2nd Addition.
- B. The City Engineer's representative shall be prepared to comment on the proposed drainage plan for these two lots, especially with regard to the need for paving Anna in order for Lot 1 to drain.
- C. The applicant shall guarantee extension of sanitary sewer to serve both lots. The necessary easements shall be shown on the final plat tracing.
- D. It is noted that the 10-foot easement along the east line of the plat is currently a K.G. & E. easement. The utility representatives shall be prepared to comment on the need for easements on this plat.
- E. The final plat tracing shall show a 35-foot building setback from Harry and a 20-foot building setback from Anna on Lot 2. A 25-foot setback from Anna on Lot 1 shall be shown.
- F. The contingent street dedication shall be referenced in the plat's text and the contingency shall be the removal or destruction of that portion of the building which encroaches into the street.
- G. If improvements are guaranteed by petition, a certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. 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. 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.