

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-91 Name Guy's Addition  
Date Application Rec'd. 10-22-80 Preliminary Approval 2-19-81  
Scheduled S/D Meeting 3-5-81

DESCRIPTION

General Location East of Rosalie in an area north of Harry

Owner Casado Inc. Realtors  
Surveyor/Engineer Baughman Company,  
Address 330 Laura, 67211 Phone 262-7271

- 1. Gross Acreage of Plat 8.5
- 2. Number of Lots:
  - Residential 18
  - Commercial \_\_\_\_\_
  - Industrial \_\_\_\_\_
  - Other 1 Business
- 3. Minimum Lot Frontage 70 ft.
- 4. Minimum Lot Area 8400 sq. ft.
- 5. Existing Zoning AA
- 6. Proposed Zoning AA, A, BB
- 7. Lineal Feet of New Streets:
  - a. 60' R/W 840 ft.
  - b. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - c. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.
  - TOTAL 840 ft.
- 8. Sidewalk adjacent to all streets? yes  no
- 9. Public Water Supply Yes (Yes-No), Name Wichita
- 10. Public Sanitary Sewers Yes (Yes-No), Name Wichita
- 11. Health Department Approval (where applicable) Yes (Yes-No)
- 12. City of Wichita X: Three-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- A. The representative from the Department of Engineering should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of City water and sanitary sewer to serve all the lots being platted. An analysis of sewage flows for the area indicates that the existing sanitary sewer system will accommodate this proposed development.
- D. The applicant shall guarantee the paving of the loop street, Rosalie from the south line of Zimmerly to the north line of Grail, and Zimmerly adjacent to this plat.
- E. Since Zimmerly Street is a collector street, the applicant shall guarantee the installation of a sidewalk on this street adjacent to this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The applicant shall make arrangements for the removal of the existing structure on proposed Lot 12 from the proposed utility easement (i.e., shifting of the easement to the south or guaranteeing removal by letter of credit).
- H. Approval of this final plat with a large Lot 15 as shown shall be subject to approval of the associated zone case.
- I. Since the plat is not dedicating the east half of Rosalie south of Grail, final plat approval shall be subject to satisfactory completion of V-1057.
- J. At the time of preliminary plat approval, a 10-foot utility easement was requested between Lots 6 and 7, 9 and 10 and, 11 and 12, all in Block 2. These utility easements shall be indicated on the final plat.

(Over)

- K. The existing structure on the rear of Lots 6 and 7, Block 2 which is located across a requested 10-foot utility easement shall be removed from the utility easement prior to release of the plat for recording. A letter stating that the encroachment has been removed shall be submitted to the Planning Department.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.