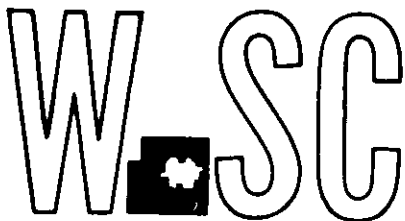


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 23, 1986

Baughman Company, P.A.
330 Laura
Wichita, KS 67211

Re: S/D 86-47 - Preliminary Plat of Wolke Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 23, 1986, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- D. Section 7-201 (H) of the Subdivision Regulations provides for the dedication of 75 feet of half-street right-of-way at the intersection of arterial streets. The final plat shall indicate the dedication of such half-street rights-of-way adjacent to the southeast corner of this plat. A contingent dedication shall be indicated where the right-of-way encroaches into the existing lagoon. The contingency shall be based on the need for the right-of-way for any street related purpose or on removal of the lagoon.
- E. The final plat shall indicate the following access controls:

C
O
P
Y

Baughman Company, P.A.

Re: S/D 86-47 - Preliminary Plat of Wolke Addition

May 23, 1986

Page 2

1. "Complete access control" to Woodlawn, from the south 40 feet of Lot 1.
 2. "Complete access control" to 55th Street South, from the east 40 feet of Lot 1.
 3. "Access control except for two (2) openings to Woodlawn Boulevard, from Lot 1's remaining frontage to Woodlawn Boulevard.
 4. "Access control except for two (2) openings to 55th Street South, from Lot 1's remaining frontage to 55th Street South.
 5. "Access control except for two (2) openings to 55th Street South, across the south line of Lot 2.
- F. Since Lot 1 is zoned "LC" Light Commercial, the final plat shall indicate the platting of 35-foot building setbacks from each of the major streets (55th Street South and Woodlawn). Lot 2 is zoned "R-1" Suburban Residential and the final plat shall indicate a 25-foot front yard building setback from 55th Street South.
- G. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- H. Prior to scheduling this case before the Board of City Commissioners, the trailer which encroaches into the right-of-way for 55th Street South must be removed. Once the trailer has been removed, a letter so stating shall be submitted from the platting engineer.
- I. The final plat shall indicate angles or bearings for the perimeter of this plat.
- J. The final plat shall indicate the floodway required by the drainage plan for this property.
- K. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- L. Since this plat proposes to vacate existing utility easements, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- M. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- N. 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.
-
-

Baughman Company, P.A.

Re: S/D 86-47 - Preliminary Plat of Wolke Addition

May 23, 1986

Page 3

- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Stephen G. Wolke, R.R. #2, Derby, Kansas 67037
Jack Brown, Health Department
Jim Weber, County Engineering
✓ Mike Lindebak, City Engineer