

S/D No. 82-5 Name Young Addition  
Date Application Rec'd. 1-15-82 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-4-82

DESCRIPTION

General Location South side of Central in an area east of Young Street

Owner Kenneth R. and Ethel J. Young  
Surveyor/Engineer Jack V. Gibbs  
Address 856 Redbarn, Wichita, Ks. Zip Code 67212 Phone 722-8383

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>0.4 Acres</u>   | 7. Lineal Feet of New Street                             |
| 2. Number of Lots :   | a. _____ R/W _____ ft.                                   |
| Residential _____   | b. _____ R/W _____ ft.                                   |
| Commercial <u>1</u>   | c. _____ R/W _____ ft.                                   |
| Industrial _____  | d. _____ R/W _____ ft.                                   |
| Other _____   | e. _____ R/W _____ ft.                                   |
| Total Number of Lots <u>1</u>   | TOTAL _____ ft.  |
| 3. Minimum Lot Frontage <u>75 ft.</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>0.4 acres</u>  |  |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>C-(Z-2370)</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) <u>Yes</u> <u>No</u> |  |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____         |  |

STAFF COMMENTS:

Note: The applicant's associated zone case (Z-2370) requesting "AA" and "LC" has been approved subject to replatting.

- A. The representative from the City Engineer's Office should be prepared to comment on the applicant's lot grading plan and state if any drainage improvements need to be guaranteed with this plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. As indicated on the sketch plat, the applicant is proposing to vacate an existing 16-foot utility easement by this replat. An 8-inch sanitary sewer line exists in this easement. With these factors in mind, the applicant shall guarantee the abandonment of the existing line and the construction of a new manhole.
- D. The applicant shall guarantee the closure of one of the two existing driveway approaches to Central Avenue.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. 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.