

S/D No. 82-37 Name Ruth 2nd Addition
Date Application Rec'd. 6-25-82 Preliminary Approval _____
Scheduled S/D Meeting 7-8-82

DESCRIPTION

General Location N. E. Corner of Bonnie Brae and Kellogg Drive

Owner Texaco, Inc., Atten: Jack Monahan
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>0.49</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>10</u> R/W <u>150</u> 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 <u>150</u> ft. | |
| 3. Minimum Lot Frontage | <u>141.55</u> ft. | 8. Sidewalk adjacent to all streets | <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area | <u>20,031.1</u> sq. ft. | | |
| 5. Existing Zoning | <u>LC</u> | | |
| 6. Proposed Zoning | <u>LC</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:

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan.
- B. The final plat tracing shall indicate the existing half-street right-of-way for Bonnie Brae.
- C. The applicant shall submit a notarized sidewalk certificate for recording with this plat which states that a sidewalk will be constructed on Kellogg Drive at the time of site development (commercial zoning). It is recommended that the Planning Commission waive the requirement for a sidewalk on Bonnie Brae as it would be a stub extension into a residential area without existing sidewalks.
- D. Closure computations shall be submitted with the final plat tracing.
- E. 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.