

## SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 82-14 Name Tweco Products, Inc., 1st Addition  
 Date Application Rec'd. 2-5-82 Preliminary Approval 2-18-82  
 Scheduled S/D Meeting 4-1-82

DESCRIPTION

General Location southwest corner of Florence and Walker

Owner Tweco Products, Inc. Attention: Dean Young  
 Surveyor/Engineer Van Doren-Hazard-Stallings  
 Address #250, 260 N. Rock Rd., Wichita Zip Code 67206 Phone 686-7303

- |  |                               |
|--|-------------------------------|
| 1. Gross Acreage of Plat <u>13.3</u>   | 7. Lineal Feet of New Street  |
| 2. Number of Lots :  | a. _____ R/W _____ ft.        |
| Residential _____  | b. _____ R/W _____ ft.        |
| Commercial _____   | c. _____ R/W _____ ft.        |
| Industrial <u>1</u>  | d. _____ R/W _____ ft.        |
| Other _____  | e. _____ R/W _____ ft.        |
| Total Number of Lots <u>1</u>  | TOTAL _____ ft.               |
| 3. Minimum Lot Frontage <u>70 feet</u>   | 8. Sidewalk adjacent to all   |
| 4. Minimum Lot Area <u>13.3 acres</u>  | streets _____ yes <u>X</u> no |
| 5. Existing Zoning <u>AA and E</u>   |                               |
| 6. Proposed Zoning <u>E (Z-2423)</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> _____ No |                               |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____        |                               |

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of "E" zoning for the west portion of this lot(Z-2423).
- B. The applicant shall guarantee the paving of Florence from Monroe to Walker.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The 18-foot easement near the west side of the plat shall be increased to twenty feet.
- E. Since Monroe Street is not being extended from the west nor is it being vacated, a turnaround should be provided. The Engineering Department representative shall be prepared to state whether any additional right-of-way is required and whether any paving guarantee is required.
- F. Sabin Street and the amount of existing right-of-way for the east half of Sabin shall be indicated on the final plat tracing.
- G. The setback from Sabin shall be increased to 35 feet.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 82-14 Name Tweco Products, Inc., 1st Addition  
Date Application Rec'd. 2-5-82 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 2-18-82

DESCRIPTION

General Location southwest corner of Florence and Walker

Owner Tweco Products, Inc. Atten: Dean Young  
Surveyor/Engineer Van Doren Hazard-Stallings  
Address 260 N. Rock Rd. #250, Wichita Zip Code 67206 Phone 686-7303

- |   |   |
|---|---|
| 1. Gross Acreage of Plat _____ <u>13.3</u>  | 7. Lineal Feet of New Street  |
| 2. Number of Lots :<br>Residential _____<br>Commercial _____<br>Industrial _____ <u>1</u><br>Other _____<br>Total Number of Lots _____ <u>1</u> | a. _____ R/W _____ ft.<br>b. _____ R/W _____ ft.<br>c. _____ R/W _____ ft.<br>d. _____ R/W _____ ft.<br>e. _____ R/W _____ ft.<br>TOTAL _____ ft. |
| 3. Minimum Lot Frontage _____ <u>75 feet</u>  | 8. Sidewalk adjacent to all streets _____ yes <u>X</u> no   |
| 4. Minimum Lot Area _____ <u>13.3 acres</u>   |   |
| 5. Existing Zoning _____ <u>AA and E</u>  |   |
| 6. Proposed Zoning _____ <u>E</u>   |   |
| 9. Is public water available <u>X</u> Yes _____ No, Name _____  |   |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name _____   |   |
| 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:

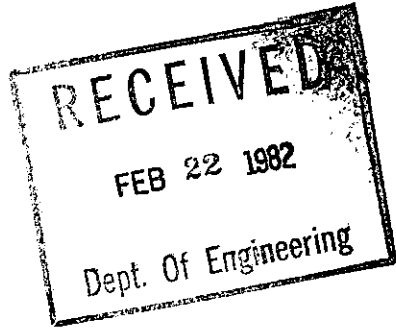
- A. The City Engineer's representative shall be prepared to comment on the applicant's lot grading plan and state whether any drainage improvements need to be guaranteed with this plat.
- B. The applicant shall guarantee the paving of Florence from Monroe to Walker and shall attempt to obtain a valid petition for paving Walker from Florence to Sabin.
- C. It is recommended that the applicant contact the owner of Lot 7, Windover Addition, which is on the north side of Monroe Street to see if it is possible to vacate Monroe at this time. If Monroe is not vacated with this plat, the additional 5 feet of right-of-way which was dedicated from Lot 6 a few years ago shall be shown on the final plat. The additional 5 feet which has been dedicated for Sabin shall also be shown.
- D. Approval of a final plat shall be subject to approval of a zone change from AA to E for the west 165 of the lot (excluding the former Lot 6, Windover Addition).
- E. The 8-foot utility easement along the west line of the lot shall be increased to 10 feet.
- F. A 35-foot building setback from Walker and a 20-foot setback from Florence shall be shown on the final plat.
- G. Prior to preparation of the final plat, the applicant's agent should determine the existing right-of-way for Florence adjacent to the lot. Planning Department records indicate that only 50 feet exists and that ten feet needs to be dedicated from this property.
- H. 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



February 18, 1982

Van Doren-Hazard-Stallings  
260 N. Rock Rd., #250  
Wichita, Ks. 67206

Re: S/D 82-14 - Preliminary plat of Tweco Products, Inc., 1st  
Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, February 18, 1982, 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 the paving of Florence from Monroe to Walker.
- B. It is recommended that the applicant contact the owner of Lot 7, Windover Addition, which is on the north side of Monroe Street to see if it is possible to vacate Monroe at this time. If Monroe is not vacated with this plat, the additional 5 feet of right-of-way which was dedicated from Lot 6 a few years ago shall be shown on the final plat. The additional 5 feet which has been dedicated for Sabin shall also be shown.
- C. Approval of a final plat shall be subject to approval of a zone change from AA to E for the west 165 feet of the lot (excluding the former Lot 6, Windover Addition).
- D. The 8-foot utility easement along the west line of the lot shall be increased to 10 feet.
- E. A 35-foot building setback from Walker and a 20-foot setback from Florence shall be shown on the final plat.
- F. Prior to preparation of the final plat, the applicant's agent should determine the existing right-of-way for Florence adjacent to the lot. Planning Department records indicate that only 60 feet exists and that ten feet needs to be dedicated from this property.
- G. 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.

Van Doren-Hazard-Stallings  
2-18-82  
Page 2

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

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Tweco Products, Inc., 4200 W. Harry, 67277  
X Mike Lindebak, City Engineering

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

April 2, 1982

Van Doren-Hazard-Stallings  
260 N. Rock Rd., #250  
Wichita, Ks. 67206

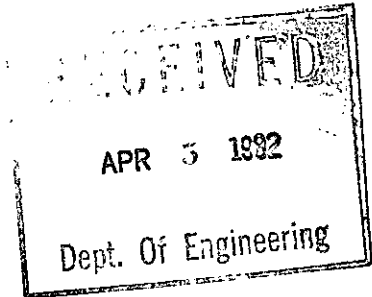
Re: S/D 82-14 - Tweco Products, Inc. 1st Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 1, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Approval of this plat shall be subject to approval of "E" zoning for the west portion of this lot(Z-2423).
- B. The applicant shall guarantee the paving of Florence from Monroe to Walker.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The 18-foot easement near the west side of the plat shall be increased to twenty feet.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Sabin Street and the amount of existing right-of-way for the east half of Sabin shall be indicated on the final plat tracing.
- G. The setback from Sabin shall be increased to 35 feet.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.



Van Doren-Hazard-Stallings

4-2-82

Page 2

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on April 8, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Tweco Prod. Inc., 4200 W. Harry, 67277  
Mike Lindebak, City Engineering