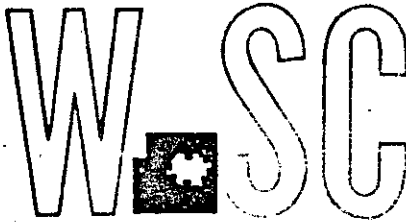


WICHITA - SEDGWICK COUNTY

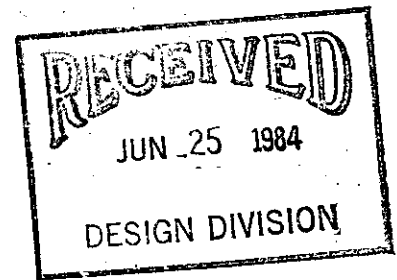


METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 22, 1984

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



Re: S/D 84-63 - Final Plat of SUTHERLAND SIXTH ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 21, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat shall indicate a 10-foot private easement to cover the existing private service line crossing part of this property. This easement will need to be drafted by separate instrument, submitted for Planning Department review and then recorded with the Register of Deeds. The recording information shall be indicated on the final plat tracing. In addition, the final plat tracing shall indicate a 20-foot utility easement adjacent to the south line of this lot from the existing north/south easement to the west line of the lot. If building plans for this property prevent the granting of the private easement to cover the private service line, then the applicant shall guarantee the extension of public sewer to the west line of the lot.
- B. The final plat tracing shall indicate a 20-foot utility easement to cover the sanitary sewer lateral which crosses this property.
- C. Approval of this plat shall be subject to approval of the applicant's associated zone case (Z-2616).
- D. The final plat tracing shall indicate a 10-foot sanitary sewer easement adjacent to the north line of the lot from the lot's west line back east to the utility easement which cuts through this site.
- E. The Subdivision Committee recommends that the requirement for a sidewalk on Handley be waived as its construction would result in a "stub extension" into a residential area which has no sidewalk system.

TRM

WICHITA - SEDGWICK COUNTY

- F. Closure computations shall be submitted with the final plat tracing.
- G. 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.

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 Thursday, June 28, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:blw

cc: Mike Lindebak, City Engineer
H. Stan Chilton c/o Charles E. Sutherland, Jr., 433 S. Hydraulic, 67211

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 3, 1984

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

Re: S/D 84-63 - Final plat of Sutherland Sixth Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 2, 1984, review was made of the Committee's previous requirement regarding sanitary sewer service. This requirement, as originally made, was item A of our letter dated June 22, 1984. The Committee acted to change the requirement as follows:

- A. The applicant shall grant by separate instrument a 10-foot private sewer line easement to benefit the property to the west. This instrument will need to be drafted, submitted to Planning for review and then recorded with the Register of Deeds. The easement and its recording information should be indicated on the final plat tracing. In addition, the final plat tracing shall indicate a 20-foot utility easement adjacent to the south line of this lot from the existing north/south easement to the west line of the lot.

Should you have any questions, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Don Arnold, Jr., John Arnold and Associates, Sutton Place Building,
67202
H. Stan Chilton, c/o Charles E. Sutherland, Jr., 433-South Hydraulic
67211
* Mike Lindebak, City Engineer



Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No.: 84-63

Name: Sutherland Sixth Addition

Preliminary Approved:

Scheduled S/D Meeting: 6-21-84

DESCRIPTION

General Location: At the southwest corner of 31st St. South and Handley.

Owner: H. Stan Chilton, c/o Charles E. Sutherland, Jr.

Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.2 acres
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 1
 3. Minimum Lot Area: 50,612 sq. ft
 4. Existing Zoning: LC and B
 5. Proposed Zoning: LC; OC; B
-
-

STAFF COMMENTS:

Note: The applicant has filed an associated zone case (Z-2616) requesting "B" to "OC" on the west 60 feet of the east 120 feet of this proposed lot. The east 60 feet of the property is proposed to remain "B". The west 184 feet of the lot is zoned "LC" light commercial. The Planning Commission will review this change request on June 28, 1984.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan. Specifically, do any drainage improvements need to be guaranteed as a condition of this replat.
- B. The final plat tracing shall indicate a 20-foot utility easement to cover the sanitary sewer lateral which crosses this property.
- C. Approval of this plat shall be subject to approval of the applicant's associated zone case (Z-2616).
- D. It is recommended that the Subdivision Committee recommend that the sidewalk on Handley be waived as its construction would produce a "stub extension" into a residential neighborhood without a sidewalk system.
- E. Closure computations shall be submitted with the final plat tracing.
- 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.