

S/D No. 84-69 Name SECURITY STORAGE PROPERTIES 2ND ADDITION
Date Application Rec'd. 6-22-84 Preliminary Approval _____
Scheduled S/D Meeting 7-5-84

DESCRIPTION

General Location On the east side of Seneca in an area just north of Jewell Street.

Owner Security Storage Properties, c/o Stephen Clark
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, KS. Zip Code 67211 Phone 262-7271

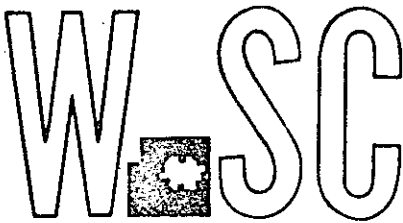
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|---|--|
| 1. Gross Acreage of Plat <u>3.64</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>268.77 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>158,433 Sq. ft.</u> | |
| 5. Existing Zoning <u>"LC" & "AA"</u> | |
| 6. Proposed Zoning <u>"LC" & "BB" (Z-2604)</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 _____ | |
| 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-2604) requesting "AA" to "BB" has been approved for the eastern portion of this property subject to platting. The western portion of this lot is presently zoned "LC", and is intended to remain so.

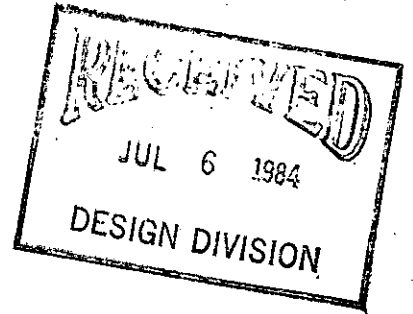
- A. On the final plat tracings, adequate bearings shall be indicated for the two 20-foot utility easements which cross this property.
- B. For these easements on this property which were granted by separate instrument, the final plat tracing shall indicate appropriate recording information.
- C. The applicant shall guarantee the closure of one of the existing driveway approaches to Seneca Street.
- D. The representative from the City Engineer's Office should be prepared to comment on the status of the applicant's lot grading plan. Specifically, are any drainage improvements required to be guaranteed with the platting of this property?
- 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.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 6, 1984

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

Re: S/D 84-69 - Final plat of Security Storage Properties 2nd Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 5, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. On the final plat tracing, adequate bearings shall be indicated for the two 20-foot utility easements which cross this property.
- B. For these easements on this property which were granted by separate instrument, the final plat tracing shall indicate appropriate recording information.
- C. The applicant shall guarantee the closure of one of the existing driveway approaches to Seneca Street.
- D. The final plat tracing shall indicate a 30-foot utility easement to cover the sanitary sewer main which crosses this property.
- E. The final plat tracing shall indicate a 20-foot utility easement centered on the sanitary sewer lateral which crosses this property. If this involves the vacation of some existing utility easements, proper reference shall be made to K.S.A. 12-512 (b).
- F. The final plat tracing shall indicate a 20-foot storm sewer easement along the south line of the lot rather than a 12-foot easement.
- G. Prior to this case being submitted for City Commission approval, the applicant shall submit a revised drainage plan to City Engineering for review and approval.
- H. Closure computations shall be submitted with the final plat tracing.

Baughman Company, P.A.
July 6, 1984
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- I. 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, July 12, 1984, at 1:30 p.m. If you have any questions concerning this matter, please call.

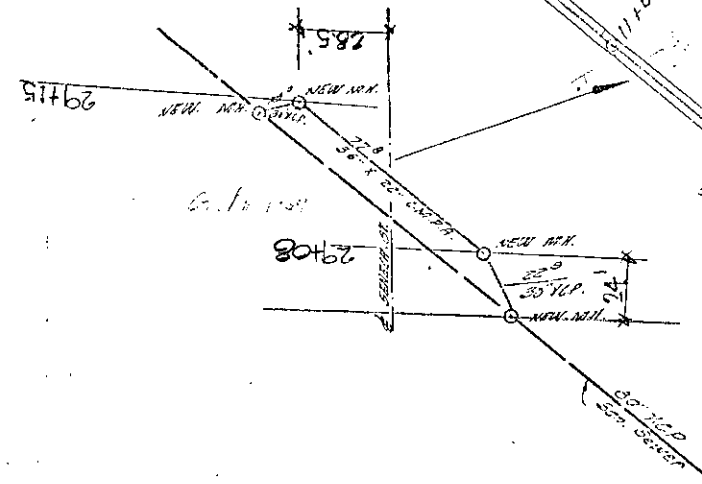
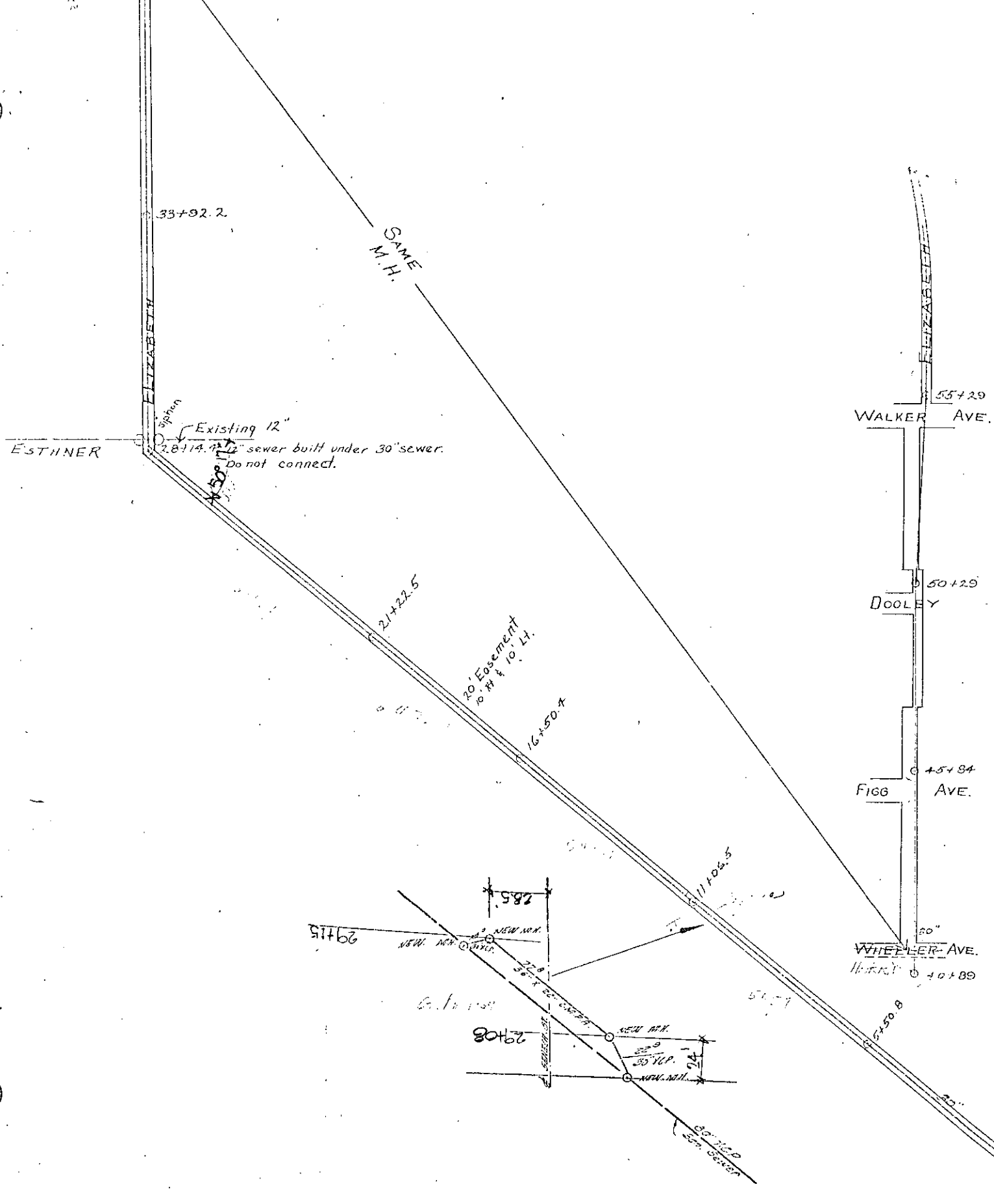
Sincerely,

FLN

Forrest L. Nagley
Senior Planner

FLN:bh

cc: Security Storage Properties, c/o Stephen Clark, 401 S. Oliver,
67218
+ Mike Lindebak, City Engineer



MAY AVE.
 DEER
 HENNER.
 MERON.
 SENECA AVE.

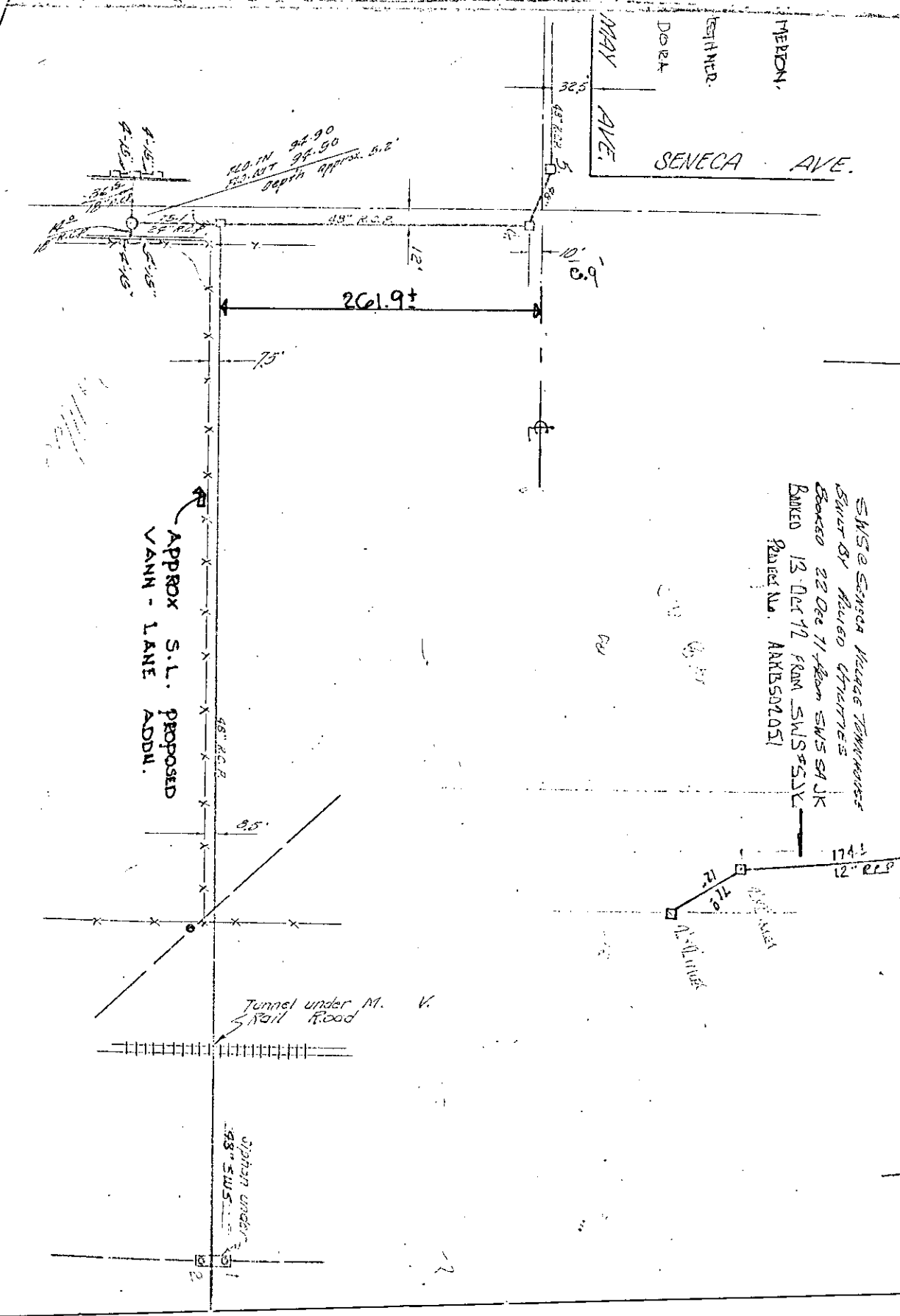
120.14 92.90
 123.147 98.50
 Depth Approx. 5.2'

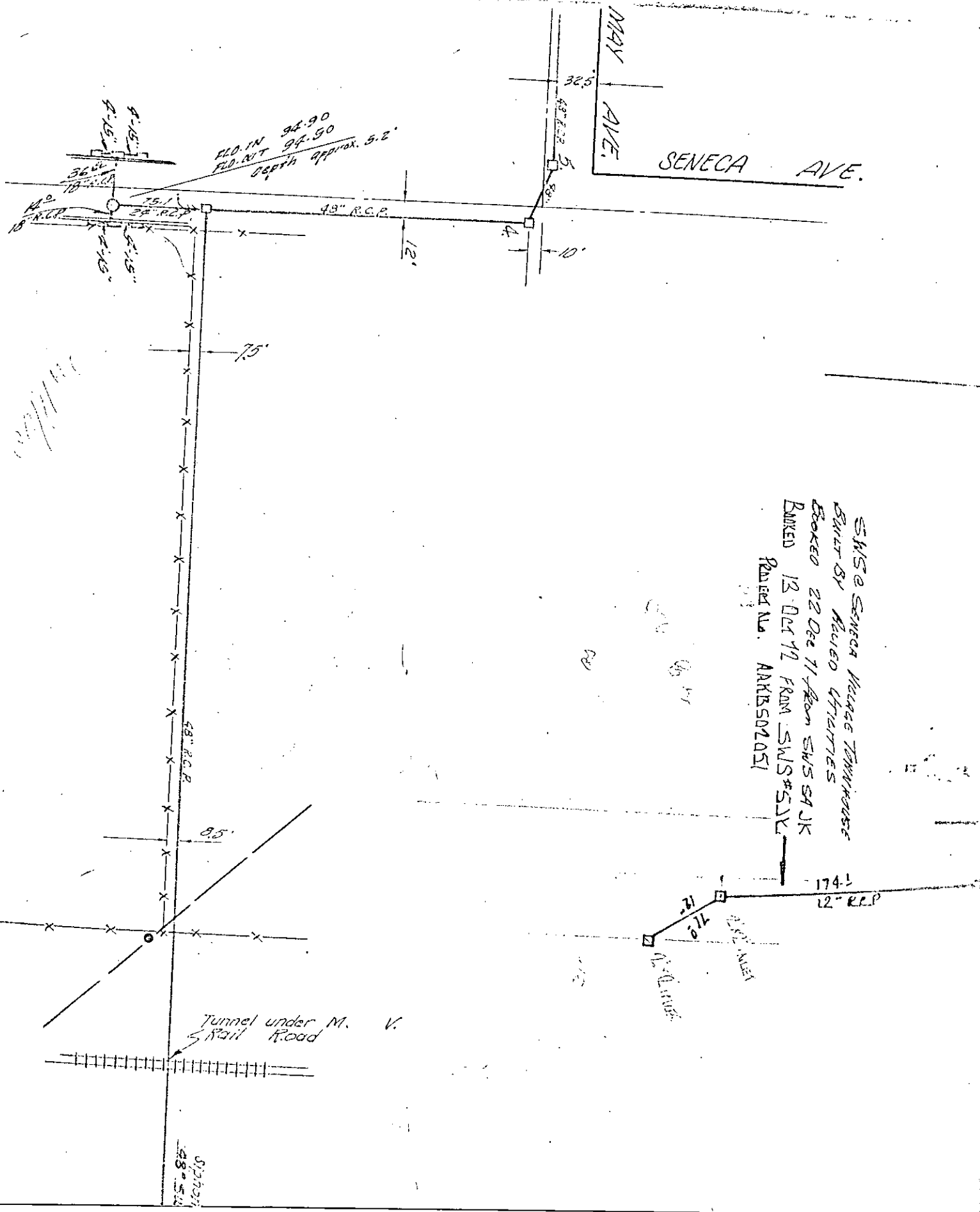
APPROX S.L. PROPOSED
 VANN - LANE ADDN.

SWS & SENECA VILLAGE TOWNSHIPS
 SWIT BY ALIENO UTILITIES
 BOOKED 22 Dec 71 FROM SWS SA JK
 ROLLED 13 Dec 72 FROM SWS #5 JK
 ROLLED No. AAKBS01051

Tunnel under M. V.
 Rail Road

Depth under
 48" SWS





F.L.O. IN 94.90
 F.L.O. OUT 94.50
 DEPTH approx. 5.2'

MAY AVE.
 SENECA AVE.

SWS @ SENECA WILAGE TOWNHOUSE
 BUILT BY HUBBARD CONTRACTORS
 BROOKED 22 Dec 71 FROM SWS SA JK
 BUNKED 13 Dec 72 FROM SWS #5 JK
 RAISED ALA. AAKBS02051

Tunnel under M. V. S Rail Road

Span 48'-5"

174.1
 12" R.C.P.
 71.0
 12"

