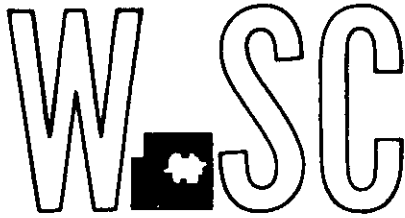


**WICHITA—SEDGWICK COUNTY**



**METROPOLITAN AREA PLANNING  
DEPARTMENT**

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202

**December 12, 1980**

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

**Re: S/D 80-97 - Final plat of Kohlhorst Addition**

**Gentlemen:**

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 11, 1980, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. The applicant shall guarantee the extension of City water to serve the lot being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- D. The applicant shall make satisfactory arrangements for the relocation of the existing private sewer service line which serves the house to the west or shall guarantee extension of the public sewer to that house. If the private line is relocated, an appropriate private sewer easement shall be granted to cover the relocated line.
- E. The applicant shall make satisfactory arrangements with K.G. & E. and Southwestern Bell for relocation of services lines which now cross this property.
- F. It should be noted that there will be only 30 feet of buildable area between the required 25-foot front yard and the 20-foot rear yard.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Baughman Co., P.A.  
12-12-80  
Page 2

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.

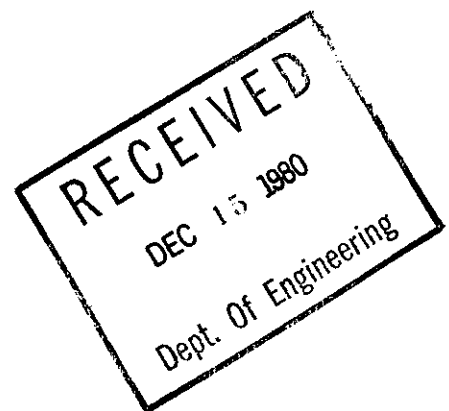
This matter will be forwarded to the Planning Commission for its consideration on Thursday, December 18, 1980, at 1:30 p.m. If you should have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Kenneth P. Kohlhorst, 23709 W. MacArthur, Goddard, Ks. 67052  
Mike Lindebak, City Engineering





SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 80-97 Name Kohlhorst Addition  
Date Application Rec'd. 12-1-80 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 12-11-80

DESCRIPTION

General Location South side of First between Doris and Clara

Owner Kenneth P. Kohlhorst  
Surveyor/Engineer Baughman Company  
Address 330 Laura, Wichita, Ks. 67211 Phone 262-7271

- |   |   |
|---|---|
| 1. Gross Acreage of Plat <u>0.15 acres</u>                                  | 7. Lineal Feet of New Streets:                  |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.      |
| Residential <u>        1        </u>  | b. <u>        </u> R/W <u>        </u> ft.      |
| Commercial <u>        </u>  | c. <u>        </u> R/W <u>        </u> ft.      |
| Industrial <u>        </u>  | d. <u>        </u> R/W <u>        </u> ft.      |
| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.      |
| Total Number of Lots <u>        1        </u>                               | TOTAL <u>        </u> ft.                       |
| 3. Minimum Lot Frontage <u>        90        </u> ft.                       | 8. Sidewalk adjacent to all                     |
| 4. Minimum Lot Area <u>        6750        </u>                             | streets? <u>        </u> yes <u>        </u> no |
| 5. Existing Zoning <u>        AA        </u>                                |   |
| 6. Proposed Zoning <u>        AA        </u>                                |   |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |   |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |   |
| 11. Health Department Approval (where applicable) <u>        </u> (Yes-No)  |   |
| 12. City of Wichita <u>  X  </u> : Three-Mile Area <u>        </u>          |   |

STAFF COMMENTS:

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- C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable buildings built on subject property.
- D. The applicant shall grant a private sewer easement across the southern portion of the proposed lot in order to cover the existing sewer service line from the dwelling unit to the west of this plat.
- E. It should be noted that there will be only 30 feet of buildable area between the required 25-foot front yard and the 20-foot rear yard.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Note: This plat is 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.

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| Other <u>        </u>   | e. <u>        </u> R/W <u>        </u> ft.                                  |
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