

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-94 Name West Forest Third Addition  
Date Application Rec'd 10-28-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 11-10-83

DESCRIPTION

General Location North of 9th Street in an area east of Hoover

Owner Richard P. Thompson  
Surveyor/Engineer Moehring and Associates  
Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 263-8291

- |                          |                     |                                     |   |
|--------------------------|---------------------|-------------------------------------|---|
| 1. Gross Acreage of Plat | <u>1.86 acres</u>   | 7. Lineal Feet of New Street        |   |
| 2. Number of Lots :      |                     | a. <u>498</u> R/W <u>33</u> ft.     |   |
| Residential              | <u>8</u>            | b. <u>26.5</u> R/W <u>3</u> ft.     |   |
| Commercial               | _____               | c. _____ R/W _____ ft.              |   |
| Industrial               | _____               | d. _____ R/W _____ ft.              |   |
| Other                    | _____               | e. _____ R/W _____ ft.              |   |
| Total Number of Lots     | <u>8</u>            | TOTAL <u>624.5</u> ft.              |   |
| 3. Minimum Lot Frontage  | <u>55 ft</u>        | 8. Sidewalk adjacent to all streets | <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> <input type="checkbox"/> |
| 4. Minimum Lot Area      | <u>6,979 sq ft.</u> |                                     |   |
| 5. Existing Zoning       | <u>AA</u>           |                                     |   |
| 6. Proposed Zoning       | <u>AA</u>           |                                     |   |
9. Is public water available  Yes \_\_\_\_\_ No, Name City of Wichita  
10. Is sanitary sewer available  Yes \_\_\_\_\_ No, Name City of Wichita  
11. Has Health Dept. approval been obtained (where applicable)  Yes  No  
12. City of Wichita  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 drainage concept for this property.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of municipal water to serve each lot.
- E. The applicant shall attempt to obtain valid paving petitions for the paving of Hoover and 9th adjacent to this plat. Since both streets are "collectors" the petition shall provide for sidewalks on both sides of both streets.
- F. For improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate a 15-foot building setback from Hoover on proposed Lot 1.
- H. The Utility Advisory Committee members should be prepared to comment on the need to obtain any side-lot line utility easements with the platting of this property.
- I. Approval of this plat will require a waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations. Lots 1 and 2 are proposed to have 55 feet of frontage to 9th Street.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Preliminary plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

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Scheduled S/D Meeting 11-10-83

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General Location North of 9th Street in an area east of Hoover

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Surveyor/Engineer Moehring and Associates  
Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 263-8291

- |  |  |
|--|--|
| 1. Gross Acreage of Plat <u>1.86 acres</u>   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :  | a. <u>498</u> R/W <u>33</u> ft.                            |
| Residential <u>8</u>   | b. <u>26.5</u> R/W <u>3</u> ft.                            |
| Commercial _____   | c. _____ R/W _____ ft.                                     |
| Industrial _____   | d. _____ R/W _____ ft.                                     |
| Other _____  | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>8</u>  | TOTAL <u>624.5</u> ft.                                     |
| 3. Minimum Lot Frontage <u>55 ft</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>6,979 sq ft.</u>  |  |
| 5. Existing Zoning <u>AA</u>   |  |
| 6. Proposed Zoning <u>AA</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:

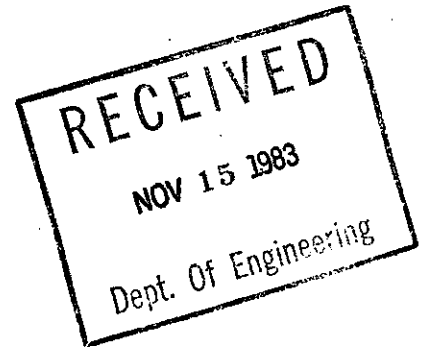
- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall guarantee all drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- D. The applicant shall guarantee the extension of municipal water to serve each lot.
- E. The applicant shall attempt to obtain valid paving petitions for the paving of Hoover and 9th adjacent to this plat. Since both streets are "collectors" the petition shall provide for sidewalks on both sides of both streets.
- F. For improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate a 15-foot building setback from Hoover on proposed Lot 1.
- H. The Utility Advisory Committee members should be prepared to comment on the need to obtain any side-lot line utility easements with the platting of this property.
- I. Approval of this plat will require a waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations. Lots 1 and 2 are proposed to have 55 feet of frontage to 9th Street.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



November 14, 1983

Moehring and Associates  
433 S. Hydraulic  
Wichita, Ks. 67211

Re: S/D 83-94 - Preliminary plat of West Forest Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, November 10, 1983, 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 all drainage improvements required by the platting of this property.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant shall attempt to obtain a valid paving petition for Hoover adjacent to this plat and a valid petition for paving 9th Street from Hoover to the point where existing pavement stops to the east.
- D. The applicant shall attempt to obtain the dedication of the missing portion of street right-of-way for 9th Street to the east of this plat.
- E. The paving petitions for Hoover and 9th shall provide for sidewalks on each side of these collector streets.
- F. For improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. The final plat shall indicate a 15-foot building setback from Hoover on proposed Lot 1.
- H. The Subdivision Committee recommends a waiver of the 60-foot minimum lot frontage requirement of the Sub-division Regulations.


Moehring and Associates  
Page 2  
November 14, 1983

- I. The final plat shall indicate a 5-foot utility easement adjacent to the east line of Lot 8.
- J. The applicant shall make satisfactory arrangements with K.G. and E. for relocating the service lines to the existing house which cross proposed Lots 1 and 2.
- K. 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.
- L. 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: Richard P. Thompson, 1017 N. Compton, 67217  
Mike Lindebak, City Engineering

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-94 Name West Forest 3rd Addition

Date Application Rec'd. 10-28-83

Preliminary Approval

Scheduled S/D Meeting 12-8-83

DESCRIPTION

General Location North of 9th Street in an area east of Hoover

Owner Richard P. Thompson

Surveyor/Engineer Moehring and Associates

Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 263-8291

- |   |                            |                                     |                               |
|---|----------------------------|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat                    | <u>1.86 acres</u>          | 7. Lineal Feet of New Street        |                               |
| 2. Number of Lots :                         |                            | a. <u>33'</u> R/W <u>498</u> ft.    |                               |
| Residential                                 | <u>8</u>                   | b. <u>3'</u> R/W <u>26.5</u> ft.    |                               |
| Commercial                                  |                            | c. _____ R/W _____ ft.              |                               |
| Industrial                                  |                            | d. _____ R/W _____ ft.              |                               |
| Other                                       |                            | e. _____ R/W _____ ft.              |                               |
| Total Number of Lots                        | <u>8</u>                   | TOTAL                               | <u>524.5</u> ft.              |
| 3. Minimum Lot Frontage                     | <u>55 ft</u>               | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area                         | <u>6,979 sq. ft.</u>       |                                     |                               |
| 5. Existing Zoning                          | <u>AA</u>                  |                                     |                               |
| 6. Proposed Zoning                          | <u>AA</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                                 | <u>No</u>                     |
| 12. City of Wichita                         | <u>X</u> 3-Mile Area _____ | Outside of 3-Mile Area              | _____                         |

STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property. The City Engineer's representative shall be prepared to state what these improvements are.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
- C. The applicant shall attempt to obtain the dedication of the missing portion of street right-of-way for 9th Street east of this plat.
- D. The applicant shall attempt to obtain a valid paving petition for Hoover adjacent to this plat and a valid petition for paving 9th Street from Hoover to the point where existing pavement stops to the east.
- E. The paving petitions for Hoover and 9th shall provide for sidewalks on each side of these collector streets.
- F. For improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. At the time of preliminary plat approval, the Subdivision Committee recommended a waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- H. The applicant shall make satisfactory arrangements with K.G. and E. for relocating the service lines to the existing house which cross proposed Lots 1 and 2.
- I. Since the north half of 9th Street is being dedicated by this plat, the east line of existing Hoover right-of-way shall be delineated all the way to the south line of the plat to distinguish between existing street right-of-way (Hoover) and new street right-of-way (9th Street). Also, the southwest corner of Lot 14, R. A. Morris Tracts shall be identified on the face of the plat. The legend shall distinguish between irons found and irons set by this survey.

(Over)

- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

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| Commercial   | _____                             | c. _____ R/W _____ ft.              |                               |
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| 4. Minimum Lot Area  | <u>6,979 sq. ft.</u>              |                                     |                               |
| 5. Existing Zoning   | <u>AA</u>                         |                                     |                               |
| 6. Proposed Zoning   | <u>AA</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> <u>3-Mile Area</u> _____ | Outside of 3-Mile Area _____        |                               |

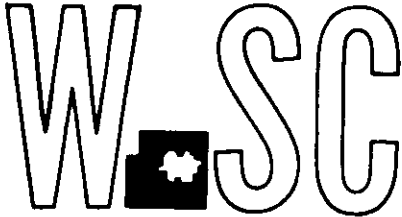
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- B. The applicant shall guarantee the extension of sanitary sewer to serve each lot.
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- D. The applicant shall attempt to obtain a valid paving petition for Hoover adjacent to this plat and a valid petition for paving 9th Street from Hoover to the point where existing pavement stops to the east.
- E. The paving petitions for Hoover and 9th shall provide for sidewalks on each side of these collector streets.
- F. For improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. At the time of preliminary plat approval, the Subdivision Committee recommended a waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- H. The applicant shall make satisfactory arrangements with K.G. and E. for relocating the service lines to the existing house which cross proposed Lots 1 and 2.
- I. Since the north half of 9th Street is being dedicated by this plat, the east line of existing Hoover right-of-way shall be delineated all the way to the south line of the plat to distinguish between existing street right-of-way (Hoover) and new street right-of-way (9th Street). Also, the southwest corner of Lot 14, R. A. Morris Tracts shall be identified on the face of the plat. The legend shall distinguish between irons found and irons set by this survey.

(Over)

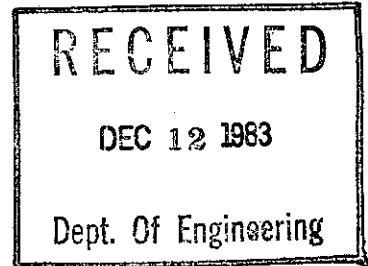
- J. Closure computations shall be submitted with the final plat tracing.
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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



December 9, 1983

**Moehring and Associates**  
433 S. Hydraulic  
Wichita, Ks. 67211

Re: S/D 83-94 - West Forest Third Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on December 8, 1983, 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 sanitary sewer to serve each lot.
- B. The applicant shall attempt to obtain the dedication of the missing portion of street right-of-way for 9th Street east of this plat.
- C. The applicant shall attempt to obtain a valid paving petition for Hoover adjacent to this plat and a valid petition for paving 9th Street from Hoover to the point where existing pavement stops to the east. These petitions will be held until area drainage improvements allow paving to be installed.
- D. The paving petitions for Hoover and 9th shall provide for sidewalks on each side of these collector streets.
- E. For improvements guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The Subdivision Committee recommends a waiver of the 60-foot minimum lot frontage requirement of the Subdivision Regulations.
- G. The applicant shall make satisfactory arrangements with K.G. and E. for relocating the service lines to the existing house which cross proposed Lots 1 and 2.
- H. Since the north half of 9th Street is being dedicated by this plat, the east line of existing Hoover right-of-way

shall be delineated all the way to the south line of the plat to distinguish between existing street right-of-way (Hoover) and the new street right-of-way (9th Street). Also, the southwest corner of Lot 14, R. A. Morris Tracts shall be identified on the face of the plat. The legend shall distinguish between irons found and irons set by this survey.

- I. Closure computations shall be submitted with the final plat tracing.
- J. 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 December 15, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Richard P. Thompson, 1017 N. Compton, 67217  
Mike Lindebak, City Engineer