

S/D No. 83-29 Name Nordyke Addition
Date Application Rec'd. 4-15-83 Preliminary Approval _____
Scheduled S/D Meeting 4-28-83

DESCRIPTION

General Location East side of Oliver, in an area south of Harry Street

Owner Howard Nordyke
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>0.42 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>None</u> _____ ft. |
| 3. Minimum Lot Frontage <u>132 ft.</u> | 8. Sidewalk adjacent to all streets <u>x</u> yes _____ no |
| 4. Minimum Lot Area <u>18,480.0 sq. ft.</u> | |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>LC</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 lot grading plan.
- B. The AICUZ report, prepared by the Airforce for McConnell Air Force Base, identifies this property as being within the 65 to 70 DNL (Day-Night Average Sound Level). With this in mind, the applicant shall submit an avigational easement covering all of the subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- C. 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, 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.

1.D. OLIVER - ~~MAP~~
G. W. BLVD TO LINCOLN

AVE.

30" BOOK B-186

OLIVER

LAT. 51 D.C.S. S.S.#12
8th BOOK G-35

REPLAT LOTS 3, 4 & PART OF LOT 2
MCGOVNEY
ADD.

MCGOVNEY

AVE.

ALLEY

BENCH MARK
C.P. 50.00
ELEV. 126.85
ELEV. 126.85

11

APRIL 28, 1983

SKETCH

NORDYKE

TRACT IN THE NW 1/4 OF
OF THE 6TH. P.M., SEC.

HOWARD NORDYKE

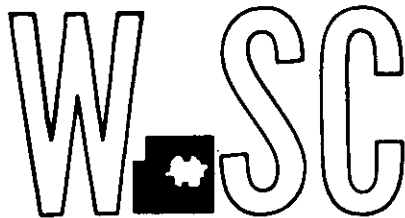
GLENDALE

UNPLATTED

60'

BAUGHMAN
SURVEYING
316/262-7271 • 3301

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

April 29, 1983

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

Re: S/D 83-29 - Final plat of Nordyke Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 28, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The AICUZ report, prepared by the Airforce for McConnell Air Force Base, identifies this property as being within the 65 to 70 DNL (Day-Night Average Sound Level). With this in mind, the applicant shall submit an avigational easement covering all of the subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building built on subject property.
- B. The final plat tracing shall indicate an additional two feet of sewer easement adjacent to the west line of the existing 16-foot easement on this site. This additional easement may be jogged around the proposed building addition.
- C. The final plat tracing shall indicate a 5-foot utility easement adjacent to the south line of this lot.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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, May 5, 1983, at 1:30 p.m.

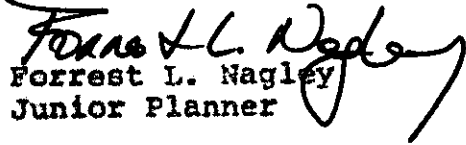
RECEIVED

MAY 2 1983

Dept. Of Engineering

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

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Howard Nordyke, 1097 Parklane, 67218
Construction Services, Attention: Steve Bryant, P.O.
Box 475, 67201
*Mike Lindebak, City Engineering