

S/D No.: 87-63 Name: LaCount Addition

Preliminary Approved:
Scheduled S/D Meeting: 7/16/87

DESCRIPTION

General Location: S.W. corner of Pawnee and St. Paul
Owner: Kin LaCount
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 1.2
 2. Number of Lots:
 - Residential:
 - Office: 2
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 26,400
 4. Existing Zoning: AA
 5. Proposed Zoning: C (Z-2852)
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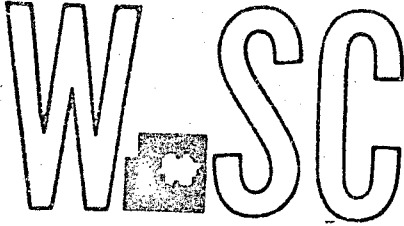
STAFF COMMENTS:

NOTE: The applicant's associated zoning case (Z-2852), requesting a change in zoning from "AA" (single-family) to "C" (commercial), was approved by the MAPC on 6/25/87 subject to replatting within one year.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since "complete access control" is being dedicated to Atlanta Street from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- E. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on St. Paul, by this lot's commercial zoning, be waived.
- F. 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.
- G. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.

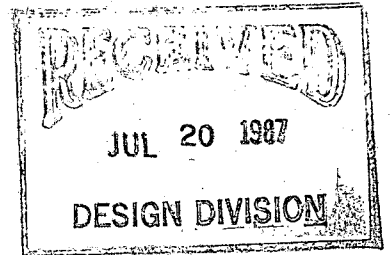
WICHITA--SEDCWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

July 16, 1987



Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: S/D No. 87-63 - LaCount Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 16, 1987, 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 the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since "complete access control" is being dedicated to Atlanta Street from this commercially zoned lot, the sidewalk ordinance provides for the waiving of the sidewalk normally required for this street.
- E. Since an existing sidewalk system does not exist to the south, it is recommended that the sidewalk required on St. Paul, by this lot's commercial zoning, be waived.
- F. 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.
- G. Prior to this plat being submitted for scheduling before the City Council, a drainage plan shall be submitted to the City Engineer's Office for review and approval.

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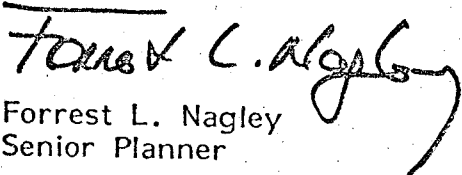
- H. The platting surveyor is authorized to shift the common lot line 20 feet to the east.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- K. Recording of the plat within 30 days after approval by the City Council.

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 30, 1987, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:le

Enclosure

cc: Kim LaCount, 242 S. Covington, Wichita, Ks. 67212
Mike Lindebak, City Engineer