

S/D No. 81-104 Name Ott's Addition  
Date Application Rec'd. 9-28-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 10-15-81

DESCRIPTION

General Location Between Harry and Orient Blvd., in an area east of Millwood

Owner Richard L. Ott  
Surveyor/Engineer Lowry Land Survey  
Address 911 Hazel, Wichita, Ks Zip Code 67217 Phone 522-3674

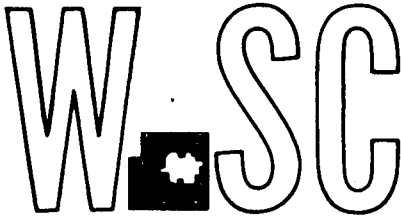
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|---|--|
| 1. Gross Acreage of Plat <u>0.33 acres</u>  | 7. Lineal Feet of New Street                             |
| 2. Number of Lots :   | a. _____ R/W _____ ft.                                   |
| Residential _____   | b. _____ R/W _____ ft.                                   |
| 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 _____ ft.  |
| 3. Minimum Lot Frontage <u>150</u>  | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>14,529 sq. ft.</u>   |  |
| 5. Existing Zoning <u>LC</u>  |  |
| 6. Proposed Zoning <u>C (Z-2342)</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) <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-2342) requesting "LC" to "C" has been approved subject to replatting.

- A. The final plat tracing shall indicate an additional 7 1/2 feet of right-of-way for Harry in order to provide for the usual 35-foot half-street collector right-of-way. The applicant's surveyor should be prepared to advise the Committee if the existing building on this property will encroach this additional street right-of-way. If the building does encroach a portion of the right-of-way, then that portion shall be contingently dedicated. The contingency shall be based on removal of the building and shall be made by separate instrument.
- B. The applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be installed on Harry Street adjacent to this lot when this lot is further developed.
- C. The final plat tracing shall include a legend which indicates the irons found and the irons set.
- D. The representative from City Engineering should be prepared to comment on the applicant's drainage plan and state if any drainage improvements are required.
- E. The final plat tracing shall indicate a 20-foot building setback from all adjacent streets. The applicant shall be advised that no further expansion of the existing building within these setbacks will be permitted.
- F. A reference to the quarter section in which this plat is located shall be added to the surveyor's text.
- G. The City Engineer's office shall be prepared to comment on the possible need for additional right-of-way on Orient.
- H. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners. (Note: Final form only plat).

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

October 16, 1981

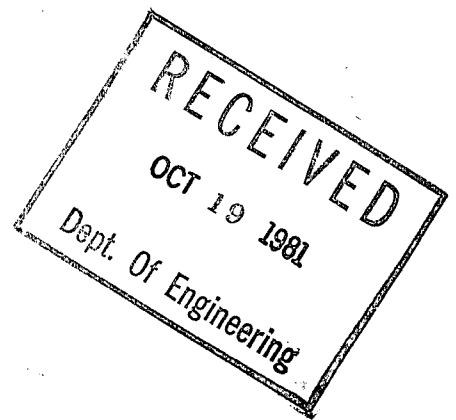
Lowry Land Survey  
911 Hazel  
Wichita, Kansas 67217

Re: S/D 81-104 - Final plat of Ott's Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission October 15, 1981, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Due to existing development along Harry, the Subdivision Committee recommended that only an additional 2-1/2 feet of right-of-way be required for Harry rather than the 7-1/2 feet necessary for the collector street standard.
- B. A contingent dedication of 7-1/2 feet of right-of-way for Orient shall be shown on the final plat tracing. The plattor's text shall state that the contingency is the City's need for the right-of-way for street improvements.
- C. The final plat tracing shall indicate a 10-foot building setback from the new right-of-way on Harry; a 20-foot setback from Millwood; and a 10-foot setback from the existing right-of-way on Orient. These setbacks may jog around the existing building.
- D. The applicant shall submit a notarized sidewalk certificate stating that a sidewalk will be installed on Harry Street adjacent to this lot when this lot is further developed.
- E. The final plat tracing shall include a legend which indicates the irons found and the irons set.
- F. A reference to the quarter section in which this plat is located shall be added to the surveyor's text.
- G. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.



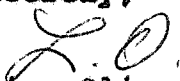
Lowry Land Survey  
10-16-81  
Page 2

H. 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, October 22, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

  
Louise Olivarez  
Senior Planner

LO:bh

cc: Richard L. Ott, 1928 Dallas, 67217  
X Mike Lindebak, City Engineering