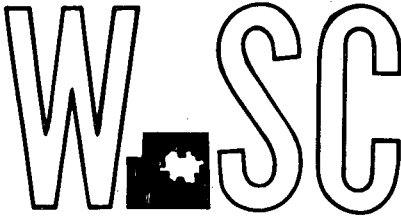
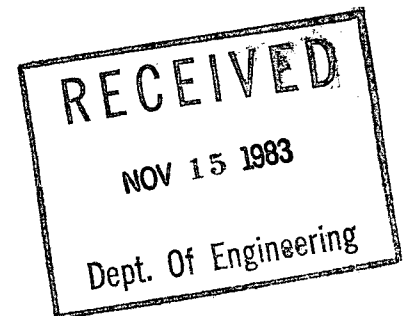


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



November 14, 1983

Moehring and Associates
433 S. Hydraulic
Wichita, Ks 67211

Re: S/D 83-92 - Final plat of Max Eaton 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 recommend that this plat be approved subject to:

- A. On the final plat tracing, the legal description in the engineer's text shall be corrected to reference this plat as a replat of Lots 2 and 3, Carney Addition.
- B. The final plat tracing shall indicate 10-foot utility easements adjacent to the east and west lines of the plat. The easements may be jogged around the duplex structures.
- C. The final plat tracing shall indicate a 20-foot building setback from the north line of the contingent street dedication.
- D. On the final plat tracing, the wording in the plattor's text regarding the contingent dedication shall be changed to "...conditioned upon the need for right-of-way for any street related purpose,..."
- E. The access controls referenced in the plattor's text shall be shown also on the face of the final plat tracing.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

Moehring and Associates
November 14, 1983 - Page 2

This matter will be forwarded to the Planning Commission for its consideration on Thursday, November 17, 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: Max Eaton, Etux, c/o Jill Eaton 1 Villas Dr., 67230
X Mike Lindebak, City Engineer

S/D No. 83-92 Name Max Eaton Addition
Date Application Rec'd. 10-28-83 Preliminary Approval _____
Scheduled S/D Meeting 11-10-83

DESCRIPTION

General Location North side of Kellogg, between Bluff and Roosevelt

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

- 1. Gross Acreage of Plat 0.60 Ac.+
- 2. Number of Lots :
Residential _____
Commercial _____
Industrial _____
Other 1
Total Number of Lots 1
- 3. Minimum Lot Frontage 157 ft.
- 4. Minimum Lot Area 26,164.38 sq. ft.
- 5. Existing Zoning A
- 6. Proposed Zoning BB (Z-2538)
- 7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL _____ ft.
- 8. Sidewalk adjacent to all streets x yes no
- 9. Is public water available X Yes _____ No, Name City of Wichita
- 10. Is sanitary sewer available X Yes _____ No, Name City of Wichita
- 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No
- 12. City of Wichita X 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2538) requesting "A" to "BB" has been approved subject to replatting in order to obtain adequate street right-of-way, access controls and building setbacks.
- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's lot grading plan for this property.
 - B. On the final plat tracing, the legal description in the engineer's text shall be corrected to reference this plat as a replat of Lots 2 and 3, Carney Addition.
 - C. The final plat tracing shall indicate 10-foot utility easements adjacent to the east and west lines of the plat. The easements may be jogged around the duplex structures.
 - D. The final plat tracing shall indicate a 20-foot building setback from the north line of the contingent street dedication.
 - E. On the final plat tracing, the wording in the plattor's text regarding the contingent dedication shall be changed to "...conditioned upon the need for right-of-way for any street related purpose,..."
 - F. The applicant is requesting acceptance of a contingent dedication for additional Kellogg right-of-way because an outright dedication would reduce the total lot area to less than the 25,000 square feet required for the proposed use (a bed and breakfast inn). It would also require removal of the retaining wall and screening fence or a minor street privilege permit.
 - G. The access controls referenced in the plattor's text shall be shown also on the face of the final plat tracing.

- H. 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: This plat has been submitted in final form only.