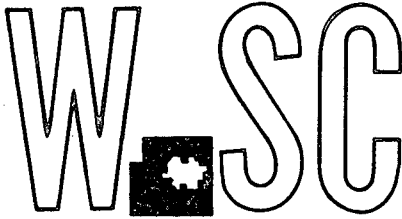


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
COMMISSION

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



April 13, 1984

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

Re: S/D-84-14 - Final plat of Eastwood Park Addition.

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 12, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate "complete access control" to Woodlawn across the north 75 feet of the east line of the lot.
- B. As this property is commercially zoned, the City Sidewalk Ordinance requires that the applicant submit a notarized certificate which states that a sidewalk will be constructed on Windsor in conjunction with development of this property.
- C. The final plat shall indicate a 10-foot contingent dedication of additional right-of-way for Mt. Vernon. The contingency shall be based on the need for the additional right-of-way for any street widening project. The building setback from Mt. Vernon may remain 20 feet from the existing right-of-way.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property.
- E. The easement within vacated Skinner Street shall be adjusted to more adequately cover the southernmost sanitary sewer manhole. Also, the type of easement which was retained when Skinner was vacated was a "utility, drainage, and maintenance access easement." This type of easement shall be shown unless the applicant wishes to provide separate easements for each purpose.
- F. The applicant is reminded that when they vacated Skinner Street adjacent to this property, a letter of credit was submitted which guaranteed the closure of the vacated street approach at Windsor Road. In order to avoid default on this guarantee, the vacated approach must be closed by October 31, 1984.
- G. Closure computations shall be submitted with the final plat tracing.

Baughman Company, P.A.,  
April 13, 1984  
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, April 19, 1984. If you have any questions concerning this matter, please call.

Sincerely,

  
Forrest L. Nagley  
Junior Planner

FLN:bh

cc: Builders, Inc., Attention: Alex Dean, 300 W. Douglas, Suite 124,  
67202

~~X~~Mike Lindebak, City Engineer

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No.: 84-34

Name: Eastwood Park Addition

Preliminary Approved:

Scheduled S/D Meeting: 4-12-84

DESCRIPTION

General Location: N.W. corner of Woodlawn and Mt. Vernon.

Owner: Builders, Inc., Attention: Alex Dean  
Surveyor/Engineer: Baughman Company, P. A.,

1. Gross Acreage of Plat: 3.4 acres
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial: 1
  - Industrial:
  - Total: 1
3. Minimum Lot Area: 3.4 acres
4. Existing Zoning: LC
5. Proposed Zoning: OC

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STAFF COMMENTS:

- NOTE: The applicant's associated zone case (Z-2565) requesting "LC" to "OC" has been approved subject to replatting in order to provide for access controls to adjacent streets and the establishment of 20-foot setbacks from all streets. In addition, the Planning Commission directed the Subdivision Committee to determine the appropriateness of requiring 10 feet of additional street right-of-way for Mt. Vernon.
- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property and state if any drainage improvements need to be guaranteed or a minimum building pad established.
  - B. The applicant shall guarantee any drainage improvements required by this plat.
  - C. As this property is commercially zoned, the City Sidewalk Ordinance requires that the applicant submit a notarized certificate which states that a sidewalk will be constructed on Windsor in conjunction with development of this property.
  - D. The final plat tracing shall indicate the dedication of an additional 10 feet of street right-of-way for Mt. Vernon adjacent to this plat. Mt. Vernon is an arterial street at this location. At the time of the associated zone case hearing, the Traffic Engineer indicated that, because of the Woodlawn/Mt. Vernon "T" intersection, the normal 75 feet of half-street right-of-way was not necessary.
  - E. The applicant shall submit an avigational easement and restrictive covenant for this property.
  - F. The easement within vacated Skinner Street shall be adjusted to more adequately cover the southernmost sanitary sewer manhole. The City Engineer's representative shall be prepared to state how much of an adjustment is needed. Also, the type of easement which was retained when Skinner was vacated was a "utility, drainage, and maintenance access easement." This type of easement shall be shown unless the applicant wishes to provide separate easements for each purpose.
  - G. The applicant is reminded that when they vacated Skinner Street adjacent to this property, a letter of credit was submitted which guaranteed the closure of the vacated street approach at Windsor Road. In order to avoid default on this guarantee, the vacated approach must be closed by October 31, 1984.
  - 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