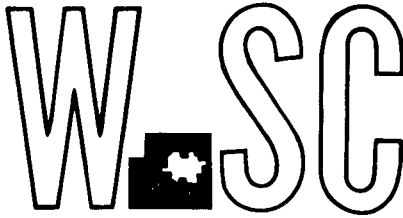
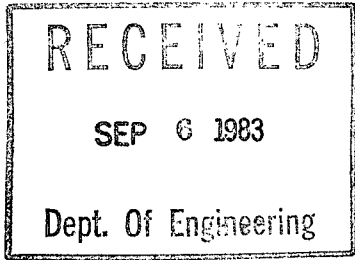


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



September 2, 1983

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

Re: S/D 82-48 - Final plat of Caro 5th Addition

Gentlemen:

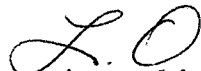
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, September 1, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. When the preliminary plat of this property was considered, approval was granted for the platting of zero building setbacks from the south and east lines of the proposed lot. The final plat shall label the east and south lines of the lot as "zero building setback lines."
- B. 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, September 8, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

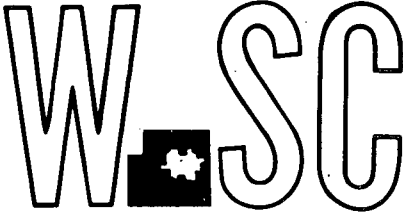
Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: The Caro Development Co., Ltd., Alfred A. Caro. Gen.
Partner, 2400 N. Woodlawn
Architect Tom Jacob, 5920 E. Central, 67208
*Mike Lindebak, City Engineer

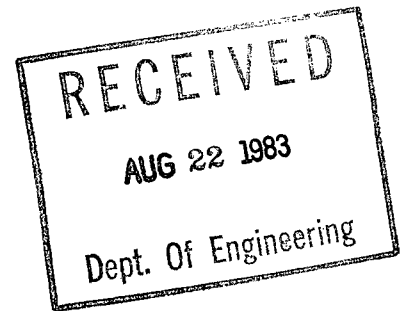
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

August 19, 1983
(316) 248-561



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

Re: S/D 82-48 - Preliminary plat of Caro 5th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, August 18, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The final plat shall indicate the following access controls:
 1. "Complete access control" to West Street across the north 40 feet of the lot and "access control except for 1 opening" along the remainder of the West Street frontage.
 2. "Complete access control" to Central across the west 40 feet of the lot and "access control except for 1 opening" along the remainder of the Central Avenue frontage.
- B. The applicant may plat a zero setback from the east and south lines of the lot.
- C. 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.
- D. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

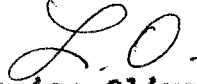
Baughman Company, P.A.

8-19-83

Page 2

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

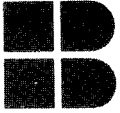
Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: The Caro Development Company, Ltd., Alfred A. Caro,
General Partner, 2400 N. Woodlawn, 67220
Tom Jacob, Architect, 5920 E. Central, 67208
x Mike Lindebak, City Engineer



BAUGHMAN COMPANY, P.A.
SURVEYING & ENGINEERING
316/262-7271 • 330 LAURA • WICHITA, KANSAS 67211

**CONFIRMATION
MEMO**

PROJECT Caro 5th Addition
_____ JOB NO. _____
TO Chris Breitenstein
FROM B. Wooten
REFERENCE Drainage Plan

DATE August 23, 1982

COPIES TO:

Preliminary Plat is to be heard September 2, 1982.

Lot will drain to the street as indicated. Drainage will be conveyed by means of a proposed driveway.

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-48 Name Caro 5th Addition
Date Application Rec'd. 8-20-82 Preliminary Approval _____
Scheduled S/D Meeting 8-18-83

DESCRIPTION

General Location S. E. corner of West Street and Central Avenue

Owner The Caro Development Co., Ltd., Alfred A. Caro, General Partner
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>0.34 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>15</u> R/W <u>125</u> 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>125</u> ft. |
| 3. Minimum Lot Frontage <u>120 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>13,125 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:

NOTE: The original preliminary plat was scheduled for the Subdivision Committee agenda 9-2-82 but was deferred at the applicant's request.

- A. In accordance with Article 5-302(b) (6) of the Subdivision Regulations, all existing utility lines which will provide service to the proposed lot(s) shall be shown on the preliminary plat. Since no water lines, sanitary or storm sewers, electric, telephone, gas or other utilities are shown on this preliminary plat, it must be assumed that all will need to be extended to serve the lot. If any of these utilities do exist but are just not shown on the plat, the applicant's agent shall be prepared to discuss their location with the Subdivision and Utility Advisory Committee members. Appropriate guarantees shall be submitted for extension of all public utilities which are not now available.
- B. The final plat shall indicate the following access controls:
 - 1. "Complete access control" to West Street across the north 40 feet of the lot and "access control except for 1 opening" along the remainder of the West Street frontage.
 - 2. "Complete access control" to Central across the west 40 feet of the lot and "access control except for 1 opening" along the remainder of the Central Avenue frontage.
- C. The representative from the City Engineer's office should be prepared to comment on the acceptability of the proposed lot grading plan for this lot.
- D. A 20-foot platted building setback is proposed from Central. The normal setback required on property zoned "LC" and located on a major street is 35 feet. Staff supports the lesser setback since all major street rights-of-way are being dedicated. The lesser setback will provide for a nearly equivalent buildable area even after the additional street dedication.

- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 82-48 Name Caro 5th Addition
Date Application Rec'd. 8-20-82 Preliminary Approval _____
Scheduled S/D Meeting 9-2-82

DESCRIPTION

General Location S. E. Corner of West Street and Central Avenue

Owner The Caro Development Co., Ltd., Alfred A. Caro, General Partner
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>0.34 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>120 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>15,000.0 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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>x</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. In accordance with Article 5-302(b)(6) of the Subdivision Regulations, all existing utility lines which will provide service to the proposed lot(s) shall be shown on the preliminary plat. Since no water lines, sanitary or storm sewers, electric, telephone, gas or other utilities are shown on this preliminary plat, it must be assumed that all will need to be extended to serve the lot. If any of these utilities do exist but are just not shown on the plat, the applicant's agent shall be prepared to discuss their locations with the Subdivision and Utility Advisory Committee members. Appropriate guarantees shall be submitted for extension of all public utilities which are not now available.
- B. Article 7-201(H) of the Subdivision Regulations require the dedication of 75-feet of half-street right-of-way at the intersections of 2 arterial streets. With this requirement in mind, the final plat shall indicate the west 15 feet of this property as additional street right-of-way.
- C. The final plat shall indicate a 35-foot building setback from the new right-of-way line for West Street.
- D. The final plat shall indicate the following access controls:
1. "Complete access control" to West Street across the north 40 feet of the lot and "access control except for 1 opening" to that street from the lot's remaining frontage on that arterial;
 2. "Complete access control" to Central across the west 40 feet of the lot and "access control except for 1 opening" to that street from the lot's remaining frontage on that arterial.
- E. The representative from the City Engineer's office should be prepared to comment on the acceptability of the proposed lot grading plan for this lot.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 82-48 Name Caro 5th Addition
Date Application Rec'd. 8-20-82 Preliminary Approval 8-18-83
Scheduled S/D Meeting 9-1-83

DESCRIPTION

General Location S.E. corner of West Street and Central Avenue

Owner The Caro Development Co., Ltd., Alfred A. Caro, General Partner
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>0.34 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots :
Residential _____
Commercial <u>1</u>
Industrial _____
Other _____
Total Number of Lots <u>1</u> | a. <u>15</u> R/W <u>125</u> ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>125</u> ft. |
| 3. Minimum Lot Frontage <u>105 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>13,125 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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> <u>3-Mile Area</u> _____ <u>Outside of 3-Mile Area</u> _____ | |

STAFF COMMENTS:

- A. When the preliminary plat of this property was considered, approval was granted for the platting of zero building setbacks from the south and east lines of the proposed lot. The final plat shall label the east and south lines of the lot as "zero building setback lines."
- B. Recording of the plat within 30 days after approval by the Board of City Commissioners.

SCALE 1" = 150'



MAIN

16	15
18	17
20	19
22	21 JOIN
24	23 MHTYPE 'B'
26	25
28	27
30	29
32	31
34	33
36	35
38	37
40	39
42	41

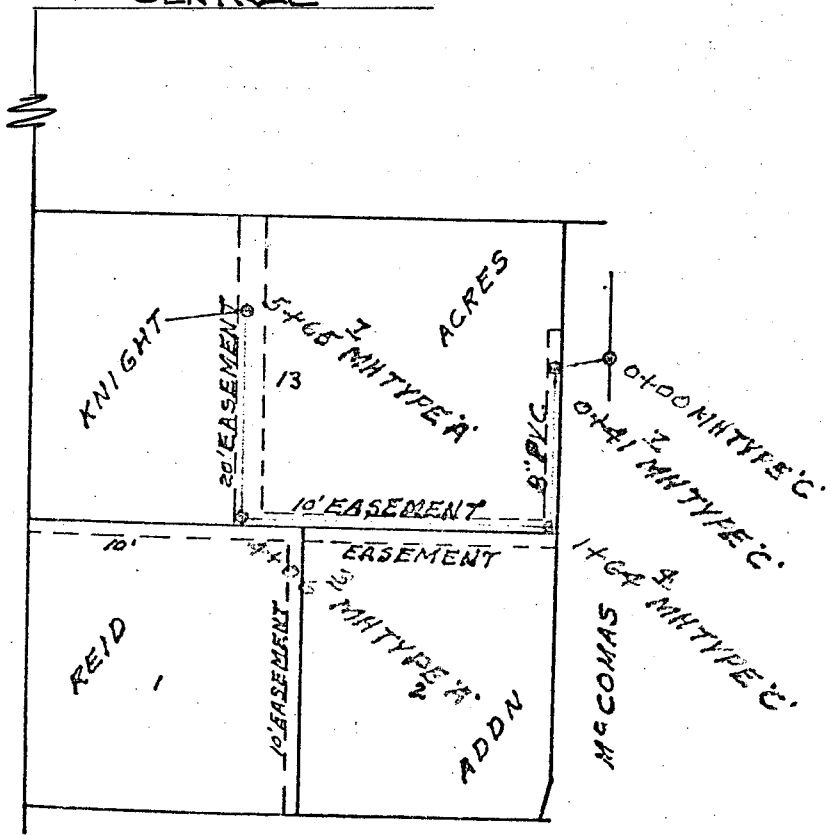
EXISTING PIPE

6423 S-MHTYPE 'B'
BAYLEY 400 MM EXISTING

06/14

22
CO.
001

CENTRAL



SCALE 1" = 150'

