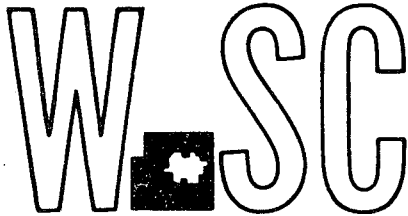


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

June 29, 1979

Air Capitol Land Surveyors  
1525 W. 29th St. North  
Wichita, Ks. 67204

Re: S/D 79-74 - Carol Jean Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, June 28, 1979, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Since Lot #1 is a corner lot, the final plat tracing shall show a 25-foot front yard building setback from 8th Street and a 15-foot side yard building setback from Dougherty.
- B. The applicant shall guarantee the extension of sanitary sewer to serve lots #1 and #2.
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- D. The final plat tracing shall show a 20-foot utility easement along the south line OR an easement may be obtained from the adjacent property owner to provide a total easement width of 20 feet.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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. Forms for the bond and irrevocable letter of credit are available from this office.

Air Capitol Land Surveyors

6-29-79

Page 2

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 5, 1979, at 1:30 p.m. If you have any questions regarding this matter, please call.

Sincerely,



Louise Olivarez  
Senior Planner

LO:bh

cc: Dale E. Wood, 906 N. Arapaho, 67212  
Dean Sellers, Assistant City Engineer

S/D NO. 79-74 Name Carol Jean Addition  
Date Application Rec'd. 6-18-79 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 6-28-79

DESCRIPTION

General Location Southeast corner of 8th Street and Dougherty

Owner Dale E. Wood  
Surveyor/Engineer Air Capitol Land Surveyors  
Address 1525 W. 29th Street North 67204 Phone 838-9071

- |   |                                 |
|---|---------------------------------|
| 1. Gross Acreage of Plat <u>.5568 acres</u>                                 | 7. Lineal Feet of New Streets:  |
| 2. Number of Lots:  | a. _____ R/W _____ ft.          |
| Residential <u>3</u>  | b. _____ R/W _____ ft.          |
| Commercial _____  | c. _____ R/W _____ ft.          |
| Industrial _____  | d. _____ R/W _____ ft.          |
| Other _____   | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>3</u>   | TOTAL _____ ft.                 |
| 3. Minimum Lot Frontage <u>70.03</u> ft.                                    | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>7483.17</u> sq. ft.                                  | streets? <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>"AA"</u>  |                                 |
| 6. Proposed Zoning <u>"AA" and "A"</u>                                      |                                 |
| 9. Public Water Supply <u>yes</u> (Yes-No), Name <u>City of Wichita</u>     |                                 |
| 10. Public Sanitary Sewers <u>yes</u> (Yes-No), Name <u>City of Wichita</u> |                                 |
| 11. Health Department Approval (where applicable) _____ (Yes-No)            |                                 |
| 12. City of Wichita <u>X</u> : Three-Mile Area _____                        |                                 |

STAFF COMMENTS:

- A. Since Lot #1 is a corner lot, the final plat tracing shall show a 25-foot front yard building setback from 8th Street and a 15-foot side yard building setback from Dougherty.
- B. The applicant shall guarantee the extension of sanitary sewer to serve lot #1. \* Lot # 2
- C. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in any habitable structures constructed on subject property.
- D. 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.
- E. 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, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.