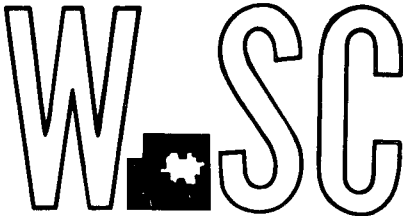
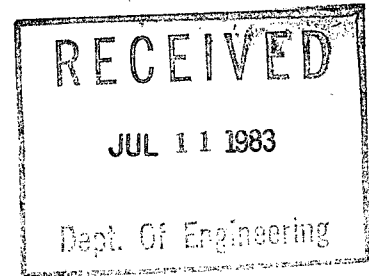


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



July 8, 1983

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, Kansas 67203

Re: S/D 83-57 - Preliminary plat of Lewis C. Carpenter Addition

Gentlemen:

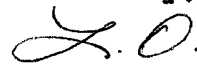
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, July 7, 1983, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. The film and page numbers for the additional ten feet of street right-of-way for 36th Street and the access control to 37th Street shall be shown on the final plat. Both were recently dedicated as conditions of BZA approval.
- B. An additional four feet of private sewer easement will need to be granted to cover the existing sewer service line for Lot 1.
- C. The applicant shall petition for extension of the public sanitary sewer to serve Lot 1. This public sewer will not need to be extended until Lot 1 is redeveloped. An appropriate easement for the sewer manhole shall be shown on the final plat.
- D. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- E. 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.

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

Sincerely,


Louise Olivarez
Senior Planner

cc: Lewis Carpenter, 1122 W. 36th
St. North, 67204
Mike Lindebak, City Engineer

LO:bh

1) Extend San Sewer

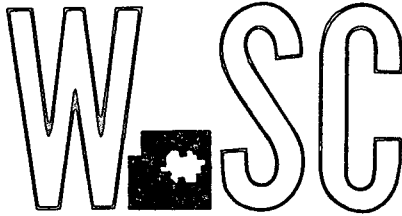
2) Building encroaches
on setback
(Contingent setback?)

3) ✓ with Don re: top into
Mooring Force Main

4) Do we need a 25'
Mobile Home setback on
lot 1

5. If Lot 1 is Redev.
Public Sewer Extension
would be Reg'd.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



May 11, 1984

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, Kansas 67203

Re: S/D-83-57 - Final plat of Lewis C. Carpenter Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 10, 1984, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant shall petition for extension of the public sanitary sewer to serve Lot 1. This public sewer will not need to be extended until Lot 1 is redeveloped. An appropriate easement for the sewer manhole shall be shown on the final plat tracing. A certificate confirming the petition shall be submitted for recording.
- B. The final plat tracing shall indicate in the title and in the plat's text that this is an addition to Wichita, Sedgwick County, Kansas.
- C. The applicant or his agent shall furnish the Planning Department with a copy of the recorded documents for the two sewer easements and the 37th Street right-of-way dedication.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the City Commission.

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, May 17, 1984. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

Air Capitol Land Surveyors
May 11, 1984
Page 2.

LO:bh

cc: Lewis C. Carpenter, 1122 W 36th St. North, 67204
Mike Lindebak, City Engineer

S/D No. 83-57 Name Lewis C. Carpenter Addition
Date Application Rec'd. 6-22-83 Preliminary Approval _____
Scheduled S/D Meeting 7-7-83

DESCRIPTION

General Location North side of 36th St. North in an area west of Armstrong

Owner Lewis C. Carpenter
Surveyor/Engineer Air Capitol Land Surveyors
Address 2160 W. 21st St., Wichita, Ks. Zip Code 67203 Phone 838-9071

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>0.40</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential <u>2</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>2</u> | TOTAL <u>0</u> ft. |
| 3. Minimum Lot Frontage <u>96 ft</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>7024 sq. ft.</u> | |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>AA</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 applicant obtained approval from the Board of Zoning Appeals for placing a mobile home on Lot 1. (BZA 8-83).

- A. The film and page numbers for the additional ten feet of street right-of-way for 36th Street and the access control to 37th Street shall be shown on the final plat. Both were recently dedicated as conditions of BZA approval.
- B. The house at 1120 W. 36th Street and the mobile home at 1122 W. 36th Street are both connected to the sanitary sewer at the manhole located just east of Lot 2. The private sewer line for Lot 1 is within the 10-foot private sewer easement delineated on Lot 2. However, it is four feet short of touching Lot 1. Therefore, an additional four feet of private sewer easement will need to be granted to cover the existing sewer service line for Lot 1.
- C. Due to the shallowness of these lots, staff supports the requested 20-foot front yard setback. A similar setback was platted on Colgan Addition to the east. However, the applicant is advised that his associated BZA case resolution specifically requires any mobile home placed on this property to observe the 25-foot front yard setback of the "AA" zoning district.
- D. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the Subdivision Regulations.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No.: 83-57

Name: Lewis C. Carpenter Addition

Preliminary Approved: 7-7-83

Scheduled S/D Meeting: 5-10-84

DESCRIPTION

General Location: North side of 36th St. North in an area west of Armstrong.

Owner: Lewis C. Carpenter.

Surveyor/Engineer: Air Capitol Land Surveyors

1. Gross Acreage of Plat: 0.40
 2. Number of Lots:
 - Residential: 2
 - Office:
 - Commercial:
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 7024 sq. ft.
 4. Existing Zoning: AA
 5. Proposed Zoning: AA
-
-

STAFF COMMENTS:

- A. The applicant shall petition for extension of the public sanitary sewer to serve Lot 1. This public sewer will not need to be extended until Lot 1 is redeveloped. An appropriate easement for the sewer manhole shall be shown on the final plat tracing. The City Engineer's representative shall be prepared to state where the easement should be located. A certificate listing the petition shall be submitted for recording.
- B. The final plat tracing shall indicate in the title and in the plat's text that this is an addition to Wichita, Sedgwick County, Kansas.
- C. The applicant or his agent shall furnish the Planning Department with a copy of the recorded documents for the two sewer easements and the 37th Street right-of-way dedication.
- D. Closure computations shall be submitted with the final plat tracing.
- E. Recording of the plat within 30 days after approval by the City Commission.