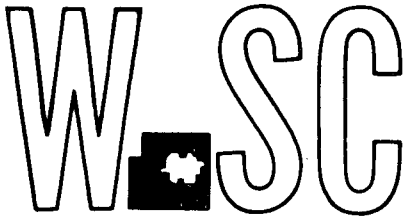


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

RECEIVED

JUN 13 1983

Dept. Of Engineering

June 10, 1983

Moehring and Associates
433 S. Hydraulic
Wichita, Ks. 67211

Re: S/D 83-49 - Final plat of Bob Carter Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 9, 1983, 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 guarantee the extension of sanitary sewer to serve each proposed lot.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building constructed on subject property.
- D. Closure computations shall be submitted with the final plat tracing.
- 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. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable letter of credit are available from this office.

Moehring and Associates
Page 2
June 10, 1983

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, June 16, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Louise Olivarez
Senior Planner

LO:bh

cc: Richard P. Thompson, 1017 N. Compton, 67212
/ Mike Lindebak, City Engineering

S/D No. 83-49 Name Bob Carter Addition
Date Application Rec'd. 5-27-83 Preliminary Approval
Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location Between Robinson and Memory Lane in an area west of Smith Street
Owner Richard P. Thompson
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks Zip Code 67211 Phone 263-8291

1. Gross Acreage of Plat <u>0.97</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>5'</u> R/W <u>139</u> ft.
Residential <u>4</u>	b. <u>30'</u> R/W <u>139</u> ft.
Commercial _____	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>4</u>	TOTAL <u>278</u> ft.
3. Minimum Lot Frontage <u>60 ft.</u>	8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> <u>no</u>
4. Minimum Lot Area <u>8,100 sq. ft.</u>	
5. Existing Zoning <u>AA</u>	
6. Proposed Zoning <u>AA</u>	

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:

- A. The applicant shall guarantee the paving of Memory Lane adjacent to this plat. A petition for paving Robinson has already been accepted by the City Commission.
- B. The applicant shall guarantee the extension of sanitary sewer to serve each proposed lot.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall submit an avigational easement covering all of subject property and a covenant assuring that adequate construction methods will be used to minimize noise pollution within any habitable building constructed on subject property.
- E. Because of the location of the house on proposed Lot 4, and because the two unplatted tracts west of this plat and east of proposed Donna's 3rd Addition could be subdivided without the need for Doris Street, it is recommended that right-of-way for Doris Street between Memory and Robinson NOT be required from this plat.
- 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.

Note: This plat has been submitted in final form only as provided for in Article 4, Part 5 of the MAPC Sub-division Regulations.