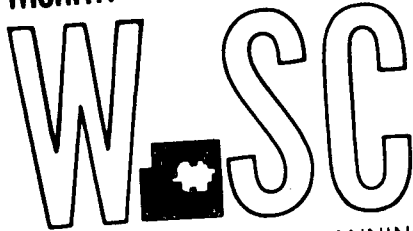


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

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

Re: S/D 83-50 - Final plat of Cedar Cliff 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 ingress/egress easement which provides access for Lots 2 and 3 shall be designated also as a fire-lane easement.
- B. Water service to Lots 2 and 3 will be by means of private service lines out to Capri Court. Appropriate private easements shall be granted for these service lines.
- C. The private ingress/egress and firelane easement shall be granted by separate instrument, submitted to the Planning Department for review and approval and then recorded with the recording data being shown on the face of the plat. The document shall specify the construction and maintenance responsibilities of the access drive.
- D. In order to provide some visual access for Lots 2 and 3, it is recommended that a 20-foot setback from the west line of the ingress easement be platted on Lot 1 and a 10-foot setback from the west line of the ingress easement be platted on Lot 2.
- E. The applicant's drainage plan requires a private drainage easement along the east side of Lots 2 and 3. This easement shall not overlap the public utility easement.
- F. The applicant shall guarantee the storm sewer or flume required to drain these lots into the existing ditch east of the plat.

RECEIVED

JUN 13 1983

Dept. Of Engineering

June 10, 1983

Baughman Company, P.A.
June 10, 1983 - Page 2

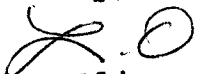
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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.

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: Michael D. Huff
8515 Longlake Circle, 67207

X Mike Lindebak, City Engineering

S/D No. 83-50 Name Cedar Cliff Addition
Date Application Rec'd. 5-27-83 Preliminary Approval
Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location North end of Capri Ct. between Cherry Creek Drive and Chalet Drive
Owner Michael D. Huff
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

| | |
|--|---|
| 1. Gross Acreage of Plat <u>0.85</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>3</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>3</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>141.68 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> <u>no</u> |
| 4. Minimum Lot Area <u>11,190.83 sq. ft.</u> | |
| 5. Existing Zoning <u>A</u> | |
| 6. Proposed Zoning <u>A</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 City Engineer's representative shall be prepared to comment on the drainage plan for these three lots and state whether any off-site drainage easements or covenants are required.
- B. The applicant shall guarantee extension of City water to serve Lots 2 and 3. The Water Department representative shall be prepared to discuss the easement width and location necessary to accomodate this extension.
- C. The applicant shall submit an avigational easement and restrictive noise covenant assuring adequate construction methods to reduce the noise hazard within habitable structures.
- D. It is noted that a 12-foot rear yard is being platted in lieu of the 20-foot rear yard required by the zoning ordinance. Also a 20-foot front yard on Lot 1 rather than a 25-foot front yard is being platted. In order to provide some visual access for Lots 2 and 3, it is recommended that a 20-foot setback from the west line of the ingress easement be platted on Lot 1 and a 10-foot setback from the west line of the ingress easement be platted on Lot 2.
- E. The private ingress and egress easement shall be granted by separate instrument, submitted to the Planning Department for review and approval and then recorded with the recording data being shown on the face of the plat. The document shall specify the construction and maintenance responsibilities of the access drive.
- F. If any improvements are guaranteed by petition, a notarized certificate of petitions shall be submitted for recording.
- G. Closure computations shall be submitted with the final plat tracing.
- H. Recording of the plat within 30 days after approval by the Board of City Commissioners.