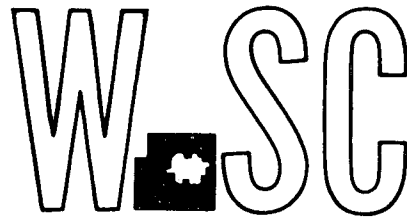


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202

October 16, 1981

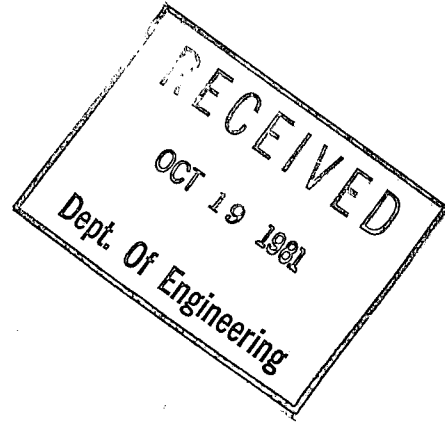
Lowry Land Survey
911 Hazel
Wichita, Ks. 67217

Re: S/D 81-103 - Final plat of Cazel's 6th Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission October 15, 1981, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. Due to existing development along Harry, the Subdivision Committee recommended that the additional five feet of right-of-way necessary for collector street width on Harry not be required.
- B. A contingent dedication of 7-1/2 feet of right-of-way for Orient shall be shown on the final plat tracing. The plat's text shall state that the contingency is the City's need for the right-of-way for street improvements.
- C. The final plat tracing shall indicate a 20-foot building setback from all streets on both lots. The setback on Orient may be measured from the existing right-of-way line.
- D. The applicant shall be advised that no further expansion of the existing buildings shall be permitted within the platted building setbacks.
- E. The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be constructed adjacent to Harry and Orient at the time of site development on proposed Lot 1 (collector streets).
- F. Since the proposed lots on this plat are in different blocks, separate block designations shall be indicated on the final plat tracing. (i.e., Lot 1, Block 1, and Lot 1, Block 2).
- G. The final plat tracing shall indicate a legend for irons found and irons set.



- H. A reference to the quarter section in which this plat is located shall be added to the surveyor's text.
- I. Based on information on file in the County Clerk's office, the lots and alley in Block F of Princess Addition were vacated in 1895. Therefore, the surveyor's text shall give a metes and bounds description of the proposed lot east of Millwood as well as referencing the vacated Block E. Also, a portion of the original Lots 1 and 3, Block F, Princess Addition are now part of Orient Avenue right-of-way. The surveyor's text shall indicate this.
- J. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- K. 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.

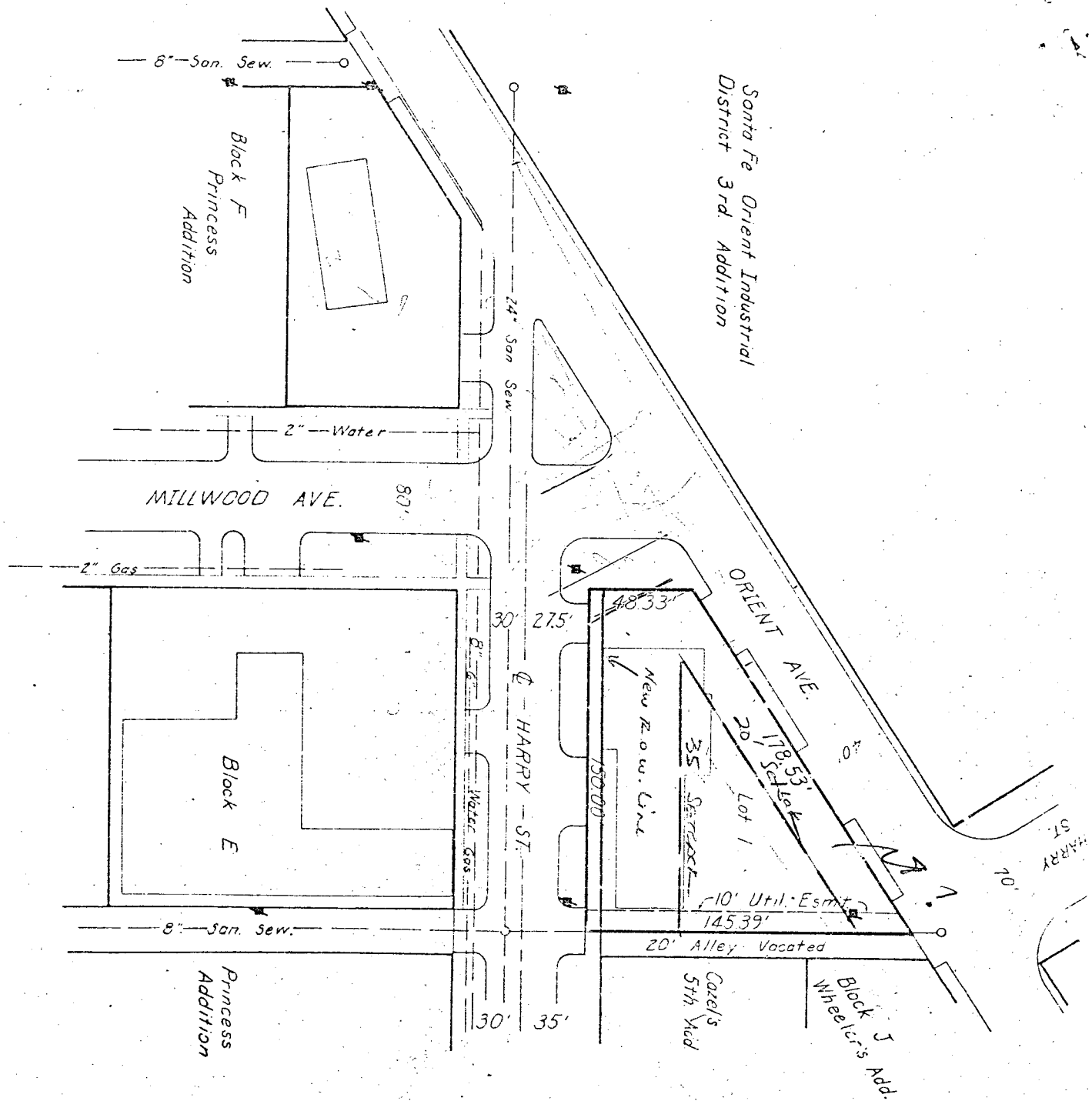
This matter will be forwarded to the Planning Commission for its consideration on Thursday, October 22, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

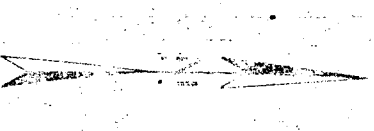
L.O.
Louise Olivarez
Senior Planner

LO:bh

cc: Ronald Cazal, 1617 W. Harry, 67213
X Mike Lindebak, City Engineering



SKETCH PLAT OF
OTT'S ADDITION
WICHITA, KANSAS



Scale: 1" = 50'
 * Utility Pole

Replot of lots 22, 24, 26, 28, etc.,
 part of lots 18, 20, by the
 of Orient Avenue, and the
 of the vacated Alley 21111
 Wheeler's Addition.

Sketch plat prepared by:
 Lowry Land Survey
 911 Hazel, Wichita, Kansas
 Ph. 522-3674

S/D No. 81-103 Name Cazel's 6th Addition
Date Application Rec'd. 9-28-81 Preliminary Approval
Scheduled S/D Meeting 10-15-81

DESCRIPTION

General Location South of Harry on both sides of Millwood.

Owner Ronald Cazel
Surveyor/Engineer Lowry Land Survey
Address 911 Hazel, Wichita, Ks. Zip Code 67217 Phone 522-3674

- | | |
|--|--|
| 1. Gross Acreage of Plat <u>0.70 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>2</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>227</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>9,400 sq. ft.</u> | |
| 5. Existing Zoning <u>LC</u> | |
| 6. Proposed Zoning <u>C (Z-2342)</u> | |
9. Is public water available Yes _____ No, Name City of Wichita
10. Is sanitary sewer available Yes _____ No, Name City of Wichita
11. Has Health Dept. approval been obtained (where applicable) Yes No
12. City of Wichita 3-Mile Area _____ Outside of 3-Mile Area _____

STAFF COMMENTS:

NOTE: The applicant's associated zone case (Z-2342) requesting "LC" to "C" has been approved subject to replatting.

- A. The representative from City Engineering should be prepared to discuss the status of the applicant's drainage plan and state if any drainage improvements are required.
- B. The final plat tracing shall indicate an additional 5 feet of right-of-way for Harry Street adjacent to both lots. A contingent dedication, by separate instrument, shall be submitted for that portion of the additional right-of-way that is occupied with the existing building east of Millwood. The contingency should be based on removal of the building from the right-of-way.
- C. The final plat tracing shall indicate a 20-foot building setback from all streets on both lots.
- D. The applicant shall be advised that no further expansion of the existing buildings shall be permitted within the platted building setbacks.
- E. The applicant shall submit a notarized sidewalk certificate which states that a sidewalk will be constructed adjacent to Harry and Orient at the time of site development on proposed Lot 1 (collector streets).
- F. The City Engineer's office shall be prepared to comment on the possible need for additional right-of-way on Orient.
- G. Since the proposed lots on this plat are in different blocks, separate block designations shall be indicated on the final plat tracing. (i.e., Lot 1, Block 1, and Lot 1, Block 2).
- H. The final plat tracing shall indicate a legend for irons found and irons set.
- I. A reference to the quarter section in which this plat is located shall be added to the surveyor's text.

(over)

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.

- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. Based on information on file in the County Clerk's office, the lots and alley in Block E of Princess Addition were vacated in 1895. Therefore, the surveyor's text shall give a metes and bounds description of the proposed lot east of Millwood as well as referencing the vacated Block E. Also, a portion of the original lots 1 and 3, Block F, Princess Addition are now part of Orient Avenue right-of-way. The surveyor's text shall indicate this.
- K. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- L. Recording of the plat within 30 days after approval by the Board of City Commissioners.