

S/D No. 81-131 Name Hershel Cook Addition
Date Application Rec'd. 12-10-81 Preliminary Approval _____
Scheduled S/D Meeting 12-21-81

DESCRIPTION

General Location N.W. Corner 13th St. North and Perry Avenue

Owner Hershel B. Cook
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- 1. Gross Acreage of Plat 0.26 acres
- 2. Number of Lots :
Residential _____
Commercial 1
Industrial _____
Other _____
Total Number of Lots 1
- 3. Minimum Lot Frontage 128 ft.
- 4. Minimum Lot Area 11,349.54 sq. ft.
- 5. Existing Zoning LC
- 6. Proposed Zoning LC
- 7. Lineal Feet of New Street
a. _____ R/W _____ ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL None ft.
- 8. Sidewalk adjacent to all streets yes no
- 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:

Note: Several months ago, the water main running through this property broke, resulting in damage to the adjacent building. Subsequent investigations and surveys revealed building encroachments over a sanitary sewer line and street rights-of-way, as well as over the water easement. In an effort to clear up some of the encroachments, the property owner is replatting in order to vacate certain easements and streets. But he is also granting sewer easements and entering into agreements with the City regarding future liability where the building encroaches easements which cannot be vacated. Copies of the proposed agreements have been furnished to the Committee members.

- A. The ten-foot private sewer easement shall be granted by separate instrument, recorded, and the recording data shown on the final plat tracing. A copy of the easement shall be submitted to the Planning Department.
- B. The contingent dedications of street right-of-way shall be referenced in the plattor's text. The contingency is the removal or substantial destruction of the property.
- C. Access control except for one opening to 13th Street shall be granted and labeled on the final plat tracing and referenced in the plattor's text.
- D. Recording of the final 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.