

FINAL PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-59 Name BRIARWOOD ADDITION  
Date Application Rec'd. 7-22-75 Preliminary Approval 8-21-75  
Scheduled S/D Meeting 9-4-75

DESCRIPTION

General Location Northeast corner of Mt. Vernon and Woodlawn

Owner Gene Campbell  
Surveyor/Engineer Baughman Company  
Address 330 Laura Phone 262-7271

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>9.9</u>   | 7. Lineal Feet of New Streets:                 |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft.     |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft.     |
| Commercial <u>        </u> <u>2</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>2</u>   | TOTAL <u>        </u> None <u>        </u> ft. |
| 3. Minimum Lot Frontage <u>108</u> ft.                                      | 8. Sidewalk adjacent to all                    |
| 4. Minimum Lot Area <u>164,656</u> sq. ft.                                  | streets? <u>        </u> yes <u>X</u> no       |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>C</u>   |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

- A. Approval of the plat is subject to approval of the associated zone case Z-1725 from "AA" to "C", and the associated Community Unit Plan, DP-74.
- B. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Woodlawn.
- C. The applicant shall be advised that the construction of sidewalks will be required at the time of the final building inspection when the sidewalk is a requirement of plat approval.
- D. The applicant shall submit an avigational easement covering all of subject property for the benefit of McConnell Air Force Base and the Cessna Aircraft Company, and a covenant assuring that adequate construction methods will be utilized to minimize effects of noise pollution within any structures to be built on the site.
- E. The applicant shall guarantee the extension of sanitary sewer to serve subject property.
- F. It shall be noted that the southeasterly line of the plat is dimensioned as 1006.6 feet on the face of the plat and referenced as 1006.65 feet in the legal description. The appropriate correction shall be made.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 75-59 Name BRIARWOOD ADDITION  
Date Application Rec'd. 7-22-75 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-21-75

DESCRIPTION

General Location Northeast corner of Mt. Vernon and Woodlawn

Owner Gene Campbell  
Surveyor/Engineer Oblinger-Smith Corporation  
Address 625 First National Bank Bldg. Phone 262-0451

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>9.9</u>   | 7. Lineal Feet of New Streets:             |
| 2. Number of Lots:  | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>        </u>   | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </u> <u>2</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>        </u> <u>2</u>                               | TOTAL <u>        </u> <u>None</u> ft.      |
| 3. Minimum Lot Frontage <u>        </u> <u>108</u> ft.                      | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>        </u> <u>164,656</u> sq. ft.                  | streets? <u>        </u> yes <u>X</u> no   |
| 5. Existing Zoning <u>        </u> <u>AA</u>                                |  |
| 6. Proposed Zoning <u>        </u> <u>C</u>                                 |  |
| 9. Public Water Supply <u>Yes</u> (Yes-No), Name <u>City of Wichita</u>     |  |
| 10. Public Sanitary Sewers <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> |  |
| 11. Health Department Approval (where applicable) <u>N/A</u> (Yes-No)       |  |
| 12. City of Wichita <u>X</u> : Three-Mile Area <u>        </u>              |  |

STAFF COMMENTS:

- A. Approval of the plat is subject to approval of the associated zone case Z-1725 from "AA" to "C", and the associated commercial C.U.P., DP-74.
- B. The possible need for an accel-decel lane along the east side of Woodlawn shall be discussed before the Subdivision Committee.
- C. A 30 foot common point of access shall be indicated between Lots 1 and 2. "Complete access control" shall be labeled adjacent to the remainder of Woodlawn.
- D. The applicant shall install or guarantee the installation of a sidewalk adjacent to the east side of Woodlawn.
- E. 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 built on subject property.
- F. The applicant and/or his engineer shall meet with M. S. Mitchell of the Maintenance-Flood Control Office relative to the methods for handling the drainage on subject property.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).