

S/D No. 83-38 Name D. E. Evans Addition
Date Application Rec'd. 5-9-83 Preliminary Approval _____
Scheduled S/D Meeting 5-26-83

DESCRIPTION

General Location Between Somerset and Hood in an area south of
23rd St. North

Owner Donald E. Evans
Surveyor/Engineer Air Capitol Land Surveyors
Address 2160 W. 21st St., Wichita, Ks. Zip Code 67203 Phone 838-9071

1. Gross Acreage of Plat <u>1.7</u>	7. Lineal Feet of New Street
2. Number of Lots :	a. <u>60</u> R/W <u>132</u> ft.
Residential <u>8</u>	b. _____ R/W _____ ft.
Commercial _____	c. _____ R/W _____ ft.
Industrial _____	d. _____ R/W _____ ft.
Other _____	e. _____ R/W _____ ft.
Total Number of Lots <u>8</u>	TOTAL <u>132</u> ft.
3. Minimum Lot Frontage <u>65</u>	8. Sidewalk adjacent to all
4. Minimum Lot Area <u>8,000 sq. ft.</u>	streets _____ yes <u>X</u> no
5. Existing Zoning <u>AA</u>	
6. Proposed Zoning <u>A (Z-2512)</u>	
9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>	
10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>	
11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No	
12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____	

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case (Z-2512) requesting "AA" to "A". The case will be considered by the Planning Commission on June 30, 1983.

- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. The applicant shall attempt to obtain a valid paving petition for Garland Avenue including construction of the temporary turnaround.
- C. The applicant shall guarantee the extension of City water to serve proposed Lots 3 and 4, Block 1 and proposed Lots 1 and 2, Block 2.
- D. The final plat shall reference in the plat's text the granting of the "temporary turnaround easements." Specifically, it shall outline under what conditions the right-of-way easements cease to exist. The easements shall be clearly dimensioned and labeled on the subject lots.
- E. The representative from the City Engineer's office should be prepared to comment on the garage encroachment into the utility easement on Lot 4, Block 2, and on whether or not additional utility easements should be granted on Lot 1 because of the adjacent encroachment.
- F. On the final plat, the 25-foot building setback indicated on this plat shall be labeled.
- 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).

Remove

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| Total Number of Lots <u>8</u> | TOTAL <u>132</u> ft. |
| 3. Minimum Lot Frontage <u>65</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>8,000 sq. ft.</u> | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>A-(Z-2512)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. As provided for by this plat, the final plat tracing shall indicate the recording information for the 10' private drainage easements common to Lots 3 and 4, Block 2 and Lots 1 and 2, Block 1. The granting of these easements is required by the applicant's drainage plan for this property.
- B. The applicant shall attempt to obtain a valid paving petition for Garland Avenue including construction of the temporary turnaround. If a valid petition cannot be obtained, then the applicant is advised that the construction of a gravel street to serve his interior lots will be his responsibility. A guarantee for this street construction, including the temporary turnaround, shall be submitted.
- C. The applicant shall guarantee the extension of City water to serve proposed Lots 3 and 4, Block 1 and proposed Lots 1 and 2, Block 2.
- D. The garage on Lot 4, Block 2, which encroaches the utility easement shall either be removed from the easement or the applicant shall submit a document for recording which acknowledges the lot owner's obligation to remove the structure if the City or any utility company ever needs the easement to construct or maintain public utilities.
- E. Closure computations shall be submitted with the final plat tracing.
- F. 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.