

PLAT. NO. S/D 81-70 MAP NO. 5340

NAME STEIN FOURTH ADDITION

LOCATION: On the north side of 63rd St. South, in an
area west of Seneca

ENGINEER Lowell D. High

OWNER Charles Stein

APPLICATION FILED 6-25-81

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 6-25-81

S/D ACTION 7-9-81 *By order of 7-23-81 approved*

MAPC ACTION 7-30-81

BCC ACTION _____

RECORDED _____

REMARKS _____

*Withdrawn
by applicant
7-27-81*

ACTION

	DATE
36 COMMITTEE (Final) after 2 weeks	7-2-81
50 (Final) Approve	7-23-81
M.A.P.C.	2-30-81
B.C.C./B. CO. C.	_____

POSTED
7-2-81

S/D 81-70 - STEIN FOURTH ADDITION-
on the north side of 63rd St. South
in an area west of Seneca. By:
Lowell D. High.

Withdrawn by applicant
7.27-81

Map No. 5340
Sec. 30
Twp. 28
Range 1E

Subdivision Report and Progress
S/D No.: 81-70

Name: STEIN FOURTH ADDITION

General Location: On the north side of 63rd Street South, in an area west of Seneca

Owner: Charles Stein
Address: 6057 S. Seneca Zip Code: 67217 Phone: 522-8295

Subdivider: _____
Address: _____ Zip Code: _____ Phone: _____

Engineer/Surveyor: Lowell D. High
Address: 1542 S. St. Francis Zip Code: 67211 Phone: 264-0341

Present Zoning: "R"
Proposed Zoning: "R"
Assoc. Zone Case: _____

M.A.P.C. ACTION: ~~7-23-81~~
Advisory Letter: _____

APPLICATION RECEIVED: 6-25-81

Closure Data Submitted: _____
Title/Taxes Rec'd. and Reviewed: _____
Final Review: _____
Referral to B.C.C.: _____

SKETCH PLAT RECEIVED: _____
Letter of Intent: _____

PREL. PLAT RECEIVED: _____
S/D Comm. Action: _____

B.C.C. ACTION: _____

Advisory Letter: _____

FINAL PLAT RECEIVED: 6-25-81
S/D Comm. Action: 7-9-81 after 2 wks.
7-23-81 approval
Advisory Letter: _____

Tracing Received: _____
Released for Recording: _____
Plat Recorded: _____

Comments:

6-29-81 Phil Dietrich advises there are blanket oil well easements on this property

7-27-81 Lowell High, surveyor, called to say Mr. Stein wants to withdraw this application because he does not want to give away any land (145' drainage dedication)

July 23, 1981

Lowell D. High
1542 S. St. Francis
Wichita, Ks. 67211

Re: S/D 81-70 - Final plat of Stein's ^{Fourth} Addition

Dear Mr. High

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission July 23, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The east 145 feet of Lot 1 shall be labeled as a "drainage dedication" with the appropriate wording being included in the plat's text.
- B. *received 7-23-81* The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- D. 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 July 30, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner
LO:bh

cc: Chas. Stein, 6057 S. Seneca, 67217
Andy Harkness, Co. Dept. of Public
Works
Paul Johnston, Operations & Maint.
Mike Lindebak, City Engineering

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH
OFFICE OF Environmental Health

DATE July 22, 1981

TO Louise Olivarez, Senior Planner

FROM Karen Page, Water Quality Supervisor

SUBJECT Stein Fourth Addition

The use of individual sewerage facilities and water wells are approved for use on these lots based on percolation information. Each lot is subject to the following conditions:

- (1) That a sewerage facility permit be secured for each system.
- (2) That for a 2 bedroom home the septic system will consist of a 750 gallon septic tank and 300 feet of level-looped lateral and for 3 bedroom home there will be a 1000 gallon tank with 400 feet of lateral.
- (3) Due to the location of the ground water table, each system will be installed as shallow as possible.
- (4) The wells will be constructed by a licensed contractor or otherwise in conjunction with article 30 of the Kansas Health Regulations.

Michael Lueker
for Karen Page
Water Quality Supervisor

KP/ch

DATE: July 7, 1981

PROPERTY NAME: Steins Fourth Addition

LOCATION: On the North side of 63rd St. South in an area west of Seneca

MAILED TO: Lowell D. High
1542 S. St. Francis
Wichita, KS 67211

PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 67209
(316) 942-8422

REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission



Scale: 3.2" equals 1 mile

Special Situations

SOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Ta	IIs-1	Tabler silty clay loam.	Deep, level and nearly D level, moderately well drained soils on uplands and terraces. These soils have slow runoff and high available water capacity. Permeability is very slow.	

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Ta	IIIs-1	Tabler silty clay loam.	Dwellings Local Roads & Streets Small Com- mercial Buildings Parks & Playgrounds	<u>Severe</u> <u>Severe</u> <u>Severe</u> <u>Severe</u>	Shrink-Swell Low Strength Low Strength Shrink-Swell Shrink-Swell Low Strength Percs Slowly

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small area as possible, install streets, curbs, watermains, electric and telephone cables, storm drains and sewers in advance of home or other buildings construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

JUL 8 1981
METROPOLITAN PLANNING
DISTRICT NO. 1

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 13, 1981

Lowell D. High
1542 E. St. Francis
Wichita, Ks. 67211

Re: S/D 81-69 - Final plat of Stein's 3rd Addition and S/D 81-70 -
Final plat of Stein's 4th Addition

Dear Mr. High:

On July 9, 1981, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above-referenced final plats. The action of the Committee was to defer consideration on these plats until their next meeting on July 23, 1981. The reason for the deferral was to allow you additional time to meet with your client regarding additional floodway dedication on these plats.

Sincerely,

Forrest L. Nagley
Junior Planner

FLN:bh

cc: Charles Stein, 6057 S. Seneca, 67217
Andy Harkness, County Department of Public Works
Paul Johnston, Operations and Maintenance
Mike Lindebak, City Engineering

Final plat

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-70 Name Stein Fourth Addition
Date Application Rec'd. 6-15-81 Preliminary Approval _____
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location on the north side of 63rd St. South in an area west of Seneca.

Owner Charles Stein
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis Zip Code 67211 Phone 264-0341

- | | | | |
|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat | <u>10.00</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. _____ R/W _____ ft. | |
| Residential | <u>2</u> | b. <u>50</u> R/W <u>660</u> ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>2</u> | TOTAL | <u>660</u> ft. |
| 3. Minimum Lot Frontage | <u>326</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>x</u> <u>no</u> |
| 4. Minimum Lot Area | <u>198,860</u> | | |
| 5. Existing Zoning | <u>R</u> | | |
| 6. Proposed Zoning | <u>R</u> | | |
| 9. Is public water available | <u>Yes</u> <u>x</u> <u>No</u> , Name _____ | | |
| 10. Is sanitary sewer available | <u>Yes</u> <u>x</u> <u>No</u> , Name _____ | | |
| 11. Has Health Dept. approval been obtained (where applicable) | <u>Yes</u> <u>No</u> | | |
| 12. City of Wichita | <u>3-Mile Area</u> <u>X</u> <u>Outside of 3-Mile Area</u> | | |

STAFF COMMENTS:

- A. The platlor's text shall be revised to indicate that the floodway shall be the responsibility of the owner of Lot 1.
- B. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- C. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computations shall be submitted with the final plat tracing.
- D. 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 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.

Map No.: 5340
Section: 30
Twp.: 28
Range: 1E

S/D No. 81-71

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: STEIN FOURTH ADDITION

General Location: on the north side of 63rd st. south in an area ~~1/4~~ ^{1/2} mile west of Seneca

Name of Property Owner: Charles Stein
Address: 6057 S. Seneca Zip Code: 67217 Phone: 522-8295
Name of Subdivider: _____ Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Lowell D. High
Address: 1542 S. St. Francis Zip Code: 67211 Phone: 264-0341
Date of Application: June 15, 1981

SUBDIVISION INFORMATION:

- | | |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>10.00</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. _____ R/W _____ ft. |
| Residential <u>2</u> | b. <u>50</u> R/W <u>660</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL <u>660</u> ft. |
| 3. Minimum Lot Frontage <u>326</u> ft. | 8. Are Sidewalks existing? |
| 4. Minimum Lot Area <u>198,860</u> | Yes _____ No <u>X</u> |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R</u> | |
| 9. Is a public water supply available? Yes _____ No <u>X</u> , Name _____ | |
| 10. Is a sanitary sewer available? Yes _____ No <u>X</u> , Name _____ | |
| 11. Has Health Department approval been obtained (where applicable) Yes _____ No _____ | |
| 12. City of Wichita _____ Three Mile Area <u>X</u> Outside of Wichita _____ | |

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Charles Stein

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by FLW
Date 6/25/81
Fee Submitted \$210.00

T9-301B
(7-79)

FORM 29-0

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Fav. Cuts	Cert.
Plbg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
-------------	--------

NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY