

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 9-11-86 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 9-12-86

N.E. Cor., N.W. 1/4, S.W. 1/4,
Sec. 34, T28S, R. 1E. of the
6th P.M., Sedgwick Co., Ks.

Don Wright _____, County Clerk

My Commission Expires _____

CONSULTING ENGINEER

September 19, 1986

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: Final Plat S/D 86-13 - DAVE WATERS ADDITION

Dear Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 18, 1986, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of September 12, 1986.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platator.
3. Certification that all real estate taxes for the first half of 1986 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

Forrest L. Nagley
Senior Planner

FLN:dlk

cc: Dave Waters, 1817 E. 68th Street South, Wichita, KS 67233

S/D No.: 86-13 Name: DAVE WATERS ADDITION

Preliminary Approved: 1/30/86
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: East of Hydraulic and south of 68th Street South.
Owner: Dave Waters, 1817 E. 68th Street South, Wichita, KS 67233
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

1. Gross Acreage of Plat: 0.72 Acre ±
 2. Number of Lots:
 - Residential:
 - Office:
 - Commercial:
 - Industrial: 1
 - Total: 1
 3. Minimum Lot Area: 31,530 Sq. Ft.
 4. Existing Zoning: "R-1"
 5. Proposed Zoning: "E" (SCZ-0552)
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STAFF COMMENTS:

NOTE: The applicant's associated County zone case (SCZ-0552), requesting "R-1" Suburban Residential to "E" Light Industrial has been approved subject to platting.

- A. Since neither municipal water nor sanitary sewer is available to serve this property, 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.
- B. If the Health Department can verify that the soil conditions existing on this site are suitable for the use of a septic tank, and that the waste to be generated by the intended use of the property is likewise suitable for the operation of a septic system, approval of this plat will require the waiver of the 40,000 square foot minimum lot area standard required for lots without municipal water or sanitary sewer. Section 8-103(C)(4)(A). If the Health Department can find that the factors involved with this case support the authorization of a septic system, the waiver of Section 8-103(C)(4)(A) of the Subdivision Regulations is recommended given the amount of adjacent land area devoted to floodway use.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required, is the proposed minimum building pad correct, is the perimeter of the floodway reserve acceptable and has Army Corp of Engineer approval been obtained? Army Corp of Engineer approval is required since this site is a designated 25-year ponding area.