

S/D No. 81-87 Name Balmoral Briar Addition  
Date Application Rec'd. 8-7-81 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 8-20-81

DESCRIPTION

General Location North of 29th St. and 1/2 mile west of 119th St. West

Owner David J. Campbell  
Surveyor/Engineer Moehring and Associates  
Address 433 S. Hydraulic, Wichita, Zip Code 67211 Phone 263-8291

- |  |  |                                     |                     |
|--|--|-------------------------------------|---------------------|
| 1. Gross Acreage of Plat                                       | <u>35.8 ac.</u>  | 7. Lineal Feet of New Street        |                     |
| 2. Number of Lots :  |  | a. <u>70'</u> R/W <u>276.41</u> ft. |                     |
| Residential  | <u>12</u>  | b. <u>50'</u> R/W <u>802.26</u> ft. |                     |
| Commercial   | _____  | c. _____ R/W _____ ft.              |                     |
| Industrial   | _____  | d. _____ R/W _____ ft.              |                     |
| Other  | _____  | e. _____ R/W _____ ft.              |                     |
| Total Number of Lots   | <u>12</u>  | TOTAL                               | <u>2,072.67</u> ft. |
| 3. Minimum Lot Frontage  | <u>168.86 ft.</u>  | 8. Sidewalk adjacent to all         |                     |
| 4. Minimum Lot Area  | <u>62,252 sq ft</u>                                      | streets                             | <u>yes</u> _____ no |
| 5. Existing Zoning   | <u>"R-1"</u>   |                                     |                     |
| 6. Proposed Zoning   | <u>"R-1"</u>   |                                     |                     |
| 9. Is public water available                                   | _____ Yes <u>x</u> No, Name _____                        |                                     |                     |
| 10. Is sanitary sewer available                                | _____ Yes <u>x</u> No, Name _____                        |                                     |                     |
| 11. Has Health Dept. approval been obtained (where applicable) | <u>x</u> Yes _____ No                                    |                                     |                     |
| 12. City of Wichita  | <u>3-Mile Area</u> <u>X</u> Outside of 3-Mile Area _____ |                                     |                     |

STAFF COMMENTS:

- A. The County Engineer's representative should be prepared to comment on the applicant's drainage plan, the adequacy of the floodway, and whether any minimum pad elevations are required.
- 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. Complete access control to 29th Street from Lot 6 in Blocks A and B shall be labeled on the final plat.
- D. The applicant shall guarantee construction of 124th Street West, including the temporary cul-de-sac, to suburban standards.
- E. On the final plat, the platator's text shall state that the temporary cul-de-sac easement shall expire at such time as 124th Street West is extended north of this plat.
- F. In accordance with the Subdivision Regulations, electric power, telephone and cable TV service shall be installed underground.
- G. Due to the size and location of the floodway, it is recommended that the design criteria for lot width-to-depth be waived for Lots 1, 2, and 3 in Block A.
- H. 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. The applicant should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantees, etc.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 81-87 Name Balmoral Briar Addition  
Date Application Rec'd. 8-7-81 Preliminary Approval 8-20-81  
Scheduled S/D Meeting 9-3-81

DESCRIPTION

General Location North of 29th St. and 1/2 mile west of 119th St. West

Owner David J. Campbell  
Surveyor/Engineer Moehring and Associates  
Address 433 S. Hydraulic, Wichita, Ks. Zip Code 67211 Phone 263-8291

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>35.9 ac.</u>  | 7. Lineal Feet of New Street   |
| 2. Number of Lots :<br>Residential <u>12</u><br>Commercial _____<br>Industrial _____<br>Other _____<br>Total Number of Lots <u>12</u> | a. <u>70'</u> R/W <u>1276.41</u> ft.<br>b. <u>50'</u> R/W <u>802.26</u> ft.<br>c. _____ R/W _____ ft.<br>d. _____ R/W _____ ft.<br>e. _____ R/W _____ ft.<br>TOTAL <u>2,072.67</u> ft. |
| 3. Minimum Lot Frontage <u>168.86 ft.</u>   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>no</u>   |
| 4. Minimum Lot Area <u>62,252 sq. ft.</u>   |  |
| 5. Existing Zoning <u>"R-1"</u>   |  |
| 6. Proposed Zoning <u>"R-1"</u>   |  |
| 9. Is public water available _____ Yes <u>x</u> No, Name _____  |  |
| 10. Is sanitary sewer available _____ Yes <u>x</u> No, Name _____   |  |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u>   |  |
| 12. City of Wichita _____ 3-Mile Area <u>x</u> Outside of 3-Mile Area _____   |  |

STAFF COMMENTS:

- A. The final plat tracing shall indicate the east line of the floodway as a broken line in order to clearly indicate that the floodway is part of the lots.
- B. A minimum building pad of 1353 m.s.l. shall be referenced for Lots 1, 2 and 3, Block A both in the plat's text and on the face of the plat.
- C. 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.
- D. The applicant shall guarantee construction of 124th Street West, including the temporary cul-de-sac, to suburban standards.
- E. The final plat tracing shall state in the plat's text that the temporary cul-de-sac easement shall expire at such time as 124th Street West is extended north of this plat.
- F. In accordance with the Subdivision Regulations, electric power, telephone and cable TV service shall be installed underground.
- G. Due to the size and location of the floodway, the Subdivision Committee, at the time of preliminary plat approval, recommended that the design criteria for lot width-to-depth be waived for Lots 1, 2 and 3, Block A.
- H. At this property is within 3 miles of the Wichita City limits, City Commission approval will be required. The signature block for the Mayor and City Clerk shall be added to the final plat tracing.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.