

WICHITA - SEDGWICK COUNTY



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

June 24, 1983

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

Re: S/D 83-53 - Final plat of Blair's Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 23, 1983, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The applicant is also owner of Ron's Addition. The applicant is hereby reminded that a 10-foot utility easement was platted along the east line of Ron's Addition. If construction is proposed across platted lot lines, this easement will need to be vacated.
- 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 an on-site sewerage facility and a water well. A memorandum shall be obtained specifying approval.
- C. 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 Thursday, June 30, 1983, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

cc: Steve R. Blair, 3930 W. Fairhaven Rd., 67217

Mike Mike Lindebak, city Engineering

RECEIVED

JUN 27 1983

Dept. Of Engineering

S/D No. 83-53 Name Blair's Addition
Date Application Rec'd. 6-13-83 Preliminary Approval _____
Scheduled S/D Meeting 6-23-83

DESCRIPTION

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

Owner Steve R. Blair
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>7.58</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots :
Residential <u>1</u>
Commercial _____
Industrial _____
Other _____
Total Number of Lots <u>1</u> | a. <u>60</u> R/W <u>360</u> ft.
b. _____ R/W _____ ft.
c. _____ R/W _____ ft.
d. _____ R/W _____ ft.
e. _____ R/W _____ ft.
TOTAL <u>360</u> ft. |
| 3. Minimum Lot Frontage <u>160 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>308,700 S.F.</u> | |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R</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 _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. In 1981, a plat named Stein Fourth Addition was reviewed by the Subdivision Committee. That was a two-lot plat which included this Blair's Addition property as well as the 300' x 351' site southwest of Blair's Addition, which was later platted as Ron's Addition. Based on the best available drainage information at that time, the east 145 feet was required to be dedicated for drainage purposes. The applicant chose to withdraw his application. A current drainage study which is in the preliminary stages indicates that a lesser area would be adequate for drainage. The County and City Engineering representatives shall be prepared to comment on the proposed grading plan and on the adequacy of the floodway as shown.
- B. The applicant is also owner of Ron's Addition. The applicant is hereby reminded that a 10-foot utility easement was platted along the east line of Ron's Addition. If construction is proposed across platted lot lines, this easement will need to be vacated.
- 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 an on-site sewerage facility and a water well. A memorandum shall be obtained specifying approval
- 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.