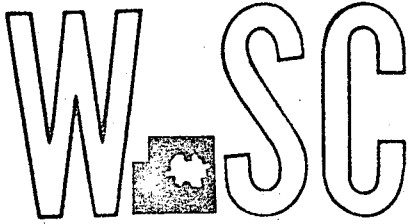


WICHITA - SEDGWICK COUNTY



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

April 18, 1980

Wilmer Freund
Delamater, Freund and Associates
412 Century Plaza
Wichita, Ks. 67202

Re: S/D 80-26 - Preliminary plat of Orchard View Addition

Dear Mr. Freund:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, April 17, 1980, the above-captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat subject to the following:

- A. The applicant's drainage plan is acceptable as long as this plat is to be a suburban development.
- B. Approval of this plat shall be subject to approval of the applicant's associated zone case (SCZ-0452 "R" to "R-1").
- C. The applicant shall by separate instrument grant a temporary turnaround at the north end of Madison. Said turnaround shall remain in effect until the street is extended further north.
- D. The applicant shall guarantee the improvement of Madison to suburban street standards, including the temporary turnaround.
- E. 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.
- F. The Subdivision Committee recommends a waiver of the recommended lot width-to-depth ratio.
- G. The Subdivision Committee recommends a waiver of the requirement that all utilities be placed underground.
- H. The Subdivision Committee recommends that the lots adjacent to 63rd Street South plat a 25-foot setback line from 63rd Street.

Wilmer Freund
April 18, 1980
Page 2

- I. Complete access control to 63rd Street across the south lines of Lot 1, Block A, and Lot 1, Block B shall be shown on the final plat and referenced in the plattor's text.
- J. The plat shall show the following easements:
 - a. 5-foot drainage easements adjacent to Madison;
 - b. 10-foot utility easements adjacent to the 5 foot drainage easements;
 - c. 10 foot utility easement on the west side of Block A;
 - d. 20 foot utility easement on the east side of Block B;
 - e. 10 foot utility easement on the north side of Lot 10, Block B.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

Enclosed herewith is the "marked" copy of the preliminary plat for your information and files.

If you should have any questions concerning this matter, please call.

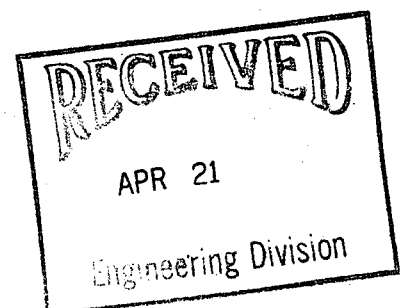
Sincerely,



Louise Olivarez
Senior Planner

LO:bh

cc: Gerald Blood, 6346 S. Broadway, 67216
xDean Sellers, Acting City Engineer
Phil Dietrich, Senior Engineer, County Department of Public Works



PRELIMINARY PLAT
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-26 Name Orchard View Addition
Date Application Rec'd. 4/4/80 Preliminary Approval _____
Scheduled S/D Meeting 4/17/80

DESCRIPTION

General Location 1/4 mile east of Hydraulic on the north side of 63rd Street South

Owner Gerald Blood
Surveyor/Engineer Delamater, Freund & Associates
Address 412 Century Plaza Phone 263-6121

- | | |
|--|----------------------------------|
| 1. Gross Acreage of Plat <u>21.08</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>1497</u> ft. |
| Residential <u>19</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>19</u> | TOTAL <u>1497</u> ft. |
| 3. Minimum Lot Frontage <u>100</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>40,000</u> sq ft. | streets? <u>yes</u> <u>no</u> |
| 5. Existing Zoning <u>R & R-1</u> | |
| 6. Proposed Zoning <u>R-1 (SCZ-0452)</u> | |
| 9. Public Water Supply <u>no</u> (Yes-No), Name _____ | |
| 10. Public Sanitary Sewers <u>no</u> (Yes-No), Name _____ | |
| 11. Health Department Approval (where applicable) _____ (Yes-No) | |
| 12. City of Wichita _____: Three-Mile Area <u>x</u> | |

STAFF COMMENTS:

NOTE: The applicant has filed an associated zone case requesting "R" to "R-1" for the southern portion of this site. (SCZ-0452)

- A. The representatives from County Public Works, City Engineering and Flood Control should be prepared to comment on the status of the applicant's drainage concept plan.
- B. Approval of this plat shall be subject to approval of the applicant's associated zone case.
- C. The applicant shall by separate instrument grant a temporary turnaround at the north end of Madison. Said turnaround shall remain in effect until the street is extended further north.
- D. The applicant shall guarantee the improvement of Madison to suburban street standards, including the temporary turnaround.
- E. 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.
- F. The applicant was advised that he intends to request overhead utilities for this plat. The Subdivision and Utility Advisory Board Members should come prepared to discuss this request.
- G. Staff recommends that the developer consider a greater building setback from 63rd Street since it is anticipated that this arterial will experience heavy traffic in the future.
- 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.
- I. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-26 Name Orchard View Addition
Date Application Rec'd. 4-4-80 Preliminary Approval 4-17-80
Scheduled S/D Meeting 5-15-80

DESCRIPTION

General Location 1/4 mile east of Hydraulic on the north side of 63rd St.
South

Owner Gerald Blood

Surveyor/Engineer Delamater, Freund & Associates

Address 412 Century Plaza Phone 263-6121

- 1. Gross Acreage of Plat 21.08
- 2. Number of Lots:
 - Residential 19
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 100 ft.
- 4. Minimum Lot Area 40,000 sq. ft.
- 5. Existing Zoning R and R-1
- 6. Proposed Zoning R-1 (SCZ-0452)
- 7. Lineal Feet of New Streets:
 - a. 70 R/W 1497 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 1497 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply No (Yes-No), Name _____
- 10. Public Sanitary Sewers No (Yes-No), Name _____
- 11. Health Department Approval (where applicable) _____ (Yes-No)
- 12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. Approval of this plat shall be subject to approval of the applicant's associated zone case (SCZ-0452 "R" to "R-1").
- B. The applicant shall, by separate instrument, grant a temporary turnaround at the north end of Madison. Said turnaround shall remain in effect until the street is extended further north and shall be shown on the final plat tracing.
- C. The applicant shall guarantee the improvement of Madison to suburban street standards, including the temporary turnaround.
- D. At the time of preliminary plat review, the Subdivision Committee acted to recommend waiver of both the lot width-to-depth ratio and the requirement that all utilities be placed underground.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.