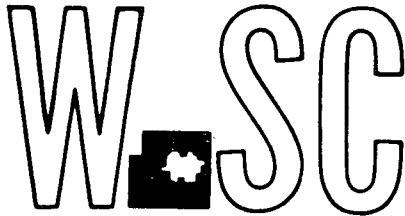


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

January 31, 1986



Moehring & Associates
433 South Hydraulic
Wichita, KS 67211

Re: S/D 86-13 - Preliminary Plat of Dave Waters Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 30, 1986, 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. 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. The applicant is advised that, in general, industrial activity is not compatible with the use of septic systems. The case at hand is further complicated by the fact that the proposed lot does not meet the 40,000 square foot minimum area requirement for on-site sewerage and a water well. If Health Department approval can be obtained, a memorandum shall be submitted specifying their approval.
- B. If the 10-foot utility easement, adjacent to the east line of the lot, is to terminate at the northerly line of the K.G.& E. easement, a north/south dimension shall be provided for the utility easement.
- C. Since this site is a designated 25-year Army Corps of Engineers' ponding area, the applicant shall prepare a lot grading plan for review and approval by the Corps. A final plat shall not be submitted until the Corps has approved the grading plan.
- D. The final plat shall indicate the platting of a minimum building pad elevation of 1,256 Mean Sea Level. This minimum building pad shall be referenced on the face of the plat, as well as in the plat's text.

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Moehring & Associates

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- E. On the final plat, that portion of the lot encumbered by the K.G. & E. easement shall also be labeled as Floodway. The standard floodway language shall be included in the plat's text.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:mlh

Enclosure

cc: Dave Waters, 1817 E. 68th Street South, Wichita, KS 67233
Jack Brown, Health Department
✓ Mike Lindebak, City Engineer
Jim Weber, County Engineering