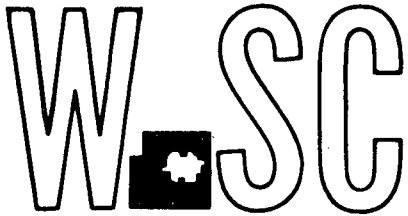


WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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

September 12, 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 Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, September 11, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. On the final plat tracing, the wording in the plattor's text regarding approval of work in the floodway reserve shall be changed to reference that permission is to be obtained from the "appropriate engineer" not appropriate governing body.
- D. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Final Plat S/D 86-13 - DAVE WATERS ADDITION
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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, September 18, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Dave Waters, 1817 E. 68th Street South, Wichita, KS 67233
Jim Weber, County Bureau of Public Services
~~Mike Lindebak, City Engineer~~