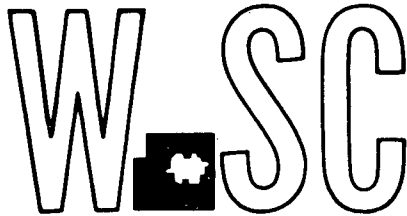


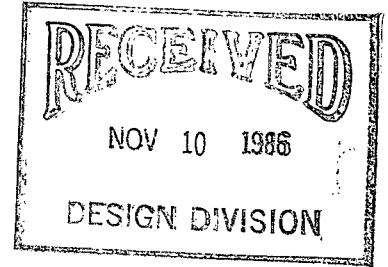
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 6, 1986



Terra Tech Land Surveying, Inc.  
245 W. Dewey  
Wichita, KS 67202

Re: Final Plat S/D 86-99 - BLAIR DOON SUBDIVISION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 6, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- C  
O  
P  
Y
- 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. If the applicant chooses to plat all this property as one 10 acre lot, approval from the Health Department is not required since the property is served by an existing water well and sewage lagoon.
  - B. The final plat tracing shall indicate the following access controls:
    - 1) "Access control except for three openings" to 31st Street South across the south line of the plat.
    - 2) 40 feet of "complete access control" on the lot back north and west of the Greenwich Road/31st Street South intersection.
    - 3) "Access control except for two openings" to Greenwich Road across the east line of the plat.
  - C. On the final plat tracing, the county road adjacent to the plat on the west shall be labeled 103rd Street East. The centerline of this road shall be indicated along with the amount of existing half-street right-of-way (35 feet).

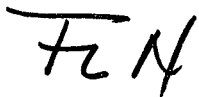
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- D. On the final plat tracing, the recording information for the half-street right-of-way to the west of this plat shall be referenced (Film 375, Page 243).
- E. On the final plat tracing, the plat's text shall be amended to reference that any changes within the floodway shall be approved by "the County Engineer or his successor" rather than the appropriate governing body.
- F. On the final plat tracing, a dimension shall be provided between the east line of the lot and the east line of the Floodway Reserve.
- G. On the final plat tracing, a 35-foot wide building setback shall be platted from the public streets.
- H. On the final plat tracing, angles or bearings shall be provided for the plat's perimeter.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101 (C).
- K. 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, November 13, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dik

Enclosure

cc: Blair P. Sullivan, et al, 4219 Southeast Blvd, Wichita, KS 67216  
Fidelity Equities, c/o Jim Crawford, 1356 N. Woodlawn,  
Wichita, KS 67208  
Jim Weber, County Engineering  
X Mike Lindebak, City Engineer  
Jack Brown, Health Department

1. Leo E. Stafford. Vacation of platted easement. No water problem.
2. St. Pauls African Methodist Church. Vacation of an alley. No water problem.
3. Golden Hills Third Addition. Final plat. Area now served by 16" main in Central and 8" main in Golden Hills. No water problem.
4. Bea Carpenters Addition. Final plat. Area now served by 8" mains in both Glenn and May. No water problem.
5. Blair Door Subdivision. Final plat. Nearest City water at Lawrence (3rd St. South) and Greenwich, approximately 1 mile from this plat. Would suggest holding a petition if water is possible. No water problem.
6. P.R.O. Addition #3. Revised final plat. Area now served, no water problem.
7. New Western End Addition. Final plat. Existing 2" main in Sylvan Lane extending into the plat shall be abandoned, cost of which to be paid by the Developer. No water problem.
8. Grays Second Addition. Revised Preliminary plat. Item 8, mains to be extended. Main in MacArthur to be extended to west from Eisenhower. No water problem.
9. Willowland Fourth Addition. Final plat. Mains to be extended, Item 8. Existing 20" main in Beck Road to be tapped. Suggest installation of main under Beck Road to be done prior to paving to avoid boring and casing.
10. Killarney First Addition. Final plat. Existing mains in Beck Road, 30th St., and 32nd St. 8" line for fire protection and services has been proposed to the Developer. No water problem.
11. Adams Homes Inc. Dedicate utility easement. No water problem.
12. Dillon Real Estate Co., Inc. Dedicate additional utility easement. No water problem.
13. Inland Investment, Inc. Dedicate - utility easement. No water problem.
14. Paul L. Dutton, et al. Dedicate additional utility easement. No water problem.
15. Other matters.

S/D No.: 86-99 Name: BLAIR DOON SUBDIVISION

Preliminary Approved:  
Scheduled S/D Meeting: 11/6/86

DESCRIPTION

General Location: Northwest corner of 31st Street South and Greenwich Road.  
Owner: Blair P. Sullivan, et al, 4218 Southeast Blvd, Wichita, KS 67216  
Surveyor/Engineer: Terra Tech Land Surveying, Inc., 245 W. Dewey,  
Wichita, KS 67202

1. Gross Acreage of Plat: 10.458
2. Number of Lots:
  - Residential:
  - Office:
  - Commercial:
  - Industrial:
  - Other: 2
  - Total: 2
3. Minimum Lot Area: 5.223 Acres
4. Existing Zoning: "R-1" and "LC"
5. Proposed Zoning: "R-1" and "LC"

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STAFF COMMENTS:

NOTE: The applicant's associated county zone case (SCZ-0566) requesting "R-1" to "LC" has been approved for a portion of proposed Lot 1. The east 540 feet of Lot 2 is zoned "LC". The remainder of Lot 2 is zoned "R-1".

- 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. The final plat tracing shall indicate the following access controls:
  - 1) "Access control except for two openings" to 31st Street South across the south line of Lot 1.
  - 2) 40 feet of "complete access control" on Lot 2 back north and west of the Greenwich Road/31st Street South intersection on Lot 2.
  - 3) "Access control except for one opening" to Greenwich Road across the east line of Lot 2.
  - 4) "Access control except for two openings" to 31st Street South across the south line of Lot 2.
- C. On the final plat tracing, the county road adjacent to Lot 1 on the west shall be labeled 103rd Street East. The centerline of this road shall be indicated along with the amount of existing half-street right-of-way (35 feet).
- D. On the final plat tracing, the recording information for the half-street right-of-way to the west of this plat shall be referenced (Film 375, Page 243).
- E. On the final plat tracing, the plat's text shall be amended to reference that any changes within the floodway shall be approved by "the County Engineer or his successor" rather than the appropriate governing body.
- F. On the final plat tracing, a dimension shall be provided between the west line of lot 2 and the west line of the Floodway Reserve.
- G. On the final plat tracing, a 35-foot wide building setback shall be platted from the public streets.
- H. On the final plat tracing, angles or bearings shall be provided for the plat's perimeter.

SUBDIVISION REPORT  
Final Plat S/D 86-99 - BLAIR DOON SUBDIVISION  
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- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101 (C).
- K. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.