

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 81-23 Name Peck Substation
Date Application Rec'd. 2-26-81 Preliminary Approval _____
Scheduled S/D Meeting 3-19-81

DESCRIPTION

General Location East side of Seneca Avenue, 1/4 mile north of Clearwater Road (103rd Street South)
Owner Kansas Gas and Electric
Surveyor/Engineer Delamater, Freund and Associates
Address 412 Century Plaza Bldg. - 111 W. Douglas Phone 263-6121

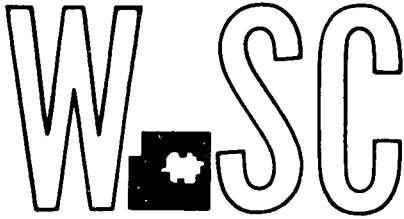
- | | | | |
|---|-----------------------------------|--------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>1.435</u> | 7. Lineal Feet of New Streets: | |
| 2. Number of Lots: | | a. <u>250</u> R/W <u>50</u> ft. | |
| Residential | _____ | b. _____ R/W _____ ft. | |
| Commercial | _____ | c. _____ R/W _____ ft. | |
| Industrial | _____ | d. _____ R/W _____ ft. | |
| Other | <u>1</u> | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | <u>50</u> ft. |
| 3. Minimum Lot Frontage | <u>49,980 sq</u> ft. | 8. Sidewalk adjacent to all streets? | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | _____ ft. | | |
| 5. Existing Zoning | <u>None (outside 3 mile ring)</u> | | |
| 6. Proposed Zoning | <u>None</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) | <u>No</u> (Yes-No) | | |
| 12. City of Wichita | _____ : Three-Mile Area _____ | | |

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage plan. It should be noted that the grading plan shows only 25 feet of half-street right-of-way for Seneca, plus a 25-foot building setback. This will need to be revised to show 50 feet of half-street right-of-way for Seneca, plus the correct building setback line.
- B. The final plat tracing shall indicate a 35-foot building setback from Seneca Street.
- C. The final plat tracing shall indicate "access control except for 2 openings" to Seneca across the west line of the plat.
- D. If buildings with sewer and water services are proposed, the applicant should 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 water well.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat is submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

March 20, 1981

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

Re: S/D 81-23 - Final plat of Peck Substation

Gentlemen:

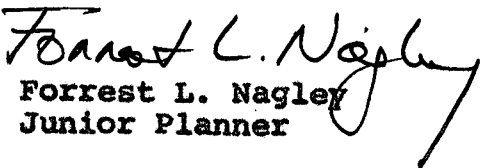
At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission March 19, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The final plat tracing shall indicate a 25-foot building setback from Seneca Street.
- B. The final plat tracing shall indicate "access control except for 2 openings" to Seneca across the west line of the plat.
- 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 March 26, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Kansas Gas and Electric, 201 N. Main, 67202
Andy Harkness, County Department of Public Works, Courthouse
X Mike Lindebak, City Engineering

