

S/D No. 81-88 Name Orchard View 2nd Addition
Date Application Rec'd. 8-19-81 Preliminary Approval _____
Scheduled S/D Meeting 3-4-82

DESCRIPTION

General Location Northeast corner of 63rd St. South and Hydraulic

Owner George W. Nicholson
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 1440 E. English, Wichita, Ks. Zip Code 67211 Phone 263-1107

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>40 acres +</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>70</u> R/W <u>2470</u> ft. |
| Residential <u>33</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>33</u> | TOTAL <u>2470</u> ft. |
| 3. Minimum Lot Frontage <u>116.32 ft.</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |
| 4. Minimum Lot Area <u>40,000 square feet</u> | |
| 5. Existing Zoning <u>R and R-1</u> | |
| 6. Proposed Zoning <u>R-1 (SCZ-0491)</u> | |
| 9. Is public water available _____ Yes <input checked="" type="checkbox"/> No, Name _____ | |
| 10. Is sanitary sewer available _____ Yes <input checked="" type="checkbox"/> No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <input type="checkbox"/> <u>No</u> <input type="checkbox"/> | |
| 12. City of Wichita _____ 3-Mile Area <input checked="" type="checkbox"/> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's drainage concept.
- B. The applicant shall guarantee the improvements of the interior streets to suburban standards.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- 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 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).

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-88 Name Orchard View 2nd Addition
Date Application Rec'd. 8-19-81 Preliminary Approval 3-4-82
Scheduled S/D Meeting 4-15-82

DESCRIPTION

General Location Northeast corner of 63rd St. South and Hydraulic

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| 4. Minimum Lot Area <u>40,000 sq. ft.</u> | |
| 5. Existing Zoning <u>R and R-1</u> | |
| 6. Proposed Zoning <u>R-1 (SCZ-0491)</u> | |
| 9. Is public water available _____ Yes <u>X</u> No, Name _____ | |
| 10. Is sanitary sewer available _____ Yes <u>X</u> No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The applicant's final drainage plan has been approved by County Engineering. A 1259.0 m.s.l. minimum pad elevation is required on all lots and has been referenced in the plat-tor's text. The County Engineer's representative shall be prepared to state what drainage improvements need to be guaranteed at the time of platting.
- B. The applicant shall guarantee the improvement of Kansas and the two Kansas Courts to suburban standards.
- C. The applicant shall obtain approval from the Health Department for the use of septic tanks and water wells.
- D. The Subdivision Committee has recommended a waiver of the underground utility requirement.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.