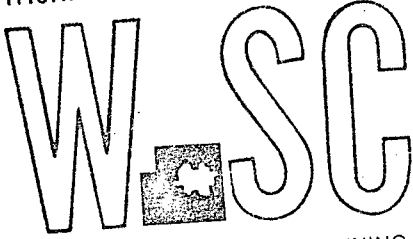
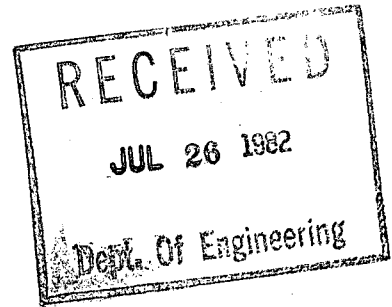


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL - TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561



July 23, 1982

Mr. T. L. Daniel
Land Surveyor
1911 E. Central
Wichita, Kansas 67214

Re: S/D 82-40 - Final plat of Thurber Subdivision

Dear Mr. Daniel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 22, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

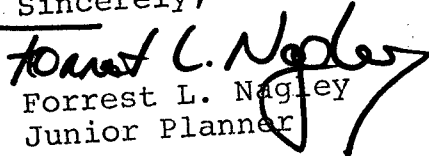
- A. The applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and private water wells. A memorandum shall be obtained specifying approval.
- B. Since Meridian Avenue is a designated arterial street at this location, the final plat tracing shall indicate "complete access control" to Meridian across the east line of Lot 1, Block B.
- C. The final plat tracing shall indicate the following building setbacks:
 1. Lot 1, Block A: 25-foot setback from 60th Street and a 15-foot setback from Richmond;
 2. Lot 1, Block B: 25-foot setback from 60th Street and a 15-foot setback from Meridian.
- D. The applicant shall meet with County Public Works and make satisfactory arrangements for the improvement of the north half of 60th Street North so Lot 1, Block A may be served by an improved road.
- E. 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.

Mr. T. L. Daniel
Page 2
July 23, 1982

This matter will be forwarded to the Planning Commission for its consideration on Thursday, July 19, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,


Forrest L. Nagley
Junior Planner

FLN:bh

cc: Donald R and Edith E. Thurber
6051 N. Meridian, 67204
Andy Harkness, County Department of Public Works
X Mike Lindebak, City Engineering

S/D No. 82-40 Name Thurber Subdivision
Date Application Rec'd. July 12, 1982 Preliminary Approval July 22, 1982
Scheduled S/D Meeting

DESCRIPTION

General Location North of 60th Street North in an area west of Meridian

Owner Donald R. and Edith E. Thurber
Surveyor/Engineer T. L. Daniel
Address 1911 E. Central, Wichita, Ks. Zip Code 67214 Phone 267-2348

- 1. Gross Acreage of Plat 2.57 acres +
- 2. Number of Lots : 2
 - Residential _____
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 2
- 4. Minimum Lot Frontage 154.74 ft.
- 5. Minimum Lot Area 31,500 sq. ft.
- 6. Existing Zoning R-1
- 7. Proposed Zoning R-1 w/CoBZA 2-82
- 7. Lineal Feet of New Street
 - a. 31.76 R/W 203.6 ft.
 - b. 30 R/W 433.26 ft.
 - c. 10 R/W 233.0 ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 869.86 ft.
- 8. Sidewalk adjacent to all streets yes no
- 9. Is public water available _____ Yes No, Name _____
- 10. Is sanitary sewer available _____ Yes No, Name _____
- 11. Has Health Dept. approval been obtained (where applicable) Yes No
- 12. City of Wichita _____ 3-Mile Area Outside of 3-Mile Area _____

STAFF COMMENTS:

NOTE: The applicant's associated County Board of Zoning Appeals Case (Co.BZA 2-82) requesting a reduction in required lot area from 40,000 square feet to 31,500 square feet for Lot 1, Block A, has been approved subject to platting.

- A. 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 private water wells. A memorandum shall be obtained specifying approval.
- B. Since Meridian Avenue is a designated arterial street at this location, the final plat tracing shall indicate "complete access control" to Meridian across the east line of Lot 1, Block B.
- C. The final plat tracing shall indicate the following building setbacks:
 - 1. Lot 1, Block A: 25-foot setback from 60th Street and a 15-foot setback from Richmond;
 - 2. Lot 1, Block B: 25-foot setback from 60th Street and a 15-foot setback from Meridian.
- D. The representative from County Public Works should be prepared to comment on the drainage characteristics of this area and state if any drainage improvements need to be guaranteed with the platting of this property.
- E. Lot 1, Block A is presently not served by a street that is opened up to traffic. The representative from County Public Works should be prepared to comment on this situation and state if a guarantee is required for improvement to either Richmond or 60th Street North adjacent to Lot 1, Block A.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

NOTE: This plat has been 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.