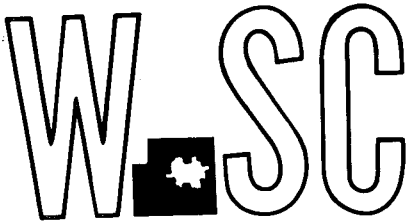
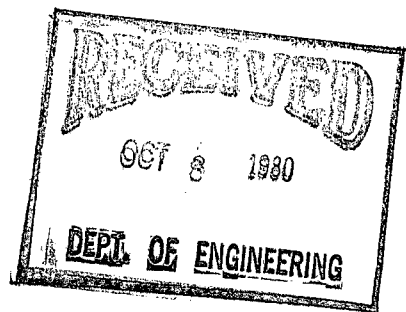


WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

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



October 3, 1980

Professional Engineering Consultants, P.A.
Attention: Gary Wiley
355 Ellis
Wichita, Ks. 67211

Re: S/D 80-79 - Final plat of Thunderbird Addition

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission, October 2, 1980, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved, subject to:

- A. Access control except for 2 openings to Seneca shall be noted on the face of the final plat tracing.
- B. The amount of existing right-of-way for Seneca as well as the amount being dedicated on this plat shall be indicated on the final plat tracing.
- 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 October 9, 1980, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc

to: Gerald E. Bird, Box 188, Route 1, Bate City, Mo. 64011
Randall J. Voth, 3202 W. 13th, Suite 1, 67203
R. W. Bruggeman, Director, Engineering

SUBDIVISION REPORT

S/D NO. 80-79 Name Thunderbird Addition
Date Application Rec'd. 9-19-80 Preliminary Approval _____
Scheduled S/D Meeting 10-2-80

DESCRIPTION

General Location On the east side of Seneca between 41st and 43rd Streets
South

Owner Gerald E. Bird
Surveyor/Engineer Professional Engineering Consultants, P.A. (Gary Wiley)
Address 355 Ellis, 67211 Phone 263-1107

- | | | |
|---|--|---|
| 1. Gross Acreage of Plat | <u>2.4 acres+</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | <u>1</u> | a. <u> </u> R/W <u> </u> ft. |
| Residential | <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial | <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial | <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other | <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots | <u>1</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage | <u>260</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u> </u> no |
| 4. Minimum Lot Area | <u>2.4+</u> | |
| 5. Existing Zoning | <u>AA</u> | |
| 6. Proposed Zoning | <u>R-6(Z-2278)</u> | |
| 9. Public Water Supply | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 10. Public Sanitary Sewers | <u>Yes</u> (Yes-No), Name <u>City of Wichita</u> | |
| 11. Health Department Approval (where applicable) | <u> </u> N/A <u> </u> (Yes-No) | |
| 12. City of Wichita | <u>X</u> : Three-Mile Area <u> </u> | |

STAFF COMMENTS:

Note: The associated zone change Z-2278 "AA" to "R-6" has been approved by the MAPC subject to platting.

- A. This property is located in an area which has a history of drainage problems due to lack of storm sewers and inadequate roadside ditches. The applicant shall be prepared to state how he intends to handle the drainage from the developed site. The Engineering Department shall be prepared to comment on the proposed method of drainage.
- B. Access controls to Seneca shall be noted on the face of the final plat tracing.
- C. The amount of existing right-of-way for Seneca as well as the amount being dedicated on this plat shall be indicated on the final plat tracing.
- D. 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.