

S/D NO. 78-2 Name Westerlund's First Addition
Date Application Rec'd. 1-6-78 Preliminary Approval 4-20-78
Scheduled S/D Meeting 9-7-78

DESCRIPTION

General Location East side of 119th Street West, in an area approximately 1/2 mile north of MacArthur Road.

Owner C. D. Westerlund
Surveyor/Engineer T. L. Daniel
Address 110 E. Second, 67202 Phone 681-3252

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>13</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>893</u> ft. |
| Residential <u>2</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>2</u> | TOTAL <u>893</u> ft. |
| 3. Minimum Lot Frontage <u>256.86</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>5+ acres</u> ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u>Pending</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. This plat was deferred at the applicant's request at the Subdivision Committee meeting of May 4, 1978. The final plat has now been revised from 4 lots to 2.
- B. The contingent street dedication referenced on the plat shall be submitted by separate instrument to be forwarded with the final plat to the governing body.
- C. The applicant and/or his surveyor shall contact the Flood Control Office and the County Department of Public Works relative to handling the drainage swale crossing subject property from north to south.
- D. The applicant shall guarantee the improvement of 36th Street to suburban standards.
- E. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 78-2 Name Westerlund's First Addition
Date Application Rec'd. 1-6-78 Preliminary Approval 4-20-78
Scheduled S/D Meeting 5-4-78

DESCRIPTION

General Location East side of 119th Street West, in an area approximately
1/2 mile north of MacArthur Road
Owner C. D. Westerlund
Surveyor/Engineer T. L. Daniel
Address 110 E. Second (67202) Phone 681-3252

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>18±</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>893</u> ft. |
| Residential <u>4</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>4</u> | TOTAL <u>893</u> ft. |
| 3. Minimum Lot Frontage <u>256.86</u> ft. | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>5± acres</u> <u>±</u> ft. | streets? <u>yes</u> <u>x</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply <u>no</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>no</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u>pending</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>x</u> | |

STAFF COMMENTS:

- A. The applicant has submitted a contingent street dedication for 36th Street South across lots 3 and 4 as required in the approval of the preliminary plat. However, said instrument needs extensive revision and the applicant and or his engineer shall contact the Planning Department regarding this matter.
 - B. The contingent dedication, when approved as to form, shall be forwarded with the final plat to the City Commission.
 - C. The east/west 70 foot street indicated on the plat shall be labeled as "36th Street South".
 - D. The contingent street dedication for 36th Street South shall be indicated on Lots 3 and 4 and shall be labeled "contingent street dedication".
 - E. A temporary cul-de-sac for 36th Street South shall be indicated at the west lines of Lots 3 and 4.
 - F. The acceptance text and signature blocks for approval of the plat by the Board of City Commissioners shall be indicated on the plat.
 - G. The applicant shall contact the Health Department regarding location of the sewage lagoon on Lot 3 in relation to the contingent street dedication. A letter from said Department stating that the lagoon location has been resolved, shall be submitted to the Planning Department.
 - H. The applicant shall obtain a letter from the Environmental Health Division of the Community Health Department stating that the use of individual waste treatment lagoons has been approved and the use of individual private water wells has been approved. A copy of this letter shall be submitted to the Planning Department.
- T9-303 I. The applicant shall guarantee the drainage improvements required with the plat.

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- J. The applicant and/or his surveyor shall contact the Flood Control Office and the County Department of Public Works relative to handling of the drainage swale crossing subject property from north to south.
 - K. The applicant shall guarantee the improvement of 36th Street South to suburban standards.
 - L. Recording of the plat within 30 days after approval by the Board of City Commissioners.

S/D NO. 78-2 Name Westerlund's First Addition
Date Application Rec'd. 1-6-78 Preliminary Approval _____
Scheduled S/D Meeting 4-20-78

DESCRIPTION

General Location East side of S. Clearwater Road, in an area approximately 1/2 mile north of MacArthur Road
Owner C. D. Westerlund
Surveyor/Engineer T. L. Daniel
Address 110 E. Second (67202) Phone 681-3252

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>57.4</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u> </u> R/W <u> </u> ft. |
| Residential <u>10</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>10</u> | TOTAL <u> </u> ft. |
| 3. Minimum Lot Frontage <u>235+</u> ft. | 8. Sidewalk adjacent to all streets? <u>yes</u> <u>no</u> |
| 4. Minimum Lot Area <u>5+ acres</u> ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</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>pending</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The original sketch plat indicated 36th Street South extending east, through what is shown as Lot 3 on the preliminary plat, to serve four additional lots which have not been included in this preliminary plat. The applicant's surveyor has advised the additional lots were not included in the preliminary plat as the applicant was unable to acquire the property.

- A. The plat should be redesigned with the east/west street being extended to the east line of the plat to provide for future public street access to the property east of this plat. This can be accomplished by locating the street along the south line of the plat.
- B. The .5 acre plus lot sizes being platted are necessary for use of individual sewage lagoons because of poor percolation on subject property. The applicant, therefore, shall obtain a letter from the Environmental Health Division of the Community Health Department stating that the use of individual waste treatment lagoons have been approved and the use of individual private water wells has been approved. A copy of this letter shall be submitted to the Planning Department.
- C. The applicant shall guarantee the drainage improvements required with the plat.
- D. The applicant and/or his surveyor shall contact the Flood Control Office and the County Department of Public Works relative to handling of the drainage swale crossing subject property from north to south.
- E. The applicant shall guarantee the improvement of 36th Street South to suburban standards.
- 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. The applicant

should be prepared to discuss with the Subdivision Committee the manner in which it is proposed to provide for such utilities and facilities, e.g., petition, actual construction, monetary guarantee, etc.

- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).