

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSIONS/D No. 82-74 Name Mary Phillips Addition
Date Application Rec'd. 12-28-82 Preliminary Approval _____
Scheduled S/D Meeting 1-6-83DESCRIPTIONGeneral Location West side of Broadway between 57th and 58th Streets SouthOwner George G. & Mary F. Phillips
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Kansas Zip Code 67211 Phone 262-7271

- | | |
|---|--------------------------------|
| 1. Gross Acreage of Plat <u>0.8 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL <u>None</u> ft. |
| 3. Minimum Lot Frontage <u>125.28 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>34,327 sq. ft.</u> | streets <u>yes</u> <u>X</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>C</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) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

NOTE: The applicant's associated zone case (SCZ-0454) requesting "R-1" to "C" has been approved subject to platting.

- A. The representative from County Public Works should be prepared to comment on the status of the applicant's lot grading plan.
- B. The applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met for approval of an on-site sewerage facility and private water well. A memorandum shall be obtained specifying approval.
- C. The 33.5 feet of additional street right-of-way has already been condemned for the proposed U.S. 81 improvements. The building shown on the sketch as encroaching into the right-of-way is to be removed by the State Highway Department. (It may have already been removed since this survey was made.)
- D. Access control except for one opening shall be granted on this plat. With removal of the old auto repair building, there should be no need for 2 driveways within only 125 feet of frontage.
- E. Recording of the plat within 30 days after recording 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.

S/D No. 82-74 Name Mary Phillips Addition
Date Application Rec'd. 12-23-82 Preliminary Approval 1-20-83
Scheduled S/D Meeting 4-23-83

DESCRIPTION

General Location West side of Broadway between 57th and 58th Streets South

Owner George G. and Mary F. Phillips
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|---|--|
| 1. Gross Acreage of Plat <u>0.92 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u> </u> R/W <u> </u> ft. |
| Residential <u> </u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> <u>1</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>None</u> ft. |
| 3. Minimum Lot Frontage <u>125.28 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>40,000 sq. ft.</u> | streets <u> </u> yes <u>x</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>C (SCZ-0454)</u> | |
| 9. Is public water available <u> </u> Yes <u>X</u> No, Name <u> </u> | |
| 10. Is sanitary sewer available <u> </u> Yes <u>X</u> No, Name <u> </u> | |
| 11. Has Health Dept. approval been obtained (where applicable) <u> </u> Yes <u> </u> No | |
| 12. City of Wichita <u> </u> 3-Mile Area <u>X</u> Outside of 3-Mile Area <u> </u> | |

STAFF COMMENTS:

Note: A final plat for this property was approved by the Subdivision Committee on January 20, 1983. The revised final plat has added an additional 45.3 feet of depth to the lot in order for the lot to meet the minimum 40,000 square-foot area requirement for property utilizing both septic tanks and private water wells.

- A. The applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met for approval of an on-site sewerage facility and private water well. A memorandum shall be obtained specifying approval.
- B. The Environmental Resources Department advises that ground water quality may be a concern due to salt water intrusion in the area.
- C. County Engineering advises that the approved lot grading plan will require some fill on the lot. This fill should be coordinated with KDOT to assure appropriate grade levels at the street line.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.