

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-69 Name Stein Third Addition
Date Application Rec'd. 6-15-81 Preliminary Approval _____
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location 3/8 of a mile north of 63rd Street South on the west side of Seneca

Owner Charles Stein
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

- | | |
|-------------------------------------------------------------------------------------|------------------------------------------------------------|
| 1. Gross Acreage of Plat <u>10.73</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>60</u> R/W <u>205.96</u> ft. |
| Residential <u>1</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>1</u> | TOTAL <u>205.96</u> ft. |
| 3. Minimum Lot Frontage <u>205.96</u> | 8. Sidewalk adjacent to all streets <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area <u>10 acres</u> | |
| 5. Existing Zoning <u>R</u> | |
| 6. Proposed Zoning <u>R</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:

- 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 water wells. A memorandum shall be obtained specifying approval.
- B. To provide for a possible future east-west street to allow the subdividing of this large site, it is recommended that a 70 foot building setback from the south property line be shown on the final plat tracing.
- C. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computation shall be submitted with the final plat tracing.
- D. 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.

S/D No. 83-99 Name Stein Third Addition
Date Application Rec'd. 10-28-83 Preliminary Approval _____
Scheduled S/D Meeting 11-10-83

DESCRIPTION

General Location 3/8 of a mile north of 63rd St. South on the west side of Seneca

Owner Charles Stein
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita, Ks. Zip Code 67211 Phone 264-0341

- | | | | |
|----------------------------------------------------------------|----------------------------------------------------------|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>10.73</u> | 7. Lineal Feet of New Street | |
| 2. Number of Lots : | | a. <u>60</u> R/W <u>205.96</u> ft. | |
| Residential | <u>1</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>1</u> | TOTAL <u>205.96</u> ft. | |
| 3. Minimum Lot Frontage | <u>205.96</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>x</u> no |
| 4. Minimum Lot Area | <u>10 acres</u> | | |
| 5. Existing Zoning | <u>R</u> | | |
| 6. Proposed Zoning | <u>R</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 | <u>3-Mile Area</u> <u>X</u> Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

Note: A plat for this property was first reviewed in July, 1981. At that time, the applicant was requested to dedicate, contingently, approximately the west 200 feet of his property for drainage purposes. Also, a 70-foot setback from the south line was requested in order to keep this area free of structures in case a street might be needed to provide for future subdividing. In lieu of this, the applicant was advised he could plat only the east two acres, giving a contingent street dedication along the south property line. The applicant withdrew his plat. A recent City-County South Seneca drainage study may provide revised drainage information for this site.

- A. The City and County engineering representatives shall be prepared to comment on the South Seneca drainage study and state whether or not any drainage dedication, drainage easement, or floodway is needed on this property. The County representative shall also comment on the proposed lot grading plan.
- B. A 70-foot setback shall be platted from the south line in order to keep this area free of structures and available for future road right-of-way should a road ever be needed to further subdivide this property.
- C. A 35-foot building setback shall be platted from the east property line. This setback will be the same as platted on Crease Addition to the south and Roy Cox Addition to the north and would be sufficient to provide a 50-foot clearance from the Cities Service pipeline which lies within Seneca right-of-way.
- D. The applicant shall provide a copy of the Cities Service pipeline easement agreement to the Planning Department. If any part of the easement falls on this property, it shall be delineated on the final plat tracing along with the appropriate recording data.

- 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 K. G. and E. representative shall be prepared to comment on the existing electric line crossing this property and on the need for an easement.
- G. 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.