

S/D No. 84-001 Name Pawnee Mesa Third Addition  
Date Application Rec'd. 1-6-84 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 1-19-84

DESCRIPTION

General Location One-half mile north of Pawnee in an area west of Lark Lane.

Owner Builder's, Inc. - Alexander Dean, President

Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.

Address 240 N. Rock Road, Suite 130 Zip Code 67206 Phone 682-6561

- |  |   |                                     |                               |
|--|---|-------------------------------------|-------------------------------|
| 1. Gross Acreage of Plat                                       | <u>13.31</u>  | 7. Lineal Feet of New Street        |                               |
| 2. Number of Lots :  |   | a. <u>64</u> R/W <u>1520</u> ft.    |                               |
| Residential  | <u>53</u>   | b. <u>66</u> R/W <u>860</u> ft.     |                               |
| Commercial   | _____   | c. _____ R/W _____ ft.              |                               |
| Industrial   | _____   | d. _____ R/W _____ ft.              |                               |
| Other  | _____   | e. _____ R/W _____ ft.              |                               |
| Total Number of Lots   | <u>53</u>   | TOTAL                               | <u>2380</u> ft.               |
| 3. Minimum Lot Frontage  | <u>41.16</u>  | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area  | <u>6000 sq. ft.</u>                                     |                                     |                               |
| 5. Existing Zoning   | <u>"AA"</u>   |                                     |                               |
| 6. Proposed Zoning   | <u>"AA"</u>   |                                     |                               |
| 9. Is public water available                                   | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>      |                                     |                               |
| 10. Is sanitary sewer available                                | <u>X</u> Yes _____ No, Name <u>City of Wichita</u>      |                                     |                               |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes <u>X</u> No                                   |                                     |                               |
| 12. City of Wichita  | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ |                                     |                               |

STAFF COMMENTS:

NOTE: The 53 lots in Pawnee Mesa Third constitute a replat of 49 lots in the original Pawnee Mesa. Street alignment remains the same. Some utility easement locations have changed. The streets have not yet been paved nor have sewer and water lines been installed.

- A. The applicant shall re-petition for street paving, including sidewalks on both sides of Jewell.
- B. The applicant shall re-petition for sanitary sewer service to all the lots included in this replat.
- C. The applicant shall make satisfactory arrangements with the Water Department for the additional services needed to provide water to the increased number of lots. This may require new petitions.
- D. The City Engineer shall be prepared to comment on the possible need for revised petitions for storm sewers and a storm water drain.
- E. The platator's text shall include the wording that the streets are being dedicated to and for the use of the public.
- F. The west twenty feet of Lot 3, Block 4 of the original Pawnee Mesa is not included in this replat. It will need to be sold with the adjacent Lot 2 or included in a future replat of Lots 1, 2 and 3, Block 4, Pawnee Mesa.
- G. The platting engineer has advised that the following changes will appear on the final plat tracing:
  - 1) The 20-foot drainage easement will be platted between Lots 8 and 9 in Block 3 rather than between Lots 9 and 10;

(over)

2) 20-foot triangular drainage easements will be added at the NW corner of Lot 1, Block 3 and the southerly corner of Lot 10, Block 2.

H. 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.

## PAWNEE MESA CLIP

Look up old projects already designed  
How much expended?

Generally do not favor 29' streets in 32' R/W

Do not recommend ending cul-de-sacs just short  
of public street — go ahead and make intersection

✓ current assessments

✓ drainage plan