

PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 71-35 Name PEACH TREE MOBILE COURT ADDITION  
Date Application Rec'd. 5-10-71 Preliminary Approval  
Scheduled S/D Meeting 5-20-71

DESCRIPTION

General Location In an area east of the Kansas Turnpike between 77th and 79th Streets South.  
Owner Charles W. Kookson  
Surveyor/Engineer Baughman Company  
Address 2522 East Kellogg Phone 683-7431

- |   |                       |   |  |
|---|-----------------------|---|--|
| 1. Gross Acreage of Plat                                      | <u>10.0</u>           | 7. Lineal Feet of New Streets:  |  |
| 2. Number of Lots:  |                       | a. <u>70</u> R/W <u>1280</u> ft.  |  |
| Residential   | <u>14</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>14</u>             | TOTAL <u>1280</u> ft.   |  |
| 3. Minimum Lot Frontage                                       | <u>182.8</u> ft.      | 8. Sidewalk adjacent to all streets? <u>yes</u> <input checked="" type="checkbox"/> <u>no</u> |  |
| 4. Minimum Lot Area   | <u>23,566</u> sq. ft. |   |  |
| 5. Existing Zoning  | <u>"R-1"</u>          |   |  |
| 6. Proposed Zoning  | _____                 |   |  |
| 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) _____       |                       |   |  |
| 12. City of Wichita _____ : Three-Mile Area <u>X</u> (Yes-No) |                       |   |  |

STAFF COMMENTS:

- The design of subject plat with the proposed north-south street does not conform to the existing street pattern adjacent on the north and west sides of subject property, and the plat should provide for continuation of said existing streets or be designed to be compatible thereto. It is also noted on the plat the proposal to vacate the east-west street (78th Street South) which now deadends into the west line of subject property. If said street is to be vacated, a separate vacation application filed by the adjoining property owners will be necessary, or, if this is not possible, dedication of right-of-way to continue or terminate 78th Street South, should be indicated on the plat. It should also be noted that the lot sizes proposed on this plat are all less than the minimum 25,000 square feet required by the Subdivision Regulations for use of septic tank systems which will be required to serve subject property.
- Based on the foregoing comments it is recommended that the plat be redesigned to take into account, and be compatible with, the street patterns already established in the area, and to provide the minimum lot areas required by the Subdivision Regulations.

OTHER COMMENTS TO BE CONSIDERED IN PREPARATION OF A REVISED PRELIMINARY PLAT, AND AS CONDITIONS IN RECOMMENDING APPROVAL THEREOF.

- Block letters or numbers shall be indicated on the face of the plat.
- 79th Street South is designated as a Federal Aid Secondary Road (F.A.S.) and requires 60 feet of half street right-of-way.
- "Complete access control" should be indicated adjacent to the north line of 79th Street South except for points of intersecting streets.
- The applicant shall contact the Wichita-Sedwick County Environmental Health Department relative to obtaining instructions for conducting percolation tests to determine whether the use of individual private

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water and septic tank systems can be permitted on subject property. A letter shall be obtained from said Department setting forth approval of such systems which shall be submitted to the Planning Department.

5. The applicant's engineer shall prepare and submit appropriate plans and profiles for the streets and their associated drainage improvements involved in subject plat, and as described in Article 9-102, 103, and 104 of the Subdivision Regulations.
6. 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.
7. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).



REVISED PRELIMINARY PLAT  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D NO. 71-35 Name PEACH TREE MOBILE HOME ADDITION  
Date Application Rec'd. 6-7-71 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 6-17-71

DESCRIPTION

General Location On both sides of Lulu between 77th and 79th Streets South  
Owner Charles W. Cookson  
Surveyor/Engineer Baughman Company  
Address 2522 East Kellogg Phone 683-7431

1. Gross Acreage of Plat 10  
2. Number of Lots:  
Residential 12  
Commercial \_\_\_\_\_  
Industrial \_\_\_\_\_  
Other \_\_\_\_\_  
Total Number of Lots 12  
3. Minimum Lot Frontage 112.5 ft.  
4. Minimum Lot Area 25,735 sq. ft.  
5. Existing Zoning "R-1"  
6. Proposed Zoning "R-1"

7. Lineal Feet of New Streets:  
a. 35 R/W 1270 ft.  
b. 60 R/W 292.75 ft.  
c. 60 R/W 327.75 ft.  
d. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
e. \_\_\_\_\_ R/W \_\_\_\_\_ ft.  
TOTAL 1890.5 ft.  
8. Sidewalk adjacent to all streets? yes  no

9. Public Water Supply No (Yes-No), Name \_\_\_\_\_  
10. Public Sanitary Sewers No (Yes-No), Name \_\_\_\_\_  
11. Health Department Approval (where applicable) Yes (Yes-No)  
12. City of Wichita \_\_\_\_\_: Three-Mile Area X

STAFF COMMENTS:

1. The original preliminary plat of Peach Tree Mobile Court Addition was deferred for redesign by the Subdivision Committee at their meeting on May 20, 1971. The applicant has now submitted this revised preliminary plat entitled Peach Tree Mobile Home Addition.
2. The legal tie indicated on the plat shall be changed to refer to a section or half section corner.
3. The east-west streets shall be labeled from north to south as 77th Street South, 78th Street South and 79th Street South, respectively.
4. Access controls shall be labeled on the north side of 79th Street South as follows: "complete access control" adjacent to Lot 5, Block 2; and "access control except one opening" adjacent to Lot 6, Block 2.
5. The revised preliminary plat indicates street right-of-way is being dedicated for the west half of Lulu Avenue, adjacent to the east line of subject property. The applicant shall obtain the dedication for the east half of Lulu Avenue adjacent to subject plat by separate instrument. Said dedication, properly executed, shall be submitted to the Planning Department.
6. The Planning Department has been advised by the Wichita-Sedgwick County Environmental Health Department that the use of individual septic tank systems on minimum lot areas of 25,000 square feet, and individual private water systems, are permissible on subject property. A letter to that effect shall be obtained and furnished to the Planning Department.
7. The applicant's engineer shall prepare and submit appropriate plans and profiles for the streets and their associated drainage improvements involved in subject plat, and as described in Article 9-102, 103, and 104 of the Subdivision Regulations.

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8. 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.
9. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).