

SUBDIVISION REPORT

S/D NO. 81-25 Name Pearson's Little River Addition
Date Application Rec'd. 3-20-81 Preliminary Approval _____
Scheduled S/D Meeting 4-2-81

DESCRIPTION

General Location South side of 69th Street North in an area just west of the Little Arkansas River

Owner Kenneth R. and Donna I. Pearson
Surveyor/Engineer Air Capitol Land Surveyors Phone 838-9071
Address 2160 W. 21st St., 67203

- 1. Gross Acreage of Plat 1.696 acres
- 2. Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Total Number of Lots 1
- 4. Minimum Lot Frontage 218.04 ft.
- 5. Minimum Lot Area 62.750 sq ft.
- 6. Existing Zoning R-1
- 7. Proposed Zoning R-1

- 7. Lineal Feet of New Streets:
 - a. _____ R/W _____ ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 0 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 _____

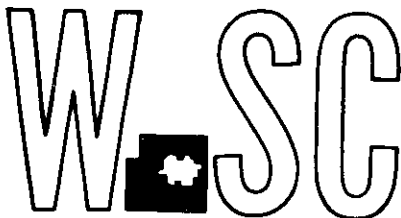
STAFF COMMENTS:

NOTE: This property is being platted in order for the applicant to obtain a building permit which will legalize the mobile home which has recently been moved onto the site. The plat is associated with County Zone Case SCZ-0474, which requested "R-1" to "E" on the property to the west and south of the property now being platted.

- A. When the property to the north of this proposed plat was platted as Wildwood Addition, the plattor was required to grant an "easement for drainage, riverbank maintenance, flood control and river beautification." This easement was platted from the center of the Little Arkansas River. The representative from County Public Works should be prepared to advise the Committee as to whether or not a similar easement should be required between this plat and the centerline of the Little Arkansas River.
- B. 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.
- C. In order to avoid traffic conflict between this property and the 69th Street bridge immediately to the east, "complete access control" across the north line of the lot should be granted except for the west 30 feet.
- D. 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. The Utility Advisory Committee should be prepared to comment on existing utilities and various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4561

April 3, 1981

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, Ks. 67203

Re: S/D 81-25 - Final plat of Pearson's Little River Addition

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission April 2, 1981, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. In order to avoid traffic conflict between this property and the 69th Street bridge immediately to the east, "complete access control" across the north line of the lot should be granted except for the west 30 feet.
- C. The final plat tracing shall indicate a minimum building pad of 1339 on the face of the plat. This minimum building pad shall also be referenced in the plat's text.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on April 9, 1981, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

RECEIVED

APR 7 1981

Dept. Of Engineering

Air Capitol Land Surveyors

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April 3, 1981

cc: Kenneth R. and Donna I. Pearson, 2701 W. 69th St., North, Valley
Center, Ks. 67147

Andy Harkness, County Department of Public Works

*Mike Lindebak, City Engineering