

Preliminary plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 81-136 Name Shadow Lake Addition  
Date Application Rec'd. 12-28-81 Preliminary Approval  
Scheduled S/D Meeting July 8, 1982

DESCRIPTION

General Location East side of north Seneca in an area north of I-235

Owner Don K. Smith  
Surveyor/Engineer Baughman Company, P.A.  
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>5.0</u>   | 7. Lineal Feet of New Street               |
| 2. Number of Lots :   | a. <u>        </u> R/W <u>        </u> ft. |
| Residential <u>1</u>  | b. <u>        </u> R/W <u>        </u> ft. |
| Commercial <u>        </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>        </u> ft.                  |
| 3. Minimum Lot Frontage <u>260.44</u> ft  | 8. Sidewalk adjacent to all                |
| 4. Minimum Lot Area <u>208,450</u> sq. ft.  | streets <u>        </u> yes <u>X</u> no    |
| 5. Existing Zoning <u>AA</u>  |  |
| 6. Proposed Zoning <u>AA</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>X</u> No  |  |
| 12. City of Wichita <u>X</u> 3-Mile Area <u>        </u> Outside of 3-Mile Area <u>        </u> |  |

STAFF COMMENTS:

- A. Within the urban growth area, and particularly within the City limits, lots this large are discouraged because of the potential for very large assessments for sewer, water, and paving. At the present time, none of these urban facilities are available but petitions are being circulated for paving Seneca and for extending water north beyond this plat. The applicant shall sign these petitions if they are presented to him.
- B. The representative from City Engineering should be prepared to comment on the applicant's drainage concept and state what minimum pad elevation will be required.
- C. Since Seneca Street is not classified as an arterial street at this location, the final plat does not need to indicate access controls.
- D. 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 private water wells. A memorandum shall be obtained specifying approval.
- E. 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.
- F. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

S/D No. 81-136 Name Shadow Lake Addition  
 Date Application Rec'd. 12-28-81 Preliminary Approval July 8, 1982  
 Scheduled S/D Meeting August 5, 1982

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- 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 private water wells. A memorandum shall be obtained specifying approval. The Health Department had advised there may be problems with contamination of the ground water supply and problems may exist with the suitability of the soils for a septic tank.
- C. Closure computations shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.