

S/D No. 81-99 Name Ron's Addition  
Date Application Rec'd. 9-17-81 Preliminary Approval  
Scheduled S/D Meeting 10-1-81

DESCRIPTION

General Location On the north side of 63rd St. South in an area west  
of Seneca

Owner Charles L. Stein

Surveyor/Engineer Lowell D. High

Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

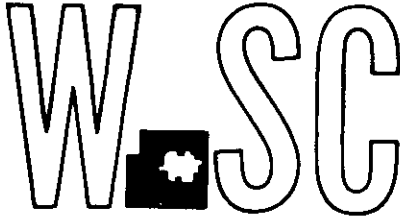
- |  |                                 |
|--|---------------------------------|
| 1. Gross Acreage of Plat <u>2.35</u>   | 7. Lineal Feet of New Street    |
| 2. Number of Lots :  | a. <u>50</u> R/W <u>300</u> ft. |
| Residential <u>1</u>   | b. _____ R/W _____ ft.          |
| Commercial _____   | c. _____ R/W _____ ft.          |
| Industrial _____   | d. _____ R/W _____ ft.          |
| Other _____  | e. _____ R/W _____ ft.          |
| Total Number of Lots <u>1</u>  | TOTAL <u>300</u> ft.            |
| 3. Minimum Lot Frontage <u>300</u>   | 8. Sidewalk adjacent to all     |
| 4. Minimum Lot Area <u>87,300</u>  | streets <u>yes</u> <u>x</u> no  |
| 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>x</u> Yes _____ No _____ |                                 |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____                |                                 |

STAFF COMMENTS:

Note: This property was recently included as part of the plat of Stein Fourth Addition (S/D-81-70), which was withdrawn by the applicant prior to MAPC review.

- 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. Since 63rd Street South is a Federal Aid Secondary road, 60 feet of half-street right-of-way shall be dedicated on this plat. An additional ten feet will have to be added to the lot at the north end to maintain the minimum 2-acre lot size.
- C. K.G. and E. shall be prepared to comment on the existing electric lines which cross this property and state whether or not easements are needed.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.

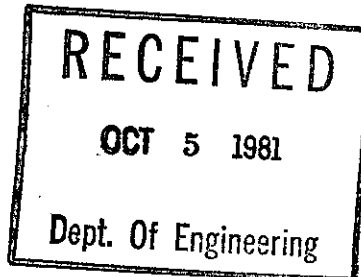
WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

Lowell D. High  
1542 S. St. Francis  
Wichita, Kansas 67211



Re: S/D 81-99 - Final plat of Ron's Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission October 1, 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. Since 63rd Street South is a Federal Aid Secondary road, 60 feet of half-street right-of-way shall be dedicated on this plat. An additional ten feet will have to be added to the lot at the north end to maintain the minimum 2-acre lot size.
- C. The applicant shall make satisfactory arrangements with K.G.&E. regarding two existing electric lines which are on this property.
- 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 Thursday, October 8, 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

cc: Chas. Stein, 6057 S. Seneca, 67217  
Mike Lindebak, City Engineering  
Andy Harkness, Co. Dept. of  
Public Works