

S/D No. 83-35 Name North Meadows Addition  
 Date Application Rec'd. 4-29-83 Preliminary Approval \_\_\_\_\_  
 Scheduled S/D Meeting 6-9-83

DESCRIPTION

General Location west of Oliver, 1/3 mile north of 61st St. North

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Owner K.C. "Buck" Alley  
 Surveyor/Engineer Air Capitol Land Surveyors  
 Address 2160 W. 21st St., Wichita, Ks. Zip Code 67203 Phone 838-9071

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1. Gross Acreage of Plat	<u>15.2</u>	7. Lineal Feet of New Street	
2. Number of Lots :		a. <u>64'</u> R/W <u>1870</u> ft.	
Residential	<u>23</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>23</u>	TOTAL	<u>1870</u> ft.
3. Minimum Lot Frontage	<u>50 ft.</u>	8. Sidewalk adjacent to all streets	<u>yes</u> <u>X</u> no
4. Minimum Lot Area	<u>20,000 sq. ft.</u>		
5. Existing Zoning	<u>R</u>		
6. Proposed Zoning	<u>R-1 (SCZ-0512)</u>		

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9. Is public water available \_\_\_\_\_ Yes X No, Name City of Kechi  
 10. Is sanitary sewer available \_\_\_\_\_ Yes X No, Name City of Kechi  
 11. Has Health Dept. approval been obtained (where applicable) \_\_\_\_\_ Yes \_\_\_\_\_ No  
 12. City of Wichita \_\_\_\_\_ 3-Mile Area X Outside of 3-Mile Area \_\_\_\_\_

STAFF COMMENTS:

- NOTE: The applicant has filed an associated zone case requesting R to R-1 (SCZ-0512). The Metropolitan Area Planning Commission recommended approval of this zone change request on May 19, 1983.
- A. The representative from the County Engineer's office should be prepared to comment on the status of the drainage concept for this property.
  - B. The applicant shall guarantee all drainage improvements required by the platting of this property.
  - C. The applicant shall guarantee the extension of sanitary sewer to serve the proposed lots. As sanitary sewer must be extended from the City of Kechi, the applicant shall make proper arrangements with this City. A letter from the City of Kechi shall be submitted stating Kechi's willingness and ability to serve this property and stating that a satisfactory guarantee for sewer extension has been submitted.
  - D. The applicant shall guarantee the extension of municipal water to serve the proposed lots. As is also the case with sanitary sewer, municipal water must be extended from the City of Kechi. The applicant shall make proper arrangements with Kechi and obtain a letter stating Kechi's willingness and ability to extend water service to this proposed plat and stating that a satisfactory guarantee for water extension has been submitted.
  - E. The applicant shall guarantee the paving of the proposed streets to urban standards.
  - F. Since urban services are required for this plat, and further, since the property abuts the Kechi city limits, we recommend that Kechi prepare to eventually annex this property.
  - G. On the final plat, the access control to Oliver shall be clarified to omit it being platted across the Chippewa/Oliver intersection. "Complete access control" should be indicated adjacent to only the east line of Block 1.
  - H. The County Engineer's representative shall be prepared to comment on the acceptability of the proposed joint utility and drainage easement between Lots 5 and 6, Block 1.

{Over}

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

Final plat  
SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-35 Name North Meadows Addition  
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Scheduled S/D Meeting 7-7-83

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| Residential <u>23</u>   | b. _____ R/W _____ ft.                                     |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other _____   | e. _____ R/W _____ ft.                                     |
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| 4. Minimum Lot Area <u>20,000 sq. ft.</u>   |  |
| 5. Existing Zoning <u>R</u>   |  |
| 6. Proposed Zoning <u>R-1 (SCZ-0512)</u>  |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Kechi</u>     |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>City of Kechi</u>  |  |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No |  |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____       |  |

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- B. The applicant shall guarantee the extension of municipal water to serve the proposed lots. As water must also be extended from the City of Kechi, the applicant shall make proper arrangements with Kechi and obtain a letter stating Kechi's willingness and ability to extend water service to this proposed plat and stating that a satisfactory guarantee for water extension has been submitted.
- C. The applicant shall guarantee the paving of the proposed streets to urban standards.
- D. The applicant shall guarantee all drainage improvements required for development of this property. The County Engineer's representative shall be prepared to state what drainage improvements are required.
- E. The final plat tracing shall indicate "complete access control" across the east line of Block 1 to Oliver Street on the face of the plat.
- F. The applicant shall obtain by separate instrument the off-site utility easements indicated adjacent to the north and west lines of Block 2. These shall be submitted to County Engineering for processing through the Board of County Commissioners and for recording.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. Closure computations shall be submitted with the final plat tracing.
- I. Recording of the plat within 30 days after approval by