

S/D No. 82-28 Name Van Hoozer Subdivision
Date Application Rec'd. 5-14-82 Preliminary Approval
Scheduled S/D Meeting 5-27-82

DESCRIPTION

General Location The northeast corner of Richmond and 60th Street North

Owner Lynn D. and Leisa D. Van Hoozer
Surveyor/Engineer T. L. Daniel
Address 1911 E. Central, Wichita, Ks. Zip Code 67214 Phone 267-2348

- | | |
|---|---|
| 1. Gross Acreage of Plat <u>1.0</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>30</u> R/W <u>186.5</u> ft. |
| Residential <u>1</u> | b. <u>38.24</u> R/W <u>203.58</u> ft. |
| Commercial _____ | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>148.26</u> ft | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> <u>no</u> |
| 4. Minimum Lot Area <u>30,182</u> sq. ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</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) _____ Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

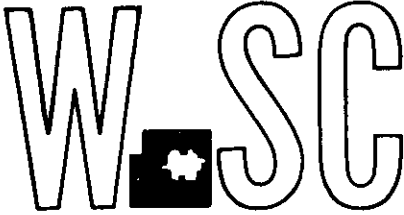
STAFF COMMENTS:

Note: The applicant's associated County Board of Zoning Appeals Case (Co. BZA 1-82) requesting a reduction in required lot area from 40,000 square feet to 30,000 square feet has been approved subject to platting.

- A. The Health Department has advised that a permit for on-site sewerage and a private water well can be issued once this property is platted.
- B. Access to this site is by way of 60th Street North. 60th Street North is currently a gravel road existing in only 30 feet of half-street right-of-way. With the platting of this property, a full 60 feet of right-of-way will exist for 60th Street adjacent to this site. However, only 30 feet of right-of-way will exist for 60th Street between this plat and Meridian to the east. Also, only half-street right-of-way will exist for Richmond Avenue adjacent to the west side of this corner lot. With these conditions in mind, the applicant shall attempt to obtain by separate instruments, the dedications of the missing rights-of-way for both Richmond adjacent to this site and for 60th Street north from the east line of this plat to the west line of Meridian.
- C. The representative from County Public Works should be prepared to comment on the drainage characteristics of the area and state if any drainage and/or street improvements need to be guaranteed with the platting of this property.
- D. The final plat tracing shall indicate a 15-foot building setback from Richmond and a 25-foot building setback from 60th Street North.
- E. Recording of the plat within 30 days after approval by the Board of County Commissioners.

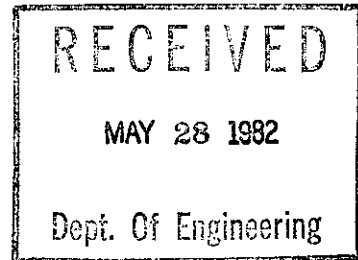
NOTE: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations. The Utility Advisory Committee should be prepared to comment on existing utilities and other various improvements, or discuss the feasibility of the applicant extending and/or installing same.

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



May 28, 1982

Mr. T. L. Daniel, Surveyor
1911 E. Central
Wichita, Ks. 67214

Re: S/D 82-28 - Final plat of Van Hooser Subdivision

Dear Mr. Daniel:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission May 27, 1982, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. The Health Department has advised that a permit for on-site sewerage and a private water well can be issued once this property is platted.
- B. The applicant shall attempt to obtain by separate instruments the dedications of the missing rights-of-way for Richmond adjacent to this site and for 60th Street North from the east line of this plat to the west line of Meridian.
- C. A guarantee for the improvement of 60th Street North is not required since this road is already being maintained by the township.
- D. At the request of K.G. & E, the applicant shall attempt to obtain an off-site utility easement from the property owner to the east so that continuous north-south utility service between this plat and Mullen Addition would be possible.
- E. The final plat tracing shall indicate a minimum 15-foot building setback from Richmond and a minimum 25-foot building setback from 60th Street North. Greater setbacks would be acceptable.
- F. 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.

Mr. T. L. Daniel - Page 2
May 28, 1982

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 3, 1982, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,

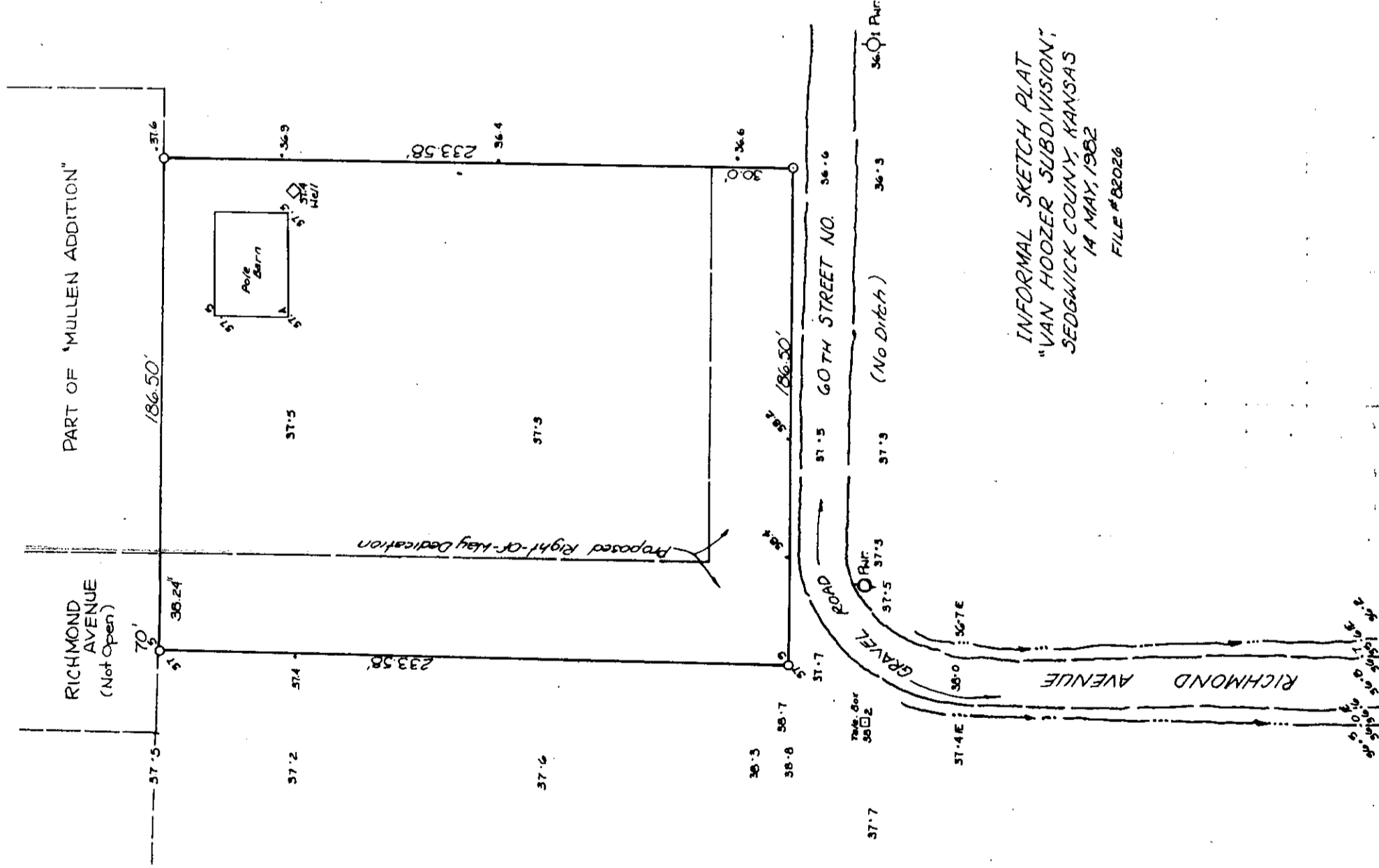
Forrest L. Nagley
Forrest L. Nagley
Junior Planner

FLN:bh

cc: Lynn D. and Leisa D. Van Hoozer, 1398 Valley View, 67212
xMike Lindebak, City Engineering
Andy Harkness, County Department of Public Works

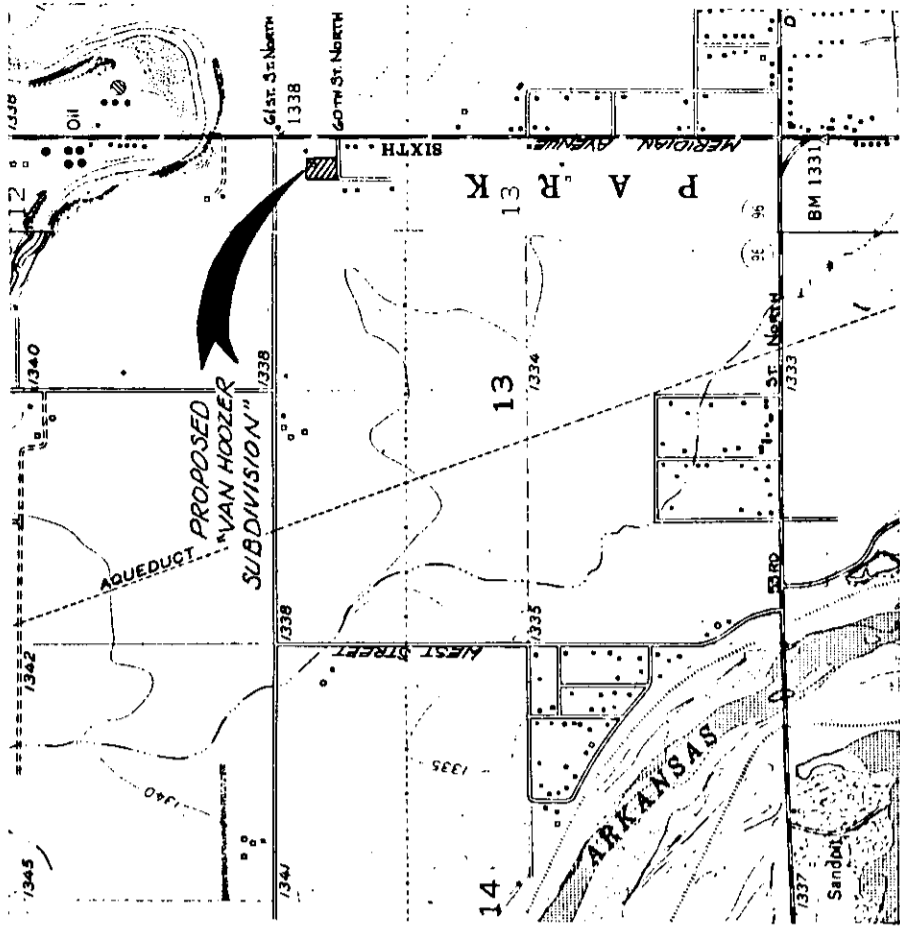
T. L. DANIEL LAND SURVEYOR

1911 EAST CENTRAL, WICHITA, KANSAS 67214
TELEPHONE (316) 267-2348



INFORMAL SKETCH PLAT
 "VAN HOOZER SUBDIVISION",
 SEDGWICK COUNTY, KANSAS
 14 MAY, 1982
 FILE #82026

VICINITY SKETCH
 1" = 2000'



SCALE: 1" = 50'

BENCH MARK:
 Intersection 60th Street
 North and Meridian Avenue
 1337.85 assumed
 Topography by Transit Stadia
 13 May, 1982