

NO. 79-104 Name Meadowlark Hills Second Addition
Application Rec'd. 8-13-79 Preliminary Approval 3-24-77
Scheduled S/D Meeting 8-23-79

DESCRIPTION

General Location East side of 311th St. West, 3/4 mile south of old U.S. 54 lying north and west of A.T. and S.F.R/W.

Owner Leo M. Koenig, et al

Surveyor/Engineer Moehring and Associates

Address 433 S. Hydraulic, 67211 Phone 263-8291

1. Gross Acreage of Plat 23.03
2. Number of Lots:
 - Residential 19
 - Commercial _____
 - Industrial _____
 - Other _____
3. Minimum Lot Frontage 138.37 ft.
4. Minimum Lot Area 40,000 ft.
5. Existing Zoning "AA" (Garden Plain Designation)
6. Proposed Zoning Same
7. Lineal Feet of New Streets:
 - a. 70 R/W 2290 ft.
 - b. 50 R/W 1270 ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 3560 ft.
8. Sidewalk adjacent to all streets? yes no
9. Public Water Supply No (Yes-No), Name N.A.
10. Public Sanitary Sewers No (Yes-No), Name N.A.
11. Health Department Approval (where applicable) Yes (Yes-No)
12. City of Wichita No : Three-Mile Area NO

STAFF COMMENTS:

NOTE: This final plat is the south portion of an overall preliminary plat which was approved by the Subdivision Committee in 1977.

- OK A. The Health Department representative shall be prepared to comment on the current validity of the approval for septic tanks which was given in 1975.
- OK B. The County Public Works Department shall be prepared to comment on the proposed street names.
- C. The following side lot utility easements as originally requested by K.G. and E. shall be shown on the final plat tracing:
 - 5 feet on the north side of Lot 1, Block C;
 - 10 feet between Lots 2 and 3, Block A;
 - 10 feet between Lots 1 and 2, 4 and 5, Block B;
 - 10 feet between Lots 1 and 2, 4 and 5, 6 and 7, Block C.
- D. The applicant shall guarantee the improvement of the interior streets to suburban standards.
- E. The applicant's engineer shall submit plans and profiles for the street improvements to the County Engineer for approval.
- F. Recording of the plat within 30 days after approval by the Board of County Commissioners.

S/D No. 79-104 Name Meadowlark Hills Second Addition
Date Application Rec'd 8-13-79 Preliminary Approval _____
Scheduled S/D Meeting 9-15-83

DESCRIPTION

General Location East side of 311th St. West, 3/4 mile south of
old U.S. 54, lying north and west of A.T. and S.F. Railroad
Owner Leo M. Koenig, et. al
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, Wichita, Ks Zip Code 67211 Phone 263-8291

1. Gross Acreage of Plat 23.03
2. Number of Lots :
 Residential 19
 Commercial _____
 Industrial _____
 Other _____
 Total Number of Lots 19
3. Minimum Lot Frontage 139.23 ft.
4. Minimum Lot Area 40,000 ft.
5. Existing Zoning "AA" (Garden Plain Zoning)
6. Proposed Zoning Same

7. Lineal Feet of New Street
 a. 70 R/W 2290 ft.
 b. 50 R/W 1270 ft.
 c. _____ R/W _____ ft.
 d. _____ R/W _____ ft.
 e. _____ R/W _____ ft.
 TOTAL 3560 ft.
8. Sidewalk adjacent to all streets yes x no

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

STAFF COMMENTS:

NOTE: This plat was approved by the Subdivision Committee on September 6, 1979, but was never completed. It is being re-submitted for review due to the length of time which has passed and the possibility that conditions of approval may have changed slightly, but generally the plat is the same as originally approved.

A. Side lot easements previously requested by K.G. and E. are as follows:

- 10 feet between Lots 2 and 3, Block A;
- 10 feet between Lots 1 and 2, 4 and 5, Block B;
- 10 feet between Lots 1 and 2, 4 and 5, 6 and 7, Block C;
- 5 feet on north side of Lot 1, Block C.

The K.G. and E. representative shall be prepared to comment on the current need for these easements.

- B. The applicant shall guarantee the improvement of the interior streets to suburban standards.
- C. The County Engineer's representative shall be prepared to comment on the proposed drainage plan for this subdivision.
- E. Closure computations shall be submitted with the final plat tracing.
- D. The Health Department representative shall be prepared to comment on the current validity of the approval for septic tanks which was given in 1979.
- F. Recording of the plat within 30 days after approval by the Board of County Commissioners.