

S/D No. 83-77 Name East Evangelical Free  
Date Application Rec'd. 9-2-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-15-83

DESCRIPTION

General Location South side of Harry in an area east of 143rd St. East

Owner First Evangelical Free Church  
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.  
Address 240 N. Rock Rd., #130, Wichita Zip Code 67206 Phone 682-6561

- |   |  |                               |  |
|---|--|-------------------------------|--|
| 1. Gross Acreage of Plat  | <u>11.66 Acres</u>                                 | 7. Lineal Feet of New Street  |  |
| 2. Number of Lots :   |  | a. _____ R/W _____ 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>None</u> _____ ft.   |  |
| 3. Minimum Lot Frontage   | <u>395.00 ft.</u>                                  | 8. Sidewalk adjacent to all   |  |
| 4. Minimum Lot Area   | <u>11.16 acres</u>                                 | streets _____ yes <u>x</u> no |  |
| 5. Existing Zoning  | <u>R-1</u>   |                               |  |
| 6. Proposed Zoning  | <u>R-1</u>   |                               |  |
| 9. Is public water available  | <u>x</u> Yes _____ No, Name <u>City of Wichita</u> |                               |  |
| 10. Is sanitary sewer available   | <u>x</u> Yes _____ 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:

- A. The representative from the County Engineer's Office should be prepared to comment on the status of the applicant's drainage concept for this property.
- B. This property needs to obtain sanitary sewer service from the Timberlakes-Springdale Sewer Treatment Plant. The representative from the County Engineer's Office should be prepared to comment on whether sufficient capacity exists at this plant in order to provide sewer service for this property.
- C. The applicant shall submit an outside-the-City water service application for this property.
- D. The final plat shall indicate "access control except for two openings" to Harry Street across the north line of this proposed lot.
- E. The irons at the northeast and northwest corners of the lot shall be set at the new property line, not at the existing property line.
- F. Approval of this plat will require waiver of the lot depth-to-width ratio of the Subdivision Regulations.
- G. 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.
- H. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-77 Name East Evangelical Free  
Date Application Rec'd. 9-2-83 Preliminary Approval 9-15-83  
Scheduled S/D Meeting 1-5-84

DESCRIPTION

General Location South side of Harry in an area east of 143rd St. East

Owner East Evangelical Free Church  
Surveyor/Engineer Mid-Kansas Engineering Consultants, P.A.  
Address 240 N. Rock Rd., #130, Wichita, Ks. Zip Code 67206 Phone 682-6561

- |   |  |
|---|--|
| 1. Gross Acreage of Plat <u>6.9</u> acres   | 7. Lineal Feet of New Street                               |
| 2. Number of Lots :   | a. <u>60</u> R/W <u>395</u> ft.                            |
| Residential _____   | b. _____ R/W _____ ft.                                     |
| Commercial _____  | c. _____ R/W _____ ft.                                     |
| Industrial _____  | d. _____ R/W _____ ft.                                     |
| Other <u>1</u>  | e. _____ R/W _____ ft.                                     |
| Total Number of Lots <u>1</u>   | TOTAL <u>395</u> ft.                                       |
| 3. Minimum Lot Frontage <u>395.00</u> ft.   | 8. Sidewalk adjacent to all streets <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area <u>6.35</u> acres   |  |
| 5. Existing Zoning <u>R-1</u>   |  |
| 6. Proposed Zoning <u>R-1</u>   |  |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u>           |  |
| 10. Is sanitary sewer available <u>X</u> Yes _____ No, Name <u>Springdale-Timberlakes</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 _____               |  |

STAFF COMMENTS:

- A. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this property.
- B. The representative from the County Engineer's office should be prepared to comment on the ability of the Timberlakes-Springdale Sewer Treatment Plant to provide sewer service for this property and on the need for a covenant limiting the amount of sewage discharge from this property.
- C. The applicant shall submit an outside-the-City water service application for this property.
- D. This final plat is only a piece of the original preliminary plat approved for this property in September, 1983. The applicant or his agent shall be prepared to advise what plans exist for the part of the property not being final platted.
- E. Closure computations shall be submitted with the final plat tracing.
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.