

PLAT. NO. S/D 81-69 MAP NO. 5340 B

NAME STEIN THIRD ADDITION

LOCATION: 3/8 Mile north of 63rd Street South, on
the west side of Seneca.

ENGINEER Lowell D. High

OWNER Charles Stein

APPLICATION FILED 6-25-81

SKETCH PLAT FILED _____

PRELIMINARY FILED _____

S/D ACTION _____

FINAL FILED 6-25-81

S/D ACTION 7-9-81 *defer 2 weeks, 7-23-81 for release*

MAPC ACTION _____

BCC ACTION _____

RECORDED _____

REMARKS _____

8-6-81 S/D final

with application 7-27-81

2

S/D 81-69 - STEIN THIRD ADDITION-
3/8 Mile north of 63rd St. South,
on the west side of Seneca. By:
Lowell D. High

POSTED
7-9-81

ACTION

DATE

S/D COMMITTEE *(price) offer accepted* 7-9-81
SD (price) offer 2.00 for Release 7-23-81

M.A.P.C. _____

R.C.C./B. CO. C. _____

S/D *(price)* _____

8-6-81

Withdrawn by applicant
7-27-81

Map No. 5340
Sec. 30
Twp. 28
Range 1E

Subdivision Report and Progress
S/D No.: 81-69

Name: STEIN THIRD ADDITION

General Location: 3/8 Mile north of 63rd Street South, on the west side of Seneca

Owner: Charles Stein
Address: 6057 S. Seneca

Zip Code: 67217 Phone: 522-8295

Subdivider: _____
Address: _____

Zip Code: _____ Phone: _____

Engineer/Surveyor: Lowell D. High
Address: 1542 S. St. Francis

Zip Code: 67211 Phone: 264-0341

Present Zoning: "R"
Proposed Zoning: "R"
Assoc. Zone Case: _____

M.A.P.C. ACTION: _____
Advisory Letter: _____

APPLICATION RECEIVED: 6-25-81

Closure Data Submitted: _____
Title/Taxes Rec'd. and Reviewed: _____
Final Review: _____
Referral to B.C.C.: _____

SKETCH PLAT RECEIVED: _____
Letter of Intent: _____

PREL. PLAT RECEIVED: _____
S/D Comm. Action: _____

B.C.C. ACTION: _____

Advisory Letter: _____

FINAL PLAT RECEIVED: 6-25-81
S/D Comm. Action: 7-9-81 after 2 wks.
7-23-81 after 2 wks for dedication 8-6-81
Advisory Letter: _____

Tracing Received: _____
Released for Recording: _____
Plat Recorded: _____

Comments:

7-27-81 Lowell High called to say
Mr. Stein wants this case
withdrawn. He does not
want to "give away" any land
(contingent road dedication).

July 24, 1981

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

Re: S/D 81-69 - Final plat of Stein Third Addition

Dear Mr. High:

At the regular meeting of the Subdivision Committee on July 23, 1981, the above-referenced plat was reviewed. After considerable discussion regarding the need for drainage right-of-way, the Committee suggested the platting of a smaller portion of this 10-acre tract east of the potential drainage area. Therefore, you are authorized to submit a revised plat which will create one residential lot in conformance with the "R" zoning district requirements.

Since it will be necessary to include all of this tract's street frontage in the revised plat, (200 ft. minimum lot frontage in "R" zoning) the south seventy feet should be designated as a "contingent street dedication" to assure future access to the landlocked property to the west, even though currently owned by Stein. This seventy-foot contingent dedication area may be included in the square footage of the lot.

Your revised plat will be scheduled for Subdivision Committee review after such time as it has been submitted to our office.

Sincerely,

Louise Olivarez
Senior Planner

LO:bh

cc: Charles Stein, 6057 S. Seneca, 67217
Phil Dietrich, County Department of Public Works
Paul Johnston, Operations and Maintenance
Mike Lindeback, City Engineering

THE WICHITA-SEDGWICK COUNTY DEPARTMENT OF COMMUNITY HEALTH

OFFICE OF Environmental Health

DATE July 22, 1981

TO Louise Olivarez, Senior Planner

FROM Karen Page, Water Quality Supervisor

SUBJECT Stein Third Addition

The use of individual sewerage facilities and water wells are approved for use on these lots based on percolation information. Each lot is subject to the following conditions:

- (1) That a sewerage facility permit be secured for each system.
- (2) That for a 2 bedroom home the septic system will consist of a 750 gallon septic tank and 300 feet of level-looped lateral and for a 3 bedroom home there will be a 1000 gallon tank with 400 feet of lateral.
- (3) Due to the location of the ground water table, each system will be installed as shallow as possible.
- (4) The wells will be constructed by a licensed contractor or otherwise in conjunction with article 30 of the Kansas Health Regulations.

for Michael Overhart
Karen Page
Water Quality Supervisor

KP/ch

July 13, 1981

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

Re: S/D 81-69 - Final plat of Stein's 3rd Addition and S/D 81-70 -
Final plat of Stein's 4th Addition

Dear Mr. High:

On July 9, 1981, the Subdivision Committee of the Metropolitan Area Planning Commission considered the above-referenced final plats. The action of the Committee was to defer consideration on these plats until their next meeting on July 23, 1981. The reason for the deferral was to allow you additional time to meet with your client regarding additional floodway dedication on these plats.

Sincerely,

Forrest L. Hagley
Junior Planner

FLM:bb

cc: Charles Stein, 6057 S. Seneca, 67217
Andy Harkness, County Department of Public Works
Paul Johnston, Operations and Maintenance
Mike Lindebak, City Engineering

DATE: July 7, 1981

PROPERTY NAME: Stein Third Addition

LOCATION: 3/8 of a mile north of 63rd Street South on the west
side of Seneca.MAILED TO: Lowell D. High
1542 S. St. Francis
Wichita, KS 67211PREPARED BY: Larry L. Henry
District Conservationist
USDA-Soil Conservation Service
4100 Maple, Wichita, Kansas 67209
(316) 942-8422REQUESTED BY: Wichita-Sedgwick County
Metropolitan Area Planning
Commission

Scale: 3.2" equals 1 mile

Special SituationsSOILS LEGEND

<u>SYMBOLS</u>	<u>CLASS</u>	<u>SOIL</u>	<u>BRIEF DESCRIPTION</u>	<u>HYDROLOGIC GROUP</u>
Cb	IIIw-1	Canadian-Waldeck fine sandy loam.	Moderately deep over sand, nearly level, somewhat poorly drained slopes of the floodplains and low terraces. runoff is slow and available water capacity is low and moderately rapid.	B-C

RESOURCE MANAGEMENT INVENTORY FOR URBANIZING LAND

SOIL INTERPRETATIONS

<u>SYMBOL</u>	<u>CLASS</u>	<u>SOIL</u>	<u>ITEMS</u>	<u>LIMITATIONS</u>	<u>REASON</u>
Cb	IIIw-1	Canadian	Dwellings	Severe	Floods
		Waldeck	Local Roads	Moderate	Floods
		fine sandy loam	& Streets		Low Strength
			Small Commercial Buildings	Severe	Floods
			Parks & Playgrounds	Moderate	Floods

RECOMMENDATIONS:

1. Disturb only the area needed for construction.
2. Remove only those trees, shrubs, and grasses that must be removed for construction; protect the rest to preserve their esthetic and erosion-control values.
3. Disturbing as small area as possible, install streets, curbs, watermains, electric and telephone cables, storm drains and sewers in advance of home or other buildings construction.
4. Temporarily stabilize each segment of graded or otherwise disturbed land by seeding and mulching or by mulching alone. Permanently stabilize these areas as work on the land is completed. Both temporary and permanent stabilization practices are to be installed according to the Sedgwick County Conservation District Standards and specifications.
5. Stabilize each lot within 60 days after work starts on home or other building construction.
6. Backfill, compact, seed and mulch trenches within 60 days after they are opened.
7. If additional information or on-site assistance is needed relative to soils, seeding procedures, structure design or related problems, call this number: (316) 942-8422.

JUL 8 1981
METROPOLITAN PLANNING
ROUTE 1

Final plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-69 Name Stein Third Addition
Date Application Rec'd. 6-15-81 Preliminary Approval _____
Scheduled S/D Meeting 7-9-81

DESCRIPTION

General Location 3/8 of a mile north of 63rd Street South on the west side
of Seneca

Owner Charles Stein
Surveyor/Engineer Lowell D. High
Address 1542 S. St. Francis, Wichita Zip Code 67211 Phone 264-0341

- | | |
|---|------------------------------------|
| 1. Gross Acreage of Plat <u>10.73</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. <u>60</u> R/W <u>205.96</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>205.96</u> ft. |
| 3. Minimum Lot Frontage <u>205.96</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>10 acres</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 <u>Yes</u> <u>x</u> No, Name _____ | |
| 10. Is sanitary sewer available <u>Yes</u> <u>x</u> No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) <u>Yes</u> <u>No</u> | |
| 12. City of Wichita _____ 3-Mile Area <u>x</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- 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. To provide for a possible future east-west street to allow the subdividing of this large site, it is recommended that a 70 foot building setback from the south property line be shown on the final plat tracing.
- C. In accordance with Article 5-101(c) of the Subdivision Regulations, closure computation shall be submitted with the final plat tracing.
- D. Recording of the plat within 30 days after approval by the Board of City 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.

Map No.: 534A
Section: 30
Twp.: 29
Range: 1E

S/D No. 81-69

APPLICATION FOR SUBDIVISION APPROVAL

Name of Subdivision: STEIN THIRD ADDITION

General Location: 3/8 of a mile north of 63rd Street South on the west side of Seneca.

Name of Property Owner: Charles Stein
Address: 6057 S. Seneca Zip Code: 67217 Phone: 522-8295
Name of Subdivider: _____ Zip Code: _____ Phone: _____
Address: _____ Zip Code: _____ Phone: _____
Name of Engineer/Surveyor: Lowell D. High
Address: 1542 S. St. Francis Zip Code: 67211 Phone: 264-0341
Date of Application: June 15, 1981

SUBDIVISION INFORMATION:

- Gross Acreage of Plat 10.73
 - Number of Lots:
 - Residential 1
 - Commercial _____
 - Industrial _____
 - Other _____
 - Total Number of Lots 1
 - Minimum Lot Frontage 205.96 ft.
 - Minimum Lot Area 10,000 sq. ft.
 - Existing Zoning R
 - Proposed Zoning R
 - Is a public water supply available? Yes No Name _____
 - Is a sanitary sewer available? Yes No Name _____
 - Has Health Department approval been obtained (where applicable) Yes No
 - City of Wichita _____ Three Mile Area Outside of Wichita _____
- Lineal Feet of New Streets:
 - a. 60 R/W 205.96 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 205.96 ft.
 - Are Sidewalks existing? Yes No

The owner herein agrees to comply with the Subdivision Regulations for the Wichita-Sedgwick County Metropolitan Area, as approved, and all other pertinent ordinances of the City of Wichita and/or Resolutions of Sedgwick County, Kansas, and Statutes of the State of Kansas. He further agrees that he waives the 60-day statutory period in which the Planning Commission or governing body must act. In addition, it is agreed that all costs of recording the plat and supplemental documents thereto with the Register of Deeds, as well as all costs of publication of initiating resolutions approving any petition for improvements, such as streets, sewer, sidewalks, etc., shall be assumed and paid for by the owner when billed. The undersigned further states that he is the owner of the property proposed for platting.

Owner's Signature: Charles Stein

Wichita-Sedgwick County Metropolitan Area
Planning Commission, 10th Floor, City Hall,
455 North Main, Wichita, Kansas 67202

Received by FW
Date 6/23/81
Fee Submitted \$205.00

T9-301B
(7-79)

FORM 89-021

PAYMENT NOTICE
City of Wichita

Bldg.	Use of Str.	Code Bks	Copies
Elec	Elev. Insp.	Hse Moving	Lic.
Mech	Boiler Insp.	Pav. Cuts	Cert.
Pibg	Exam Fees	Sewer	Elev.
Signs	Plan Rev. (P.W.)	Cement	M.S.P.
	Planning		

DESCRIPTION	AMOUNT
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NAME

ADDRESS

FUND

DUE DATE

COMMENTS

DATE

BY