

to indicate streets being platted as private facilities.

- 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. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- K. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (phone 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. As requested by County Engineering, prior to this plat being scheduled for City Council review the applicant shall submit additional drainage information in order to obtain approval of the drainage plan.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-4

July 16, 1992

STAFF REPORT
(Final Plat Approved 7/9/92)

CASE NUMBER: S/D 92-29 - LEO'S FIRST ADDITION

OWNER/APPLICANT: Leo J. and Debra J. Gunzelman, 631 S. Vassar,
Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: North of 69th Street North and west of
Hillside

SITE SIZE: 5.0 Acres

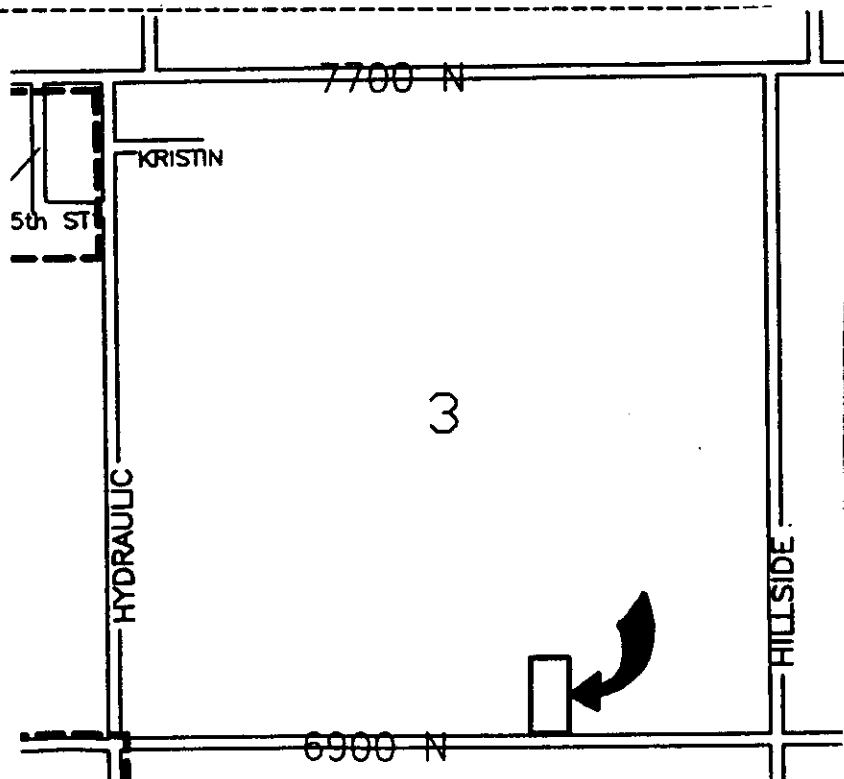
NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.6 Acres

CURRENT ZONING: R-1 Suburban Residential District

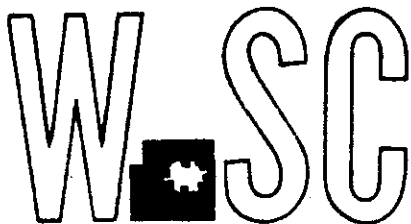
VICINITY MAP:



STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, 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. This site, exclusive of street right-of-way, is just over 4.6 acres. The use of a lagoon, however, for on-site sanitary sewer requires a lot size of 5 acres. For an individual residential lot, a plat of not less than 4.5 acres can be approved, providing that the applicant is unable to obtain additional land to meet the 5-acre requirement. According to the platting binder, the applicant owns property over 1,322 feet deep from 69th St. North while this plat is only indicating the platting of 631 feet of this site. Consequently, unless the applicant anticipates that the site can be approved for a septic system, the applicant's final plat tracing shall indicate a site of at least 5-acres.
- C. On the final plat tracing, the face of the plat and the platlor's text shall indicate the dedication of access control, except for two openings, to 69th St. North.
- D. The applicant is advised that the portion of the applicant's property to the north not being included within this plat will be landlocked, with no apparent means of public access to the property. Consequently, no future development of that property can be expected unless public right-of-way to provide a street is acquired.
- E. The applicant's agent shall confirm that this site is not encumbered by a pipeline easement. The platting binder indicates that a blanket pipeline easement may have originally effected this site but was subsequently confined to a 50-foot easement. The applicant needs to verify that such easements do not now impact this site. If any such easement does encumber the site, the final plat tracing shall show such easement(s) and this site will be subject to the standard pipeline requirements of platting.
- F. The final plat tracing shall indicate the proper chairman, chair pro tem, and commissioner order for the County signature block.
- G. This site is within 3-miles of the City of Wichita and consequently must also be approved by the Wichita City Council. The final plat tracing shall include the appropriate signature block for the City of Wichita's approval of this plat.
- H. On the final plat tracing nonsolid lines shall be used to indicate the street right-of-way dedications for 69th St. North at the east and west ends of the plat. Solid lines are reserved

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

July 17, 1992

Mr. Greg Allison
Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road #800
Wichita, KS 67226

Re: S/D 92-29 LEO'S FIRST ADDITION (Final Plat)

Dear Mr. Allison:

At the regular meeting of the Metropolitan Area Planning Commission on July 17, 1992, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of July 10, 1992.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

Don Losew
Senior Planner

FILE COPY

DL:rh

cc: Leo J. and Debra J. Gunzelman, 631 S. Vassar, Wichita, KS
67218
Mike Lindebak, City Engineer

