

METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

August 13, 1990

Donald C. Armstrong
1021 E. Waterman, Suite 6
Wichita, KS 67211

Re: S/D 90-45 (Final Plat) Bob Helm Addition

Dear Mr. Armstrong:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, August 9, 1990, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. Since 45th Street North is a mile line road, access control shall be indicated across this plat's north line. The dedication of access control, except for one opening, shall be indicated on the face of the plat and also referenced in the plat's text.
- C. As was indicated by County Engineering, the final plat tracing shall indicate the platting of a floodway. Since this plat involves the platting of a floodway, the plat's text on the final plat shall reference the standard floodway language. Also, a minimum building pad elevation at 1,337 MSL shall be indicated for the lowest level on this plat. The platting of the minimum building pad elevation shall be noted on the face of the plat, as well as in the plat's text. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks [Section 5-402(N)].

- D. Since this site is within 3-miles of the City of Wichita, Wichita City Council approval is also required for this plat. The final plat tracing shall therefore include the appropriate signature block for Bob Knight, Mayor and Pat Burnett, Deputy City Clerk of Wichita.
- E. On the final plat tracing the County Commissioner's signature block shall be revised to indicate the appropriate chairman, chairman pro tem, and order of signatures for the Commissioners.
- F. On the final plat tracing, the plat's text shall indicate that the street is dedicated "to and" for the use of the public.
- G. As requested by KG&E, the final plat tracing shall indicate a 10-foot utility easement along the plat's west line.
- H. On the final plat tracing, the MAPC's signature block shall be revised to indicate George D. Sherman, Acting Chairman.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

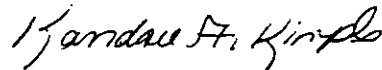
Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

Donald C. Armstrong
August 13, 1990
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, August 16, 1990 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Kandace A. Kimple
Associate Planner

KK:sm
Enclosure

cc: Harlan Foraker, County Engineer
Robert E. Helm, 7777 W. 45th St. North, Wichita 67205

Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1
August 9, 1990

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 90-45 - BOB HELM ADDITION

OWNER/APPLICANT: Robert E. & Shirley L. Helm, 7777 W. 45th St.
North, Wichita, KS 67205

SURVEYOR/ENGINEER: Donald C. Armstrong, 1021 E. Waterman, Suite
6, Wichita, KS 67211

LOCATION: 45th St. North and Ridge Road

SITE SIZE: 3 Acres

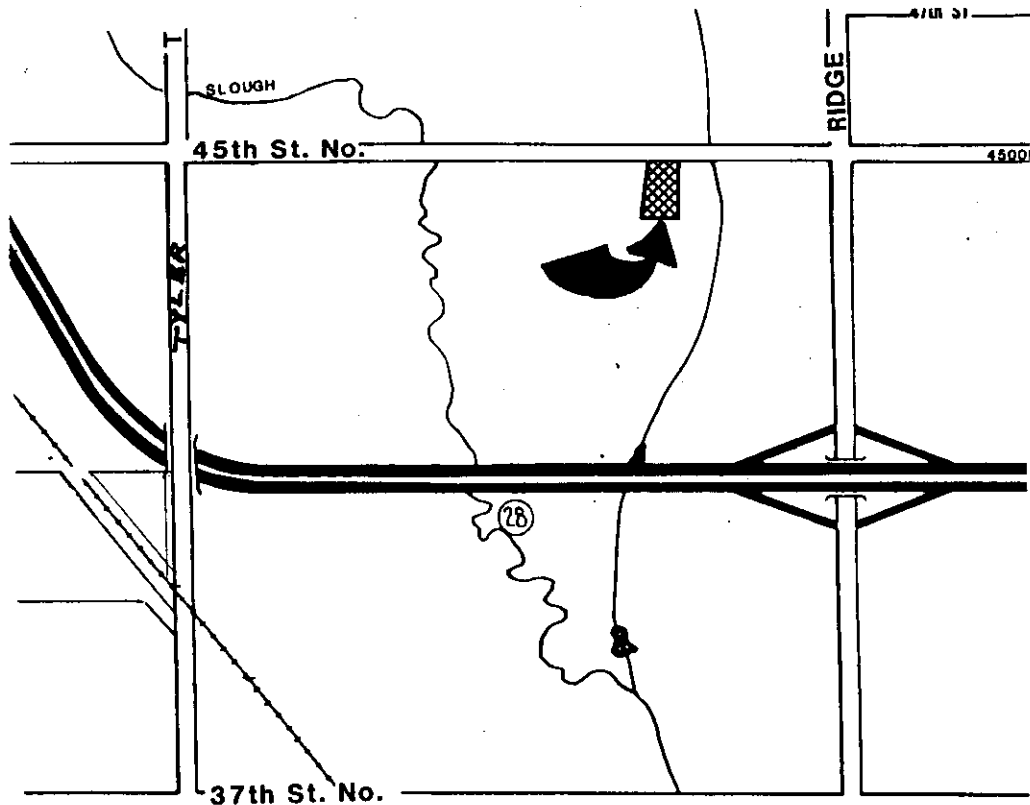
NUMBER OF LOTS

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

MINIMUM LOT AREA: 3 Acres

CURRENT ZONING:

VICINITY MAP:



STAFF COMMENTS:

- NOTE: Although this site is within the County's "R-1" suburban residential zoning district, which requires a lot size of 20,000 square feet or more, the use of on-site sewer and water requires a minimum lot size of 40,000 square feet for septic systems or 5-acres for a lagoon. This site is just over 2-acres and consequently will need to pass requirements for a septic system.
- 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. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - C. Since 45th Street North is a mile line road, access control shall be indicated across this plat's north line. The dedication of access control shall be indicated on the face of the plat and also referenced in the plattor's text. County Engineering should be prepared to indicate if only one or two opening(s) should be allowed.
 - D. Since this site is within 3-miles of the City of Wichita, Wichita City Council approval is also required for this plat. The final plat tracing shall therefore include the appropriate signature block for Bob Knight, Mayor and Pat Burnett, Deputy City Clerk of Wichita.
 - E. On the final plat tracing the County Commissioner's signature block shall be revised to indicate the appropriate chairman, chairman pro tem, and order of signatures for the Commissioners.
 - F. On the final plat tracing, the plattor's text shall indicate that the street is dedicated "to and" for the use of the public.
 - G. On the final plat tracing, the MAPC's signature block shall be revised to indicate George D. Sherman, Acting Chairman.
 - H. 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.
 - I. 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.

- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Engineering should also indicate if any portion of this site needs to be platted for floodway. Air photos indicate that a stream crosses through or near the southeast corner of this plat.

Note: This plat has been submitted in final form only.