

S/D No. 81-83 Name Mt. Vernon United Methodist Subdivision
Date Application Rec'd. 7-30-81 Preliminary Approval _____
Scheduled S/D Meeting 10-15-81

DESCRIPTION

General Location Southeast corner of Mt. Vernon and Edgemoor

Owner Mt. Vernon United Methodist Church
Surveyor/Engineer T. L. Daniel, Land Surveyor
Address 1911 E Central, Wichita, Ks. Zip Code 67214 Phone 263-3267

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|--|------------------------------|
| 1. Gross Acreage of Plat <u>3.6+</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 <u>1</u> | e. _____ R/W _____ ft. |
| Total Number of Lots <u>2</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>60</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>7,800 sq. ft.</u> | streets _____ yes _____ no |
| 5. Existing Zoning <u>LC, RB, AA</u> | |
| 6. Proposed Zoning <u>Same</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>City of Wichita</u> | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. Proposed Lot 1 is currently zoned "AA" (Lot 7, Block B, Reserve Addition), LC (Lot 1, Block B) and RB (balance of site). The applicant does not wish to change the zoning at the present time, saying that immediate development plans can comply with existing zoning. Based on existing zoning, the following setbacks should be required: 35 feet from Edgemoor; 35 feet from Mt. Vernon on the west 290 feet of proposed Lot 1; 20 feet from Mt. Vernon on the balance (as shown).
- B. The platlor's text references a drainage easement although none is shown on the plat. The City Engineer's office and the Flood Control Office shall be prepared to comment on the need for additional dedication or easement for Gypsum Creek.
- C. The applicant shall guarantee any drainage improvements required in connection with the platting of this property. The City Engineer's office shall state what improvements, if any, are required.
- D. The access control on Mt. Vernon should simply be labeled "access control except 2 openings." There is no need to show the specific locations of the openings. This will allow the property owner some flexibility. The platlor's text shall be revised to state that Lot 1 shall have access to Mt. Vernon at two locations to be determined by the City Engineer.
- E. Existing right-of-way for the east half of Edgemoor shall be dimensioned on the final plat tracing.
- F. In accordance with the sidewalk ordinance, a sidewalk shall be installed on the east side of Edgemoor at the time of development of the lots. The applicants shall submit notarized sidewalk certificates acknowledging this requirement.
- G. Avigational easements and restrictive covenants shall be submitted covering both lots being platted.

- H. Approval of this plat which vacates Roanoke shall be subject to satisfactory completion of vacation case V-1088 which proposes the vacation of Bunting.
- I. The signature lines for the owners of Lot 2 shall be placed below the plattor's text rather than being separated from the text by a notary's acknowledgment.
- J. The reference point at the northwest corner of the plat shall be the N.W. Corner of the S.E. 1/4 of 36-27-1E.
- K. Closure computations shall be submitted with the final plat tracing.
- L. 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.