

S/D No.: 86-17      Name: NOORDHOEK ADDITION

Preliminary Approved:  
Scheduled S/D Meeting: 2/27/86

DESCRIPTION

General Location: Northeast corner of 143rd Street East and 9th Street.  
Owner: Sedgwick County  
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 1.79 Acre +
  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial:
    - Other: Special Permit
    - Total: 1
  3. Minimum Lot Area: 78,000 Sq. Ft.
  4. Existing Zoning: "R-1"
  5. Proposed Zoning: Special permit for governmental use.
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STAFF COMMENTS:

NOTE: The applicant has filed an associated special permit requesting a governmental use - County fire station.

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Since this property will utilize a City of Wichita water supply line in 143rd Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- E. The final plat shall indicate the platting of "access control except for one (1) opening" to 143rd Street East across the west line of this lot.
- F. 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.
- G. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- H. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

S/D No.: 86-17      Name: NOORDHOEK ADDITION

Preliminary Approved: 2/27/86  
Scheduled S/D Meeting: 5/8/86

DESCRIPTION

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Surveyor/Engineer: Moehring & Associates

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  2. Number of Lots:
    - Residential:
    - Office:
    - Commercial:
    - Industrial:
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- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. Since this property will utilize a City of Wichita water supply line in 143rd Street East, the applicant shall submit an outside-the-City water service application and associated restrictive covenant.
- D. Since this property is located within the 3-mile ring of the City of Wichita, the final plat tracing shall include the City Commissioners' signature block.
- E. The final plat tracing shall indicate a notary block for the signature of the Chairman of the Board of County Commissioners.
- F. On the final plat tracing, the wording in the plat's text, regarding access control, shall be amended to reference that the one permitted opening to 143rd Street shall be determined "by the appropriate engineer."
- G. The applicant shall obtain, by separate instrument, the off-site utility easement needed for the extension of sanitary sewer.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.