

S/D No. 81-121 Name Huckins Addition
Date Application Rec'd. 11-6-81 Preliminary Approval _____
Scheduled S/D Meeting 11-23-81

DESCRIPTION

General Location Huckins Addition

Owner Harold H and Lou M. Huckins
Surveyor/Engineer Air Capitol Land Surveyors
Address 2160 W. 21st St. North Zip Code 67203 Phone 838-9071

- | | |
|---|-------------------------------|
| 1. Gross Acreage of Plat <u>42,000 sq. ft.</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 _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>100 feet</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>42,000 sq. ft.</u> | streets _____ yes <u>x</u> no |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Is public water available _____ Yes <u>X</u> No, Name _____ | |
| 10. Is sanitary sewer available _____ Yes <u>X</u> No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ No | |
| 12. City of Wichita _____ 3-Mile Area <u>X</u> Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

- A. The main item of concern with this one-lot suburban residential plat is its access. The existing 16-foot ingress-egress easement indicated on the plat connects directly with the 40-foot platted right-of-way for Legion Avenue south of 61st Street. Addresses along this ingress-egress easement are Legion Avenue addresses. The applicant has stated that maintenance of this easement is provided by the property owners. The applicant shall furnish a copy of this ingress-egress easement to the Planning Department for review. It is recommended that the 30-foot private road being platted in Huckins Addition be labeled on the final plat as a 30-foot access and utility easement. The plattor's text shall specify that access easement is granted for public access north and south through the easement and that the utility easement is granted for construction and maintenance of public utilities.
- B. 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 an on-site sewerage facility and water well.
- C. The electric and telephone company representatives shall be prepared to comment on the need for an easement to cover their existing utility lines.
- D. 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.
- E. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 81-121 Name Huckins Addition
Date Application Rec'd. 11-6-81 Preliminary Approval 11-23-81
Scheduled S/D Meeting 1-21-82

DESCRIPTION

General Location East side of Legion in an area north of 61st St. North

Owner Harold H. Huckins and Lou M. Huckins
Surveyor/Engineer Air Capitol Land Surveyors
Address 2160 W. 21st St. North Zip Code 67203 Phone 838-9071

- | | | | |
|--|--|-------------------------------------|------------------------|
| 1. Gross Acreage of Plat | <u>42,000 sq. ft.</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 | _____ | e. _____ R/W _____ ft. | |
| Total Number of Lots | <u>1</u> | TOTAL | _____ ft. |
| 3. Minimum Lot Frontage | <u>100</u> | 8. Sidewalk adjacent to all streets | <u>yes</u> <u>X</u> no |
| 4. Minimum Lot Area | <u>42,000 sq. ft.</u> | | |
| 5. Existing Zoning | <u>R-1</u> | | |
| 6. Proposed Zoning | <u>R-1</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 | <u>3-Mile Area</u> <u>X</u> Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- A. The applicant shall grant by separate instrument a 30-foot access and utility easement across the west 30 feet of his property which is adjacent to the south line of this plat. This document shall be submitted to the Planning Department for acceptance by the governing body and for recording.
- B. The minimum pad elevation requirement shall be referenced in the plat's text.
- C. The applicant shall obtain approval from the Health Department for the use of an on-site sewerage facility and water well.
- D. Recording of the plat within 30 days after approval by the Board of City Commissioners.