

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7

November 17, 1988

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-100 - LETTERMAN SECOND ADDITION

OWNER/APPLICANT: Ms. Mary Weidner, 5706 S. Broadway, Wichita, KS 67214

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: East of Broadway in an area south of 56th Street South and North of Midland

SITE SIZE: 2.7 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

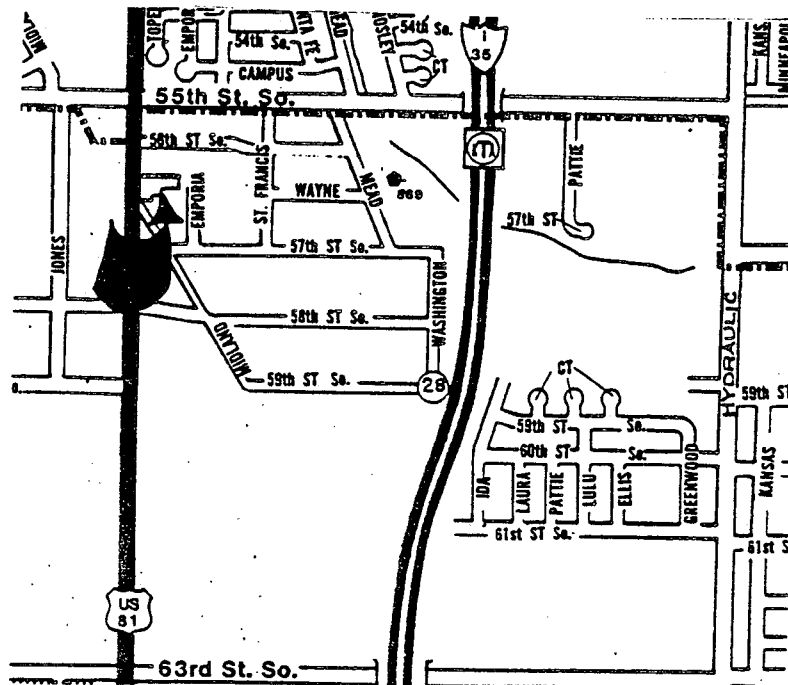
MINIMUM LOT AREA:

CURRENT ZONING: "C" & "R-1" (County Commercial & Suburban Residential)

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VICINITY MAP:



STAFF COMMENTS:

Note: The west 300 feet of this plat is zoned "C" (County Commercial) and the remaining area is zoned "R-1" (County Suburban Residential).

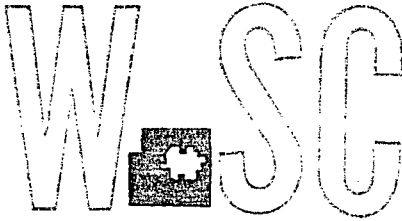
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall submit a petition for extension of City water across the front of the lots being platted. This petition shall be held until water service is extended to this area.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall be changed to indicate Sue L. Crockett as the Chairman in the MAPD signature block.
- F. The applicant is advised that the existing drives should be reconstructed to commercial width standards.
- G. As shown on the accompanying Sketch Plat there is an existing opening between Lots 1 & 2. The applicant shall create a joint ingress and egress easement for this area between Lots 1 & 2. The width of this opening shall be 30-foot center on the joint lot line between Lots 1 & 2. The final plat tracing shall indicate "granted by separate instrument" and provide the film and page on the face of the final plat tracing. A copy of the instrument shall be submitted to the Planning Department. In addition, this area between Lots 1 and 2 shall indicate access control except for one opening.

The west lot line of Lot 1, north of the joint access easement, shall indicate access control except one opening. The west lot line of Lot 2, south of the joint access easement, shall indicate access control except one opening; however, what is approximately the southern four feet of that line shall not be included in the access control dedication as it is within a drive which is shared by the applicant and the property owner to the south.

- H. The applicant shall attempt to obtain a joint ingress and egress easement with the property owner to the south of this plat.
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, the maximum depth of all Commercial lots shall not exceed 3 times the width thereof. Section 7-204(c).
- J. 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.
- K. 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.
- L. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- M. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The applicants engineer shall be prepared to explain and provide 15 copies of a revised sketch plat which shows the location of the existing septic tanks and lateral fields within this plat for the November 17th Subdivision Committee Meeting.
- R. The representative from the Health Department should be prepared to comment on any requirements or test that would need to be completed for this property. Specifically, are there presently valid permits on file for the existing structures' septic tank systems?
- S. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is any drainage guarantee required with the platting of this property? Engineering should also be prepared to comment on the access controls and joint access easements proposed for this plat and also the adequacy of these drives for such commercially zoned property.

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

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

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

November 18, 1988

Terra Tech Land Surveying Inc.  
245 West Dewey  
Wichita, KS 67202

Re: S/D - 88-100 LETTERMAN SECOND ADDITION, east of Broadway  
in an area South of 56th Street South and North of  
Midland

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 17, 1988, the above captioned plat was considered. The action of the Committee was to defer consideration of this plat for two weeks.

If you should have any questions, please call.

Sincerely,

R. Timothy Bickhaus  
Junior Planner

RTB:svm

Enclosure

cc: Mary Weidner, 5706 S. Broadway, Wichita, KS 67216  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

March 9, 1989

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 88-100 - LETTERMAN SECOND ADDITION

OWNER/APPLICANT: Ms. Mary Weidner, 5706 S. Broadway, Wichita, KS 67214

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: East of Broadway in an area south of 56th Street South and North of Midland

SITE SIZE: 2.7 acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	2

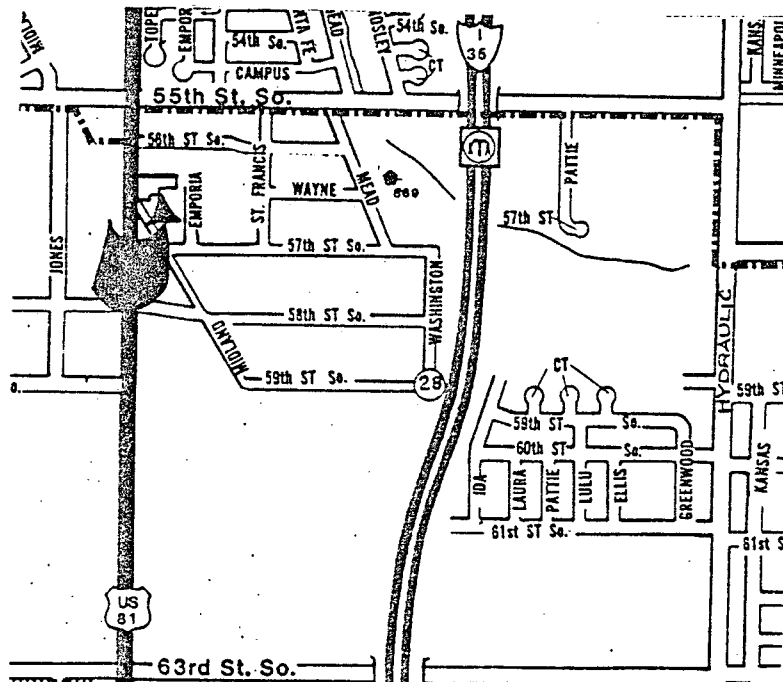
MINIMUM LOT AREA: 44,100 sq. ft.

CURRENT ZONING: "C" & "R-1" (County Commercial & Suburban Residential)

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VICINITY MAP:



STAFF COMMENTS:

Note: The west 300 feet of this plat is zoned "C" (County Commercial) and the remaining area is zoned "R-1" (County Suburban Residential). This plat was deferred from the November 17, 1988 Subdivision Committee Meeting.

- 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 submit a petition for extension of City water across the front of the lots being platted. This petition shall be held until water service is extended to this area.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant is advised that the existing drives should be reconstructed to commercial width standards.
- F. As shown on the accompanying Sketch Plat there is an existing opening between Lots 1 & 2. The applicant shall create a joint ingress and egress easement for this area between Lots 1 & 2. The width of this opening shall be 30-foot center on the joint lot line between Lots 1 & 2. The final plat tracing shall indicate "granted by separate instrument" and provide the film and page on the face of the final plat tracing. A copy of the instrument shall be submitted to the Planning Department.
- G. The applicant shall attempt to obtain a joint ingress and egress easement with the property owner to the south of this plat.
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, the maximum depth of all Commercial lots shall not exceed 3 times the width thereof. Section 7-204(c).
- 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. 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 representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The applicants engineer shall be prepared to discuss issues relating to the location of the existing septic tanks and lateral fields within this plat for the March 9th Subdivision Committee Meeting.
- O. The representative from the Health Department should be prepared to comment on any requirements or test that would need to be completed for this property. Specifically, are there presently valid permits on file for the existing structures' septic tank systems?
- P. The representative from the <sup>County</sup>~~City~~ Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is any drainage guarantee required with the platting of this property? Engineering should also be prepared to comment on the access controls and joint access easements proposed for this plat and also the adequacy of these drives for such commercially zoned property.

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

SEDGWICK COUNTY



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

March 10, 1989

Terra Tech Land Survey Inc.  
2245 W. Dewey  
Wichita, KS 67202

Re: S/D 88-100 - LETTERMAN SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 9, 1989, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

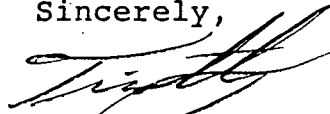
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall submit a petition for extension of City water across the front of the lots being platted. This petition shall be held until water service is extended to this area.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant is advised that the existing drives should be reconstructed to commercial width standards.
- E. As shown on the accompanying Sketch Plat there is an existing opening between Lots 1 & 2. The applicant shall create a joint ingress and egress easement for this area between Lots 1 & 2. The width of this opening shall be 30-foot center on the joint lot line between Lots 1 & 2. The final plat tracing shall indicate "granted by separate instrument" and provide the film and page on the face of the final plat tracing. A copy of the instrument shall be submitted to the Planning Department.

- F. The applicant shall attempt to obtain a joint ingress and egress easement with the property owner to the south of this plat.
- G. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, the maximum depth of all Commercial lots shall not exceed 3 times the width thereof. Section 7-204(c).
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, March 16, 1989. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: Mary Weidner

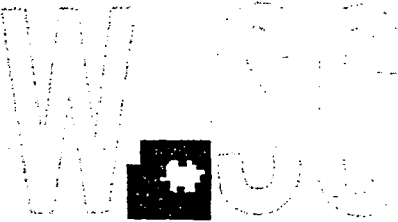
5706 S. Broadway  
Wichita, KS 67216

Jim Weber, County Engineer

Ron Worley, County Public Works

Mike Lindebak, City Engineer

WICHITA SEDGWICK COUNTY



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

March 16, 1989

Terra Tech Land Survey Inc.  
2245 W. Dewey  
Wichita, KS 67202

Re: S/D 88-100 - LETTERMAN SECOND ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on March 16, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of March 10, 1989.

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

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus  
Associate Planner

RTB:svm

cc: Mary Weidner, 5706 S. Broadway  
Wichita, KS 67216  
Jim Weber, County Engineer  
Ron Worley, County Public Works  
Mike Lindebak, City Engineer