

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 92-29 - LEO'S FIRST ADDITION

OWNER/APPLICANT: Leo J. and Debra J. Gunzelman, 631 S. Vassar,
Wichita, KS 67218

SURVEYOR/ENGINEER: Mid-Kansas Engineering Consultants, Inc.
3500 N. Rock Road - #800, Wichita, KS 67226

LOCATION: North of 69th Street North and west of
Hillside

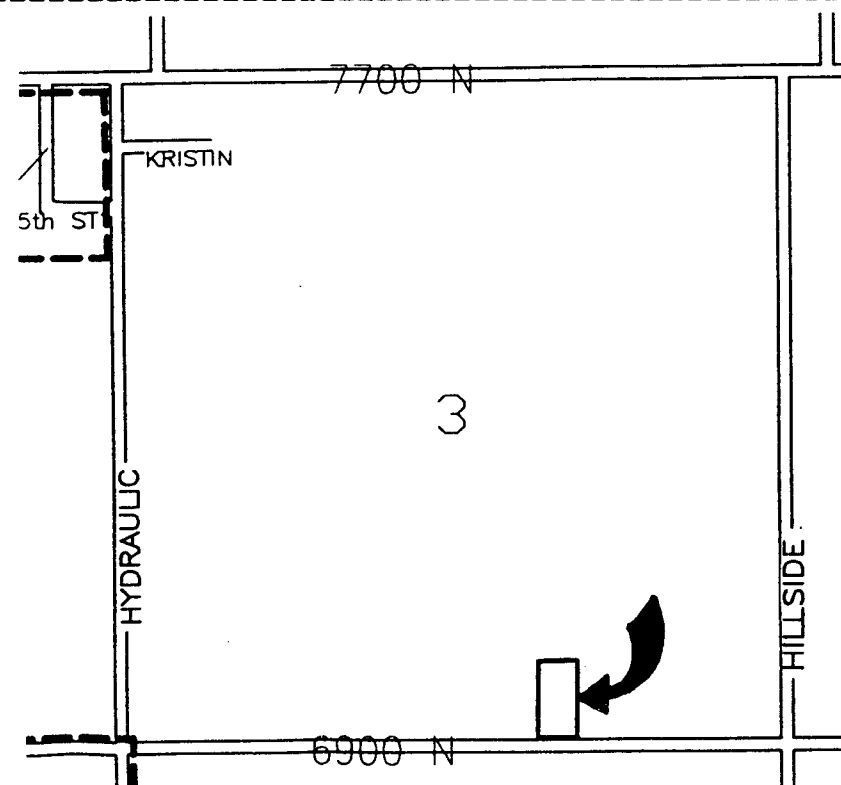
SITE SIZE: 5.0 Acres

NUMBER OF LOTS
Residential: 1
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 4.6 Acres

CURRENT ZONING: R-1 Suburban Residential District

VICINITY MAP:



STAFF COMMENTS:

- 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. This site, exclusive of street right-of-way, is just over 4.6 acres. The use of a lagoon, however, for on-site sanitary sewer requires a lot size of 5 acres. For an individual residential lot, a plat of not less than 4.5 acres can be approved, providing that the applicant is unable to obtain additional land to meet the 5-acre requirement. According to the platting binder, the applicant owns property over 1,322 feet deep from 69th St. North while this plat is only indicating the platting of 631 feet of this site. Consequently, unless the applicant anticipates that the site can be approved for a septic system, the applicant's final plat tracing should indicate a site of at least 5-acres.
- 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. On the final plat tracing, the face of the plat and the platting's text shall indicate the dedication of access control, except for two openings, to 69th St. North.
- F. The applicant is advised that the portion of the applicant's property to the north not being included within this plat will be landlocked, with no apparent means of public access to the property. Consequently, no future development of that property can be expected unless public right-of-way to provide a street is acquired.
- G. The applicant's agent shall confirm that this site is not encumbered by a pipeline easement. The platting binder indicates that a blanket pipeline easement may have originally effected this site but was subsequently confined to a 50-foot easement. The applicant needs to verify that such easements do not now impact this site. If any such easement does encumber the site, the final plat tracing shall show such easement(s) and this site will be subject to the standard pipeline requirements of platting.
- H. A 10-foot KG&E easement is also noted in the platting binder as covering an existing KG&E line. The representative from KG&E needs to indicate if such an easement needs to be shown on this plat or if street right-of-way is now covering the location of

this KG&E line.

- I. The final plat tracing shall indicate the proper chairman, chair pro tem, and commissioner order for the County signature block.
- J. This site is within 3-miles of the City of Wichita and consequently must also be approved by the Wichita City Council. The final plat tracing shall include the appropriate signature block for the City of Wichita's approval of this plat.
- K. On the final plat tracing nonsolid lines shall be used to indicate the street right-of-way dedications for 69th St. North at the east and west ends of the plat. Solid lines are reserved to indicate streets being platted as private facilities.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to confirm that this site is not within a floodplain. FEMA maps indicate that this site is near a floodplain.

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