

July 20, 1995

**STAFF REPORT**  
**(Final Plat)**

**CASE NUMBER:** S/D 95-52 GLENN ACRES ADDITION

**OWNER/APPLICANT:** Glenn D. and Pamela A. Ewert, 4623 S. Vine, Wichita, KS 67217  
and  
Donald W. and Geraldine Ewert, Rt. 1., Box 5, Durham Ks 67438

**SURVEYOR/ENGINEER:** Castle & Associates, P. O. Box 9262, Wichita, Ks 67277

**LOCATION:** West of Hydraulic and north of 59th Street South

**SITE SIZE:** 2.0 Acres

**NUMBER OF LOTS**

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

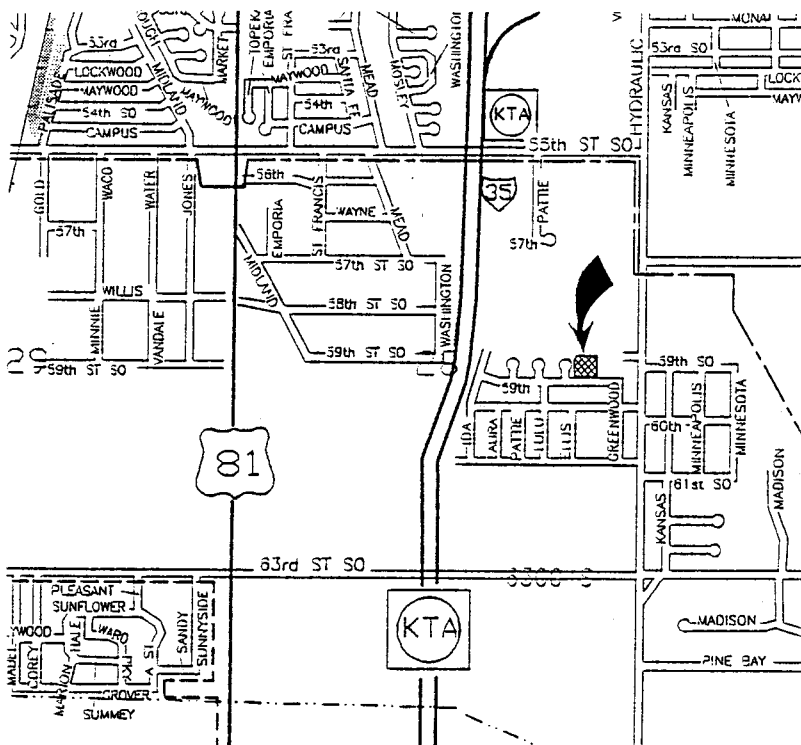
**MINIMUM LOT AREA:** 2 Acres

**CURRENT ZONING:** "R-1"

**PROPOSED ZONING:** "R-1"

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**VICINITY MAP:**



NOTE: Although this site is in the County, it is just outside the City of Wichita and is surrounded by platted properties to the east, west and south. These platted properties, however, appear to be using on-site sewer and water facilities. That is, municipal sewer and water are not apparently available to this area at this time. Both Health Department and Planning requirements indicate a minimum lot size of 40,000 square feet is necessary for the use of both on-site sewer and water facilities. Further, in regard to sewer, such a site will need to meet requirements for a septic system.

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. This will require that the site be approved for a septic system since the property's size is well below that needed for a lagoon.
  - B. **City Engineering** needs to indicate if, in consideration of existing platting in the area of this site, petitions should be required for the future extension of municipal facilities.
  - 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. This property is within 3 miles of the City of Wichita and City Council approval will also be required. The final plat tracing shall therefore provide the appropriate certificate/signature blocks for City of Wichita's approval.
  - F. On the final plat tracing, the amount of either half or full street right-of-way available for 59th Street South (35 or 70 feet) adjacent to this site shall be indicated.
  - G. The applicant is advised that if they are the owners of the unplatted property to the east of this Addition, that development of this tract may be hindered by the limited access that the property will apparently have to 59th Street South. Further, a narrow segment of the property extending out to Hydraulic, north of the Mar Addition could not at this time be considered as a means of access for this property.
  - 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
  - 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
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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.
- L. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

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

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