

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 6**

July 21, 1994

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 94-50 MCCLERNON ADDITION

**OWNER/APPLICANT:** Jeffrey T. McClernon, 1301 West 34th Street North, Wichita, KS 67204

**SURVEYOR/ENGINEER:** Armstrong Land Survey, P. A., 1021 East Waterman - Suite 4, Wichita, KS 67211

**TOWNSHIP:** Bill Stine, Trustee, Kechi Township, 5613 Legion, Wichita, KS 67204

**LOCATION:** East of Meridian and 1/2 mile north of 53rd Street North

**SITE SIZE:** 46,258.5 sq. ft.

**NUMBER OF LOTS**

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

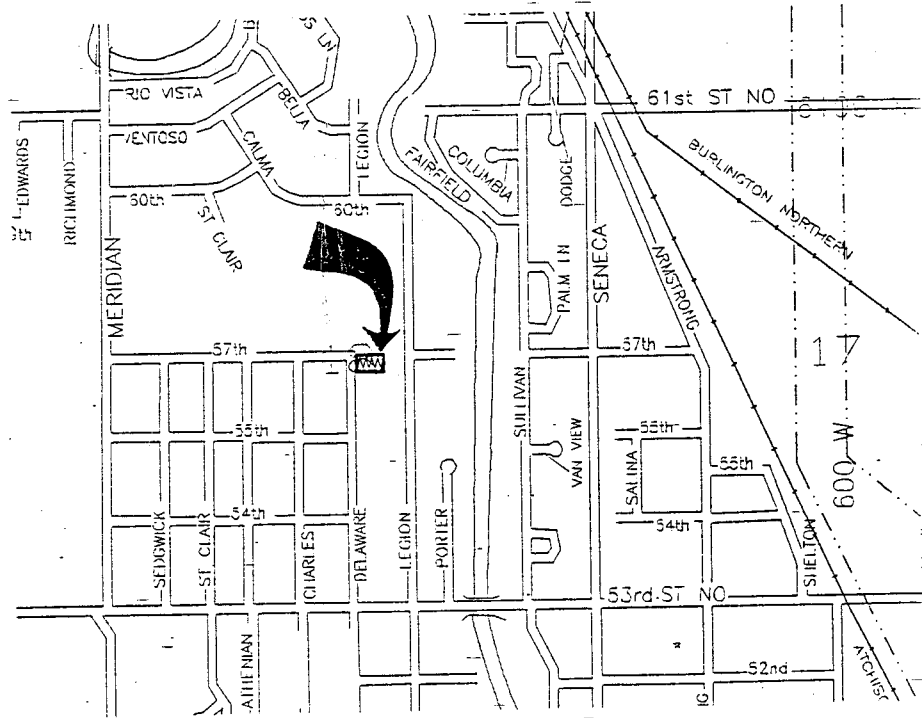
**MINIMUM LOT AREA:** 41,648.5 sq. ft.

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

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**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. Because of the size of this lot, approval must be for a septic sanitary sewer system.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. City Engineering needs to indicate if a petition should be required for the future extension of municipal water to this site.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this site is not adjacent to an arterial nor is it a double frontage lot, no access control needs to be dedicated. Both the face of the plat and the platting text shall delete such reference.
- F. Unless a utility easement is requested and platted, the reference to such an easement shall be deleted from the platting text.
- G. On the final plat tracing, a tie-point, referencing the section-range-township shall be indicated on the face of the plat.
- H. As indicated by the platting binder, a mortgage is being held on this site. The holder of such mortgage shall be a signor of the plat or proof shall be provided that the mortgage has been released.
- 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. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative 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.