

SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D NO. 80-73 Name McGonigle-Kessler Addition
Date Application Rec'd. 9-4-80 Preliminary Approval _____
Scheduled S/D Meeting 11-24-80

DESCRIPTION

General Location North side of 53rd St. North in an area west of Hoover Rd.

Owner Art McGonigle
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic, 67211 Phone 263-8291

- 1. Gross Acreage of Plat 4.9
- 2. Number of Lots:
 - Residential 4
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 127.15 ft.
- 4. Minimum Lot Area 40,000 sq. ft.
- 5. Existing Zoning R-1
- 6. Proposed Zoning R-1
- 7. Lineal Feet of New Streets:
 - a. 70 R/W 445 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 445 ft.
- 8. Sidewalk adjacent to all streets? yes No no
- 9. Public Water Supply No (Yes-No), Name _____
- 10. Public Sanitary Sewers No (Yes-No), Name _____
- 11. Health Department Approval (where applicable) No (Yes-No)
- 12. City of Wichita _____: Three-Mile Area _____

STAFF COMMENTS:

- A. The representative from the Department of County Public Works should be prepared to comment on the status of the applicant's drainage concept plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of 60th Street West, including the temporary cul-de-sac to be granted by separate instrument.
- D. The applicant shall grant by separate instrument the temporary cul-de-sac for 60th Street West that is shown on this plat. The cul-de-sac right-of-way shall be continued through the northwest corner of Lot 1, Block B.
- E. 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.
- F. The final plat shall indicate "complete access control" to 53rd Street North across the south lines of Lot 2, Block A and Lot 2, Block B.
- G. The final plat shall set forth the purpose of the proposed reserve that is within the right-of-way for 60th Street West.
- H. The applicant shall submit a covenant which assigns ownership and maintenance responsibilities of the proposed reserve. Such covenant shall restrict the heights of plant materials to be planted in this proposed landscaping reserve.
- I. Approval of this preliminary plat will require a waiver of the design recommendation of the Subdivision Regulations regarding lot depth to width ratio. Proposed Lot 1, Block A exceeds the 2 1/2 to 1 ratio (7-240-C).

(Over)

- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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Date Application Rec'd. 9-4-80 Preliminary Approval 11-24-80
Scheduled S/D Meeting 12-11-80

DESCRIPTION

General Location North side of 53rd St. North in an area west of Hoover Rd

Owner Art McGonigle
Surveyor/Engineer Moehring and Associates
Address 433 S. Hydraulic 67211 Phone 263-8291

- 1. Gross Acreage of Plat 4.9
- 2. Number of Lots:
 - Residential 4
 - Commercial _____
 - Industrial _____
 - Other _____
- 3. Minimum Lot Frontage 127.15 ft.
- 4. Minimum Lot Area 40,000 sq. ft.
- 5. Existing Zoning R-1
- 6. Proposed Zoning R-1
- 7. Lineal Feet of New Streets:
 - a. 70 R/W 445 ft.
 - b. _____ R/W _____ ft.
 - c. _____ R/W _____ ft.
 - d. _____ R/W _____ ft.
 - e. _____ R/W _____ ft.
 - TOTAL 445 ft.
- 8. Sidewalk adjacent to all streets? yes no
- 9. Public Water Supply No (Yes-No), Name _____
- 10. Public Sanitary Sewers No (Yes-No), Name _____
- 11. Health Department Approval (where applicable) No (Yes-No)
- 12. City of Wichita _____: Three-Mile Area X

STAFF COMMENTS:

- A. The representative from the Department of County Public Works should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of 60th Street West, including a temporary cul-de-sac to be granted by separate instrument.
- D. The applicant shall grant by separate instrument a temporary cul-de-sac for 60th Street West. It is recommended that this cul-de-sac be shown on the final plat tracing with a dashed line and with the "to be granted by separate instrument" notation. The temporary cul-de-sac right-of-way shall be continued through the northwest corner of Lot 1, Block B.
- E. 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. The Health Department has advised that some filling of the site will most likely be required in order to insure proper ground water/septic tank separation.
- F. The applicant shall submit a covenant which assigns ownership and maintenance responsibilities of the proposed reserve. Such covenant shall restrict the heights of plant materials to be planted in this proposed landscaping reserve. The covenant shall also contain a clause which states that if the reserve is not maintained by the owner(s), then it shall become a part of the street right-of-way for 60th Street West. Ownership of the reserve shall also be specified in the plat's text.

- G. At the time of preliminary plat approval, the Subdivision Committee recommended a waiver of the 2 1/2-to-1 lot depth to width design ratio of the Subdivision Regulations for proposed Lot 1, Block A.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.

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Owner Art McGonigle
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Address 433 S. Hydraulic 67211 Phone 263-8291

- | | |
|--|---|
| 1. Gross Acreage of Plat <u>4.9</u> | 7. Lineal Feet of New Streets: |
| 2. Number of Lots: | a. <u>70</u> R/W <u>445</u> ft. |
| Residential <u>4</u> | b. <u> </u> R/W <u> </u> ft. |
| Commercial <u> </u> | c. <u> </u> R/W <u> </u> ft. |
| Industrial <u> </u> | d. <u> </u> R/W <u> </u> ft. |
| Other <u> </u> | e. <u> </u> R/W <u> </u> ft. |
| Total Number of Lots <u>4</u> | TOTAL <u> </u> <u>445</u> ft. |
| 3. Minimum Lot Frontage <u>127.15</u> ft. | 8. Sidewalk adjacent to all streets? <u> </u> yes <u> </u> no |
| 4. Minimum Lot Area <u>40,000</u> sq. ft. | |
| 5. Existing Zoning <u>R-1</u> | |
| 6. Proposed Zoning <u>R-1</u> | |
| 9. Public Water Supply <u>No</u> (Yes-No), Name <u> </u> | |
| 10. Public Sanitary Sewers <u>No</u> (Yes-No), Name <u> </u> | |
| 11. Health Department Approval (where applicable) <u>No</u> (Yes-No) | |
| 12. City of Wichita <u> </u> : Three-Mile Area <u>X</u> | |

STAFF COMMENTS:

- A. The representative from the Department of County Public Works should be prepared to comment on the status of the applicant's final drainage plan.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of 60th Street West, including a temporary cul-de-sac to be granted by separate instrument.
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- G. At the time of preliminary plat approval, the subdivision Committee recommended a waiver of the 2 1/2-to-1 lot depth to width design ratio of the subdivision regulations for proposed Lot 1, Block A.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.