

S/D No.: 86-47 Name: WOLKE ADDITION

Preliminary Approved: 5/22/86
Scheduled S/D Meeting: 6/19/86

DESCRIPTION

General Location: At the northwest corner of Woodlawn and 55th Street South.
Owner: Stephen G. Wolke, R.R. #2, Derby, KS 67037
Surveyor/Engineer: Baughman Company, P.A.

1. Gross Acreage of Plat: 14.1 Acres
 2. Number of Lots:
 - Residential: 1
 - Office:
 - Commercial: 1
 - Industrial:
 - Total: 2
 3. Minimum Lot Area: 5.1 Acres
 4. Existing Zoning: "LC" and "R-1"
 5. Proposed Zoning: "LC" and "R-1"
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STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. 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.
- D. The applicant shall submit an avigational easement and restrictive noise covenant for this property. Section 7-107.
- E. Prior to scheduling this case before the Board of City Commissioners, the trailer which encroaches into the right-of-way for 55th Street South must be removed. Once the trailer has been removed, a letter so stating shall be submitted from the platting engineer.
- F. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- G. The final plat tracing shall indicate the various names needed to complete approval signature blocks.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and is the perimeter of the proposed floodway acceptable?