

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

JUNE 2, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-43 - J - J ACRES SECOND

OWNER/APPLICANT: Dwayne and Myrna Howard, 5227 S. Woodlawn,
Derby, KS 67037

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: On the west side of Woodlawn, in an area south of 47th
Street South.

SITE SIZE: 10.61 Acres

NUMBER OF LOTS:

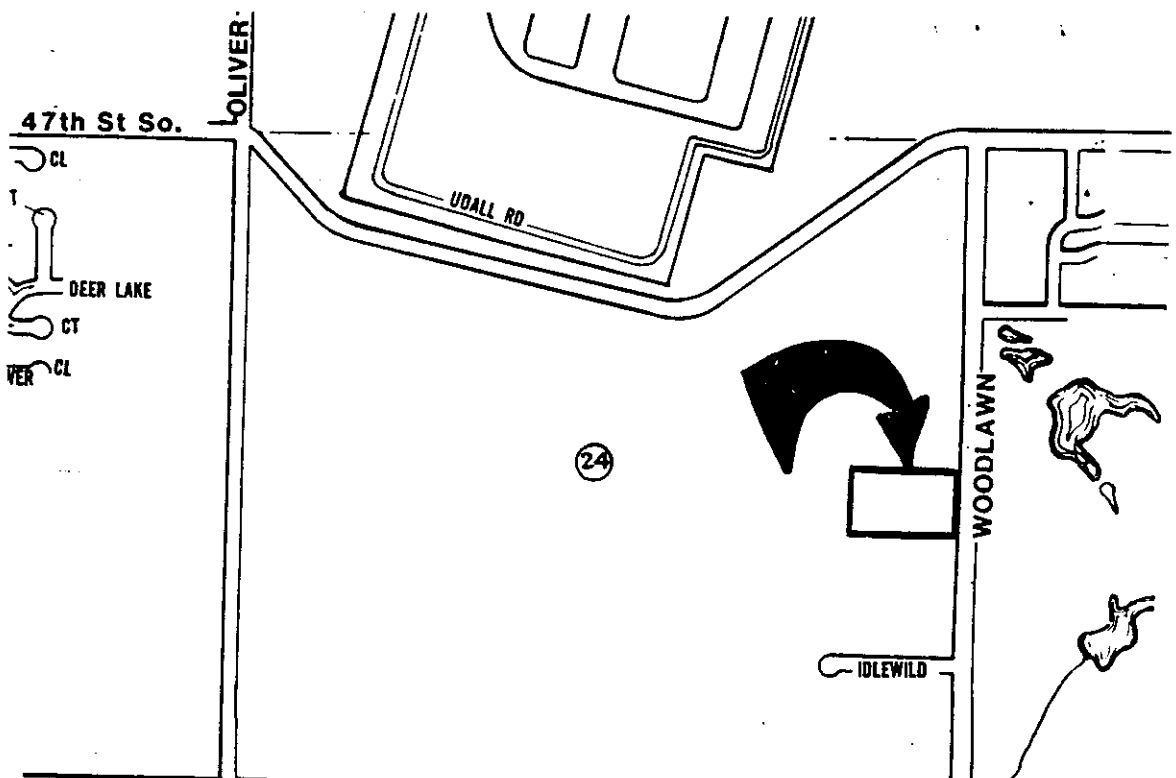
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 217,900 Sq. Ft.

CURRENT ZONING: "R-1"

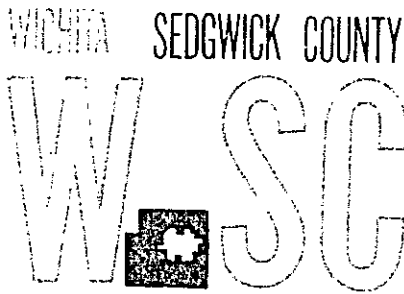
PROPOSED ZONING: "R-1"

VICINITY MAP:



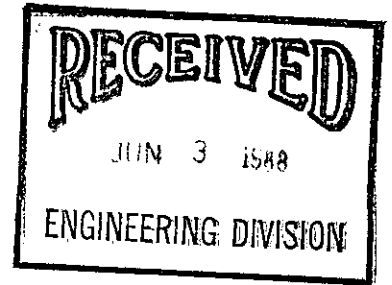
STAFF COMMENTS:

- 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. On the final plat tracing, a 25-foot building setback shall also be indicated to Woodlawn in addition to the utility easement.
- E. The applicant shall submit a signed subdivision application for this case.
- F. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- G. The plattor's text shall be amended to indicate that the location of access openings to Woodlawn "shall be determined by the appropriate engineer".
- 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.
- 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 signature.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required and is the platting of a floodway and minimum building pad elevations needed?



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



June 3, 1988

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 88-43 - J - J ACRES SECOND

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 2, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. On the final plat tracing, a 25-foot building setback shall also be indicated to Woodlawn in addition to the utility easement.
- C. The applicant shall submit a signed subdivision application for this case.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structure constructed on subject property.
- E. As required by the drainage plan for this subdivision, the applicant shall submit a cross-lot drainage agreement. This agreement shall specify that Lot 2 may continue to drain onto Lot 1.
- F. The plattor's text shall be amended to indicate that the location of access openings to Woodlawn "shall be determined by the appropriate engineer".
- G. The plat tracing shall indicate a 35-foot building setback on each lot from Woodlawn.

SEDGWICK COUNTY

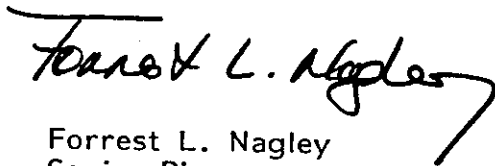
Final Plat S/D 88-43 - J - J ACRES SECOND
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- H. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- I. The applicant's engineer 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 signature.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 9, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

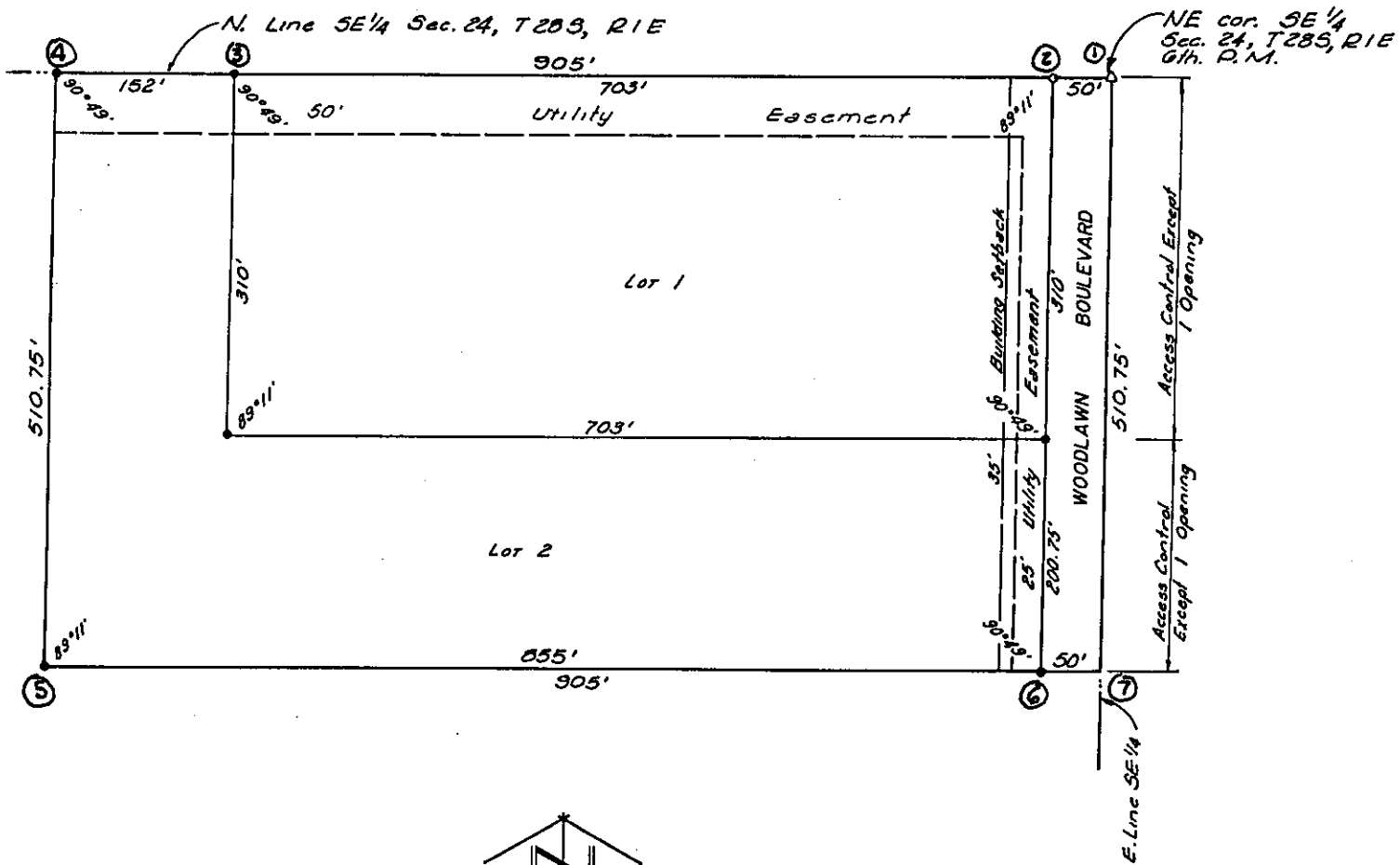
FLN:dik

Enclosure

cc: Dwayne and Myrna Howard, 5227 S. Woodlawn, Derby, KS 67037
Mike Lindebak, City Engineer
David Spears, Director of Sedgwick County Bureau of Public Services

Closure Comps.
J-J ACRES SECOND
SEDGWICK COUNTY, KANSAS

(SW 1/4 SEC. 24, T28S, R1E)



Scale: 1" = 200'
 o = Existing Corner
 • = Set #4 Rebar with cap "TTL51 CL522"

XROM -TRAV-

DSP BRG?
Y RUN
DSP L/D?
N RUN

N1=?
2,989.8699 RUN
E1=?
2,491.9216 RUN
N1=2,989.8699
E1=2,491.9216

2,989.0051 ENTER↑
2,441.9291 XEQ a
S 89.0032 W
HD=50.0000

N2=2,989.0051
E2=2,441.9291

2,976.8460 ENTER↑
1,739.0340 XEQ a
S 89.0032 W
HD=703.0003

N3=2,976.8460
E3=1,739.0340

2,974.2170 ENTER↑
1,587.0570 XEQ a
S 89.0032 W
HD=151.9997

N4=2,974.2170
E4=1,587.0570

2,463.4690 ENTER↑
1,588.6140 XEQ a
S 0.1029 E
HD=510.7504

N5=2,463.4690
E5=1,588.6140

2,478.2570 ENTER↑
2,443.4860 XEQ a
N 89.0032 E
HD=854.9999

N6=2,478.2570
E6=2,443.4860

2,479.1222 ENTER↑
2,493.4783 XEQ a
N 89.0031 E
HD=49.9998

N7=2,479.1222
E7=2,493.4783

2,989.8699 ENTER↑
2,491.9216 XEQ a
N 0.1029 W
HD=510.7501

N8=2,989.8699
E8=2,491.9216

XEQ E
ΣHD=2,831.5001
AREA=462,182.1208