

August 8, 1996

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 96-52 JOHN AND DEBRA WILLIAMS ADDITION

OWNER/APPLICANT: John Williams, 413 St. Paul, Wichita, KS 67203

SURVEYOR/ENGINEER: William Abbott, Abbott Surveys, Planning, and Civil Design  
16418 West 51st Street South, CLEARWATER, KS 67026

LOCATION: North of 109th Street North and west of 183rd Street West

SITE SIZE: 2.57 Acres

NUMBER OF LOTS

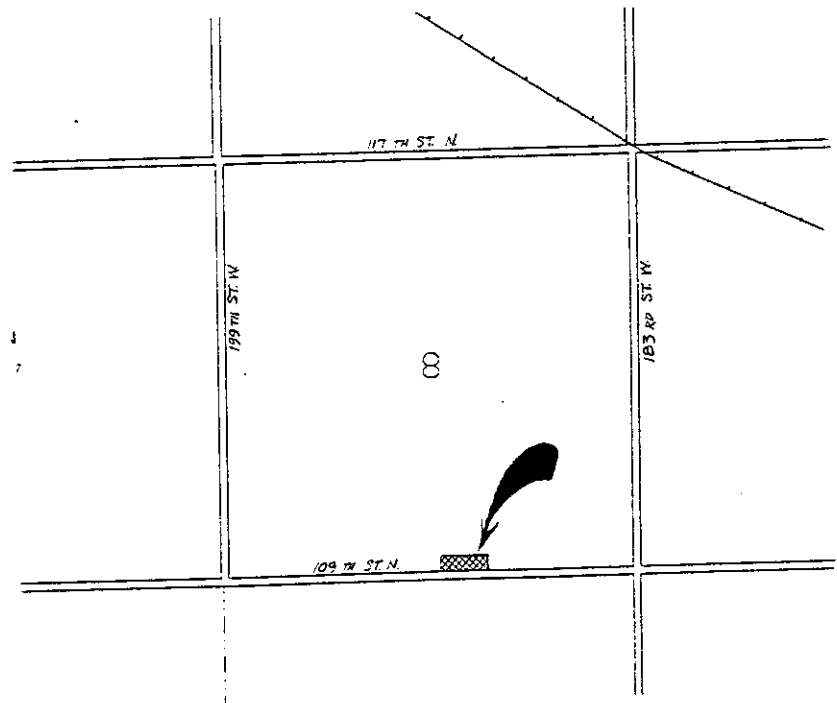
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 2.28 Acres

CURRENT ZONING: "RR"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This site is located in the County under "RR" zoning (2-acre lot size minimum) and is designated as being in the area of agricultural uses by the Comprehensive Plan.

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. Since this site is less than 5 acres in size, this 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. On the final plat tracing, this plat's name shall employ standard terminology. That is, the term Addition shall be used rather than Subdivision.
- D. On the final plat tracing, the face of the plat shall clearly label the area of street dedication and this area shall be shown in a more specific manner from the adjoining lot. Dashed lines, fainter lines, etc. should be used for the 20-foot dedication so as to make it distinctly separate from the adjoining lot. The .29 Acre noted in the area of dedication shall also be deleted.
- E. The final plat tracing shall indicate a 30-foot building setback to 109th Street North.
- F. The face of the plat shall also note the dedication of the access control as stated in the platlor's text.
- G. On the final plat tracing, a tie point shall also be shown on the face of the plat.
- H. County Engineering needs to indicate if a minimum building pad elevation is required for this site. If required, both the platlor's text and face of the plat shall note such an elevation. Also, both an on-site and off-site benchmark shall be shown.
- I. On the final plat tracing, line 5 of the platlor's text shall be corrected to state...denoted on said plat....
- J. The applicant's agent is advised that a platting binder is required with submission of the final plat. This binder shall be submitted with the tracing and this plat shall be subject to review of the binder and any relevant conditions found by such a review.
- K. On the final plat tracing, Susan Osborne-Howes shall be shown as the MAPC chairman, and Marvin Krout as the Secretary.
- L. 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.)

- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- O. Recording of the plat within 30 days after approval by the City Council.
- P. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if a minimum building pad elevation is required and if the floodway (Reserve) is adequate.

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

SUBDIVISION COMMITTEE  
WICHITA-SEDGWICK COUNTY  
METROPOLITAN AREA PLANNING  
COMMISSION

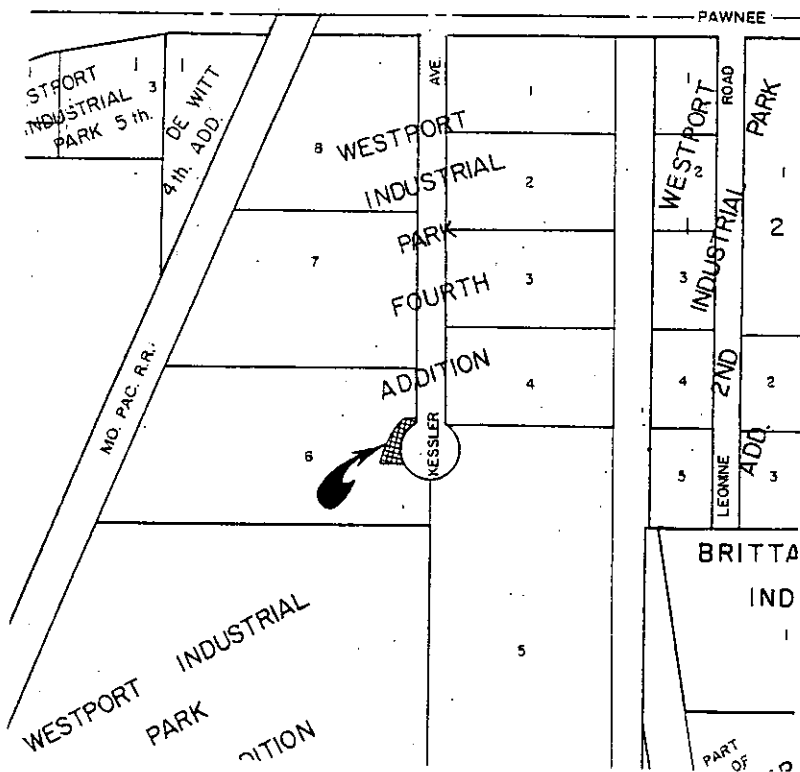
AGENDA ITEM NO. 9  
DATE: August 8, 1996

D-1705 - E.B. Investments, L.L.C. grants a drainage and utility easement in an area south of Pawnee and east of West Street.

Legally described as:

Beginning at a corner in the east line of Lot 6, Westport Industrial Park Fourth Addition, Wichita, Sedgwick County, Kansas, said corner being 146.71 feet south of the NE corner of said Lot 6 and also being the P.C. of a curve to the left; thence southerly along said curve, having a central angle of  $91^{\circ}39'34''$  and a radius of 75 feet, an arc distance of 119.98 feet, (having a chord length of 107.59 feet bearing  $S16^{\circ}21'08''W$ ); thence  $S89^{\circ}45'41''W$  parallel with the south line of said Lot 6, 62.45 feet; thence  $N00^{\circ}14'19''W$ , 10 feet to a point 239.82 feet normally distant from the north line of said Lot 6; thence  $N20^{\circ}38'30''E$ , 70.47 feet to a point on the 35-foot building setback line as platted in said Lot 6, said point also being the P.C. of a curve to the right; thence along said 35 foot building setback line, having a central angle of  $29^{\circ}50'13''$  and a radius of 110 feet, an arc distance of 57.28 feet, (having a chord length of 56.64 feet bearing  $N35^{\circ}33'37''E$ ); thence  $N90^{\circ}E$ , 35 feet to a point on the east line of said Lot 6, said point being 128.19 feet south of the NE corner of said Lot 6; thence  $S00^{\circ}E$  along the east line of said Lot 6, 18.52 to the point of beginning.

This dedication is a requirement of Lot Split Case Number L/S-0921. The Planning Staff recommends the granting of this drainage and utility easement be accepted.



# Sketch Plan

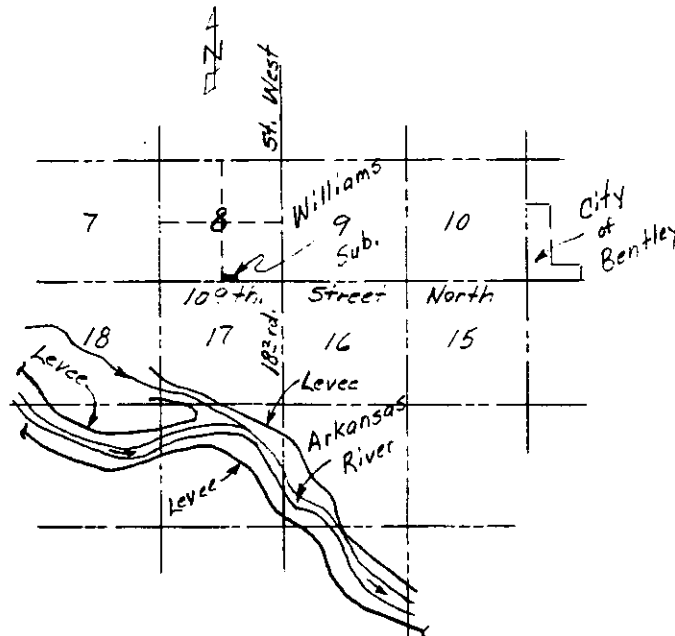
JOHN AND DEBRA WILLIAMS

SUBDIVISION

In Sedgewick County, Kansas



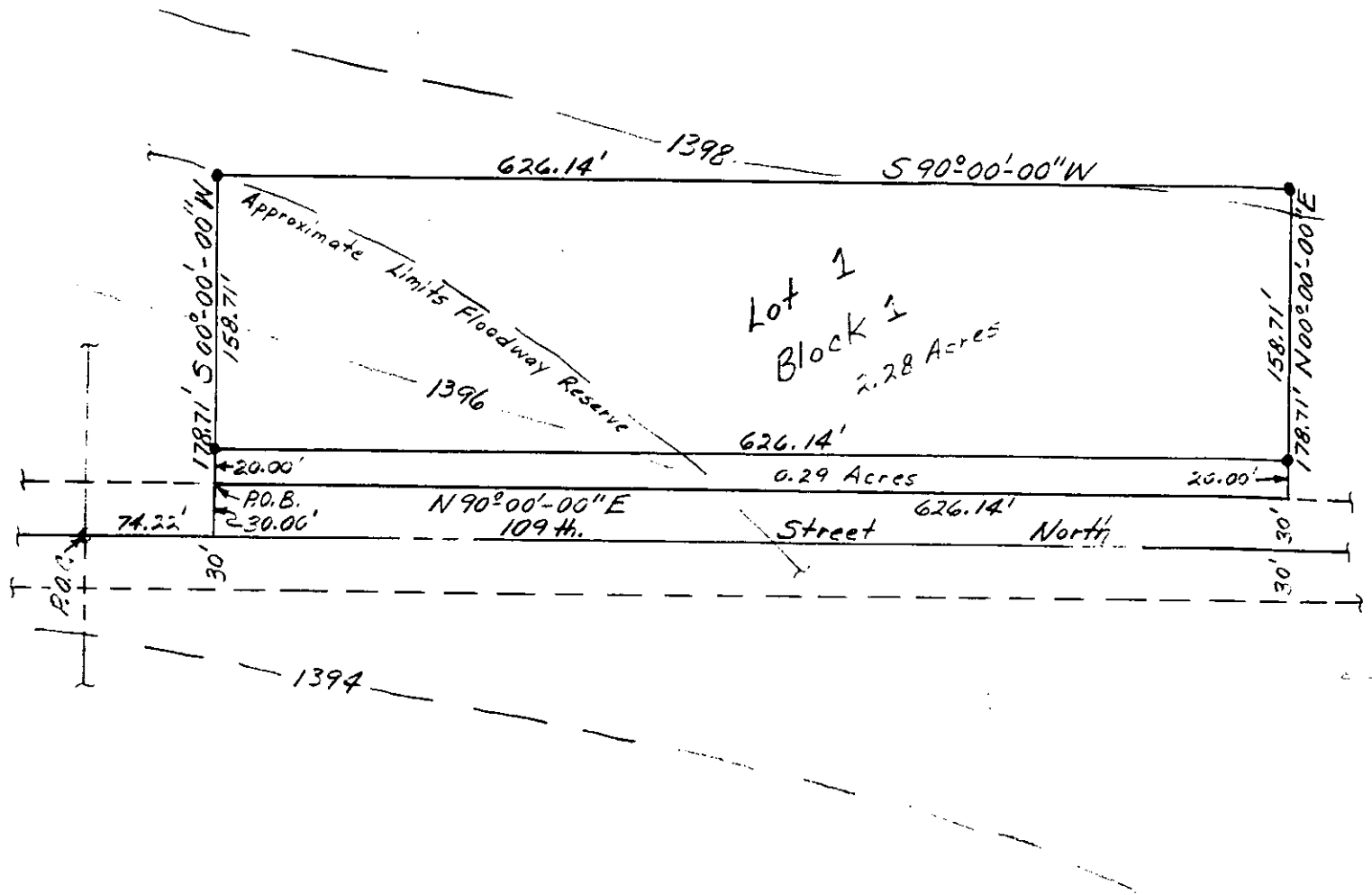
Scale 1"=100'



Vicinity Map

# Sketch Plan John and Debra Williams Subdivision

- o Iron Found
- 1/2" Iron Set with Cap No. 1207



Prepared By Abbott Surveys, Planning, and Civil Design