

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

November 12, 1992

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 92-56 - WAHL ACRES ADDITION

OWNER/APPLICANT: Robert A. & Vaneta J. Henderson, 2111 McCormick, Wichita, KS 67213

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: East side of Woodlawn and 3/8 mile south of 47th Street South

SITE SIZE: 1.86 Acres

NUMBER OF LOTS

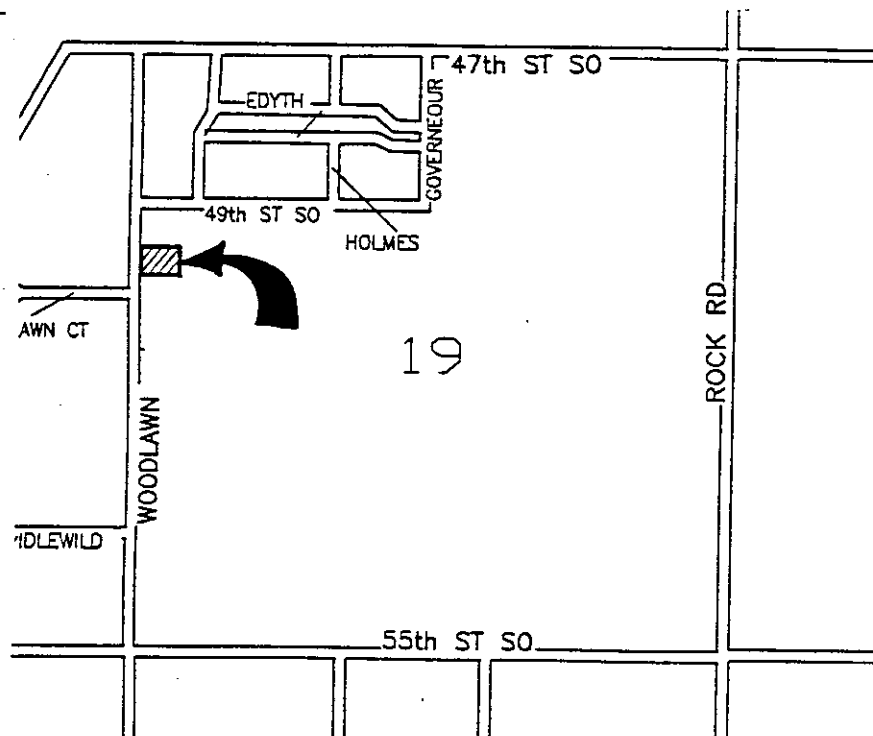
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 1.59 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



NOTE: This site is located in the County and is under "R-1" Suburban Residential zoning. A number of existing homes exist in the area or just east of this site which apparently do not have direct public access to a standard County type road, but rather use what appears to be private type drives adjacent to this site. A quit claim deed to the "Public" was filed in 1961 which provided for a 15-foot strip of property along this site's north and east lines. It is not clear, however, if these 15-foot strips were accepted by the County.

STAFF COMMENTS:

- A. The applicant's agent should be prepared to indicate the situation involving the access to the two homes east of this site and the use of the areas indicated as being deeded to the "Public". The limited development involved in this situation does not indicate that a public street should be provided; however, some form of access, if need be, involving this site should be assured.

If these strips of property are not in the present ownership of this site, they should be excluded from the plat itself. If still within this site's ownership, rather than being dedicated to the County, some form of access easement should be established, by separate instrument, for the benefit of the other properties. The recording information for such an easement(s) should then be shown on the final plat.

- B. 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. This approval still needs to be formally provided by the Health Department even though the applicant is indicating their intentions to use a rural water district line and an application for a septic system has been approved.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. On the final plat access control except for one-opening to Woodlawn shall be indicated on the face of the plat and referenced in the plat's text.
- E. 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 structures constructed on subject property.
- F. Requirements for a final plat (see pages 24-29, Part 4, Article 5

of the MAPC Subdivision Regulations).

- G. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- 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. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

December 23, 1992

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/12/92)

CASE NUMBER: S/D 92-56 - WAHL ACRES ADDITION

OWNER/APPLICANT: Robert A. & Vaneta J. Henderson, 2111 McCormick, Wichita, KS 67213

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: East side of Woodlawn and 3/8 mile south of 47th Street South

SITE SIZE: 1.86 Acres

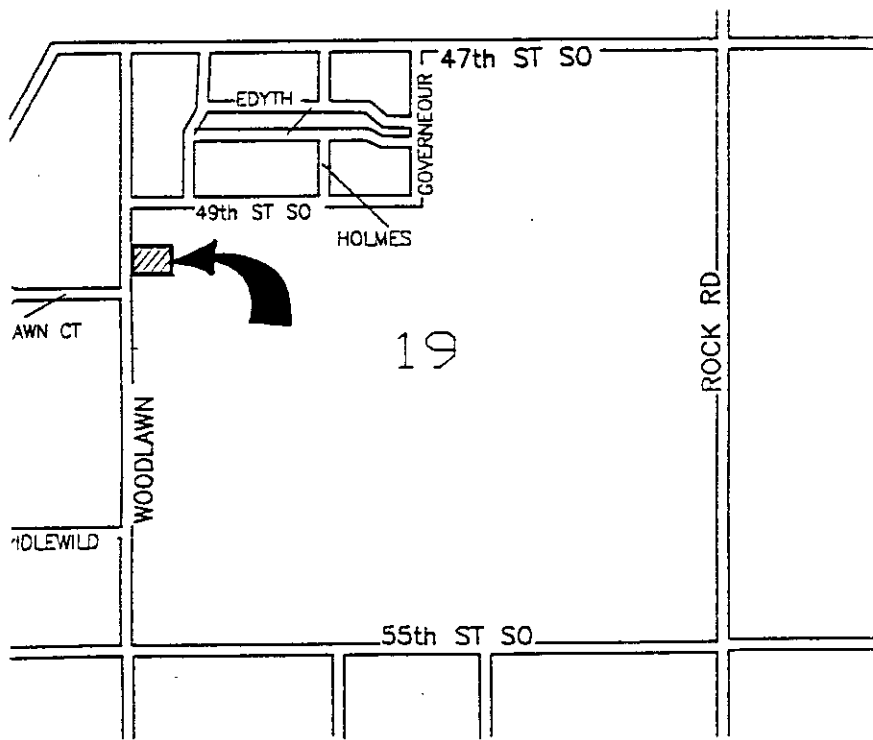
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.59 Acres

CURRENT ZONING: "R-1"

VICINITY MAP:



NOTE: This site is located in the County and is under "R-1" Suburban Residential zoning. A number of existing homes exist in the area or just east of this site which apparently do not have direct public access to a standard County type road, but rather use what appears to be private type drives adjacent to this site. A quit claim deed to the "Public" was filed in 1961 which provided for a 15-foot strip of property along this site's north and east lines. It is not clear, however, if these 15-foot strips were accepted by the County.

STAFF COMMENTS:

- A. Since this plat is indicating private ingress-egress easements to cover the present means of access for several sites adjacent to this plat, copies of these easements need to be submitted to Planning for review. Upon approval, the easements shall be recorded and the recording information shown on the plat and copies of the recorded documents submitted for the plat file.
- B. 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. This approval still needs to be formally provided by the Health Department even though the applicant is indicating their intentions to use a rural water district line and an application for a septic system has been approved.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- 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 structures constructed on subject property.
- E. Depending on when the final plat tracing is submitted for County Commission approval, the applicant is advised that various changes in Commission and County Clerk names may be necessary.
- F. 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.
- G. 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.
- H. 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.

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.