

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6

November 17, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-95 - SIMON ADDITION

OWNER/APPLICANT: Harry Simon, 5512 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Reiss & Goodness Engineers

LOCATION: 167th Street West, in an area north of 45th Street North

SITE SIZE: 38.69 Acres

NUMBER OF LOTS

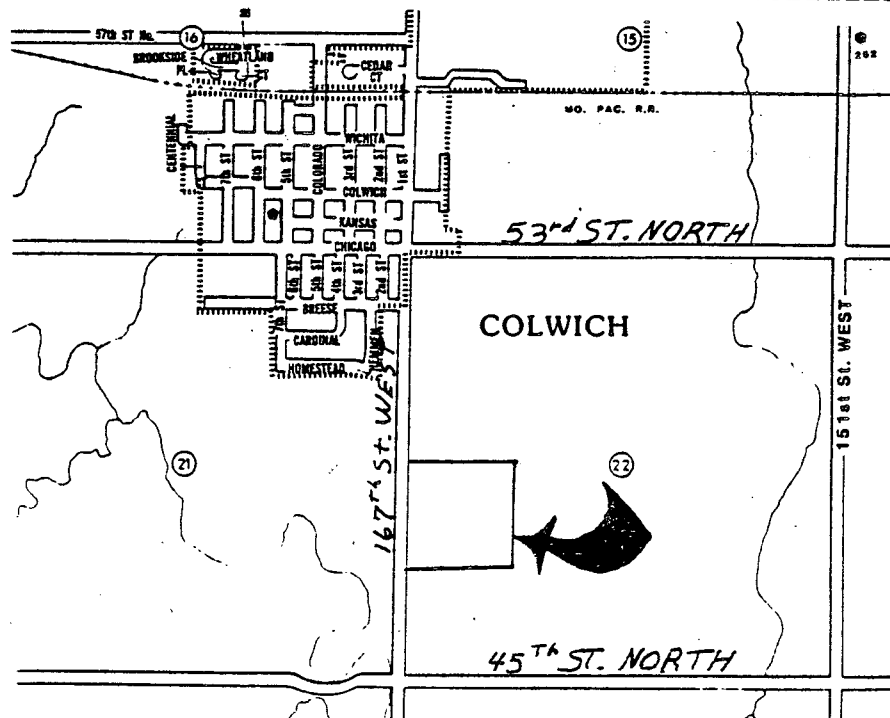
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" (rural residential)

PROPOSED ZONING: "R" (rural residential)

VICINITY MAP:

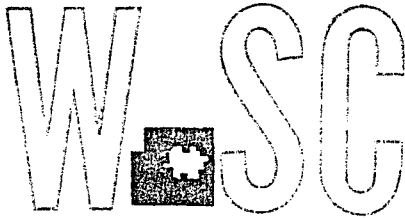


STAFF COMMENTS:

- 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.
- B. The applicant shall guarantee the construction of 48th Street North Circle to suburban street standards.
- C. The applicant is advised that the name for this addition is the same as an already recorded plat. The final for this plat shall therefore use a name other than the "Simon Addition." The use of the name "Harry Simon" Addition would be an acceptable title for the plat.
- D. Since this plat proposes an interior street that can be used for access to Lots 2 and 7, these lots shall be shown on the final plat as being complete accent control to 167th Street West across their west lines. The one opening proposed for Lot 1 and 6 need to be redrawn accordingly, on the face of the final plat. It is recommended, however, that the applicant consider a design in which all lots have access to 48th Street North Circle.
- E. The final plat tracing shall indicate angles or bearings for the perimeter of this plat. An angle or bearing shall also be indicated for the northeast lot line of Lot 5, so that the 20-foot drainage and utility easement can be precisely located.
- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- G. 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.
- H. 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.

- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 18, 1988

Reiss & Goodness Engineers
2160 W. 21st Street
Wichita, KS 67203

Re: S/D - 88-95 SIMON ADDITION, south of Colwich, adjacent
to and east of 167th Street West.

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 17, 1988, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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. The applicant shall guarantee the construction of 48th Street North Circle to suburban street standards.
- C. The applicant is advised that the name for this addition is the same as an already recorded plat. The final for this plat shall therefore use a name other than the "Simon Addition." The use of the name "Harry Simon" Addition would be an acceptable title for the plat.
- D. The final plat shall be drawn with all lots having access to 48th Street North Circle. For the 2-lots with frontage along 167th Street West, access control except for one opening to each lot shall be indicated to 167th Street on the drawing and referenced in the plattor's text.

- E. The final plat tracing shall indicate angles or bearings for the perimeter of this plat. An angle or bearing shall also be indicated for the northeast lot line of Lot 5, so that the 20-foot drainage and utility easement can be precisely located.
- F. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- G. 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.
- H. 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.
- I. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Harry Simon, 5512 West Central, Wichita, KS 67212
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

December 15, 1988

STAFF REPORT
(Final Plat, Preliminary Plat Approved 11/17/88)

CASE NUMBER: S/D 88-95 - HARRY SIMON ADDITION (Formerly Simon Addition)

OWNER/APPLICANT: Harry Simon, 5512 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: Reiss & Goodness Engineers

LOCATION: 167th Street West, in an area north of 45th Street North

SITE SIZE: 38.69 Acres

NUMBER OF LOTS

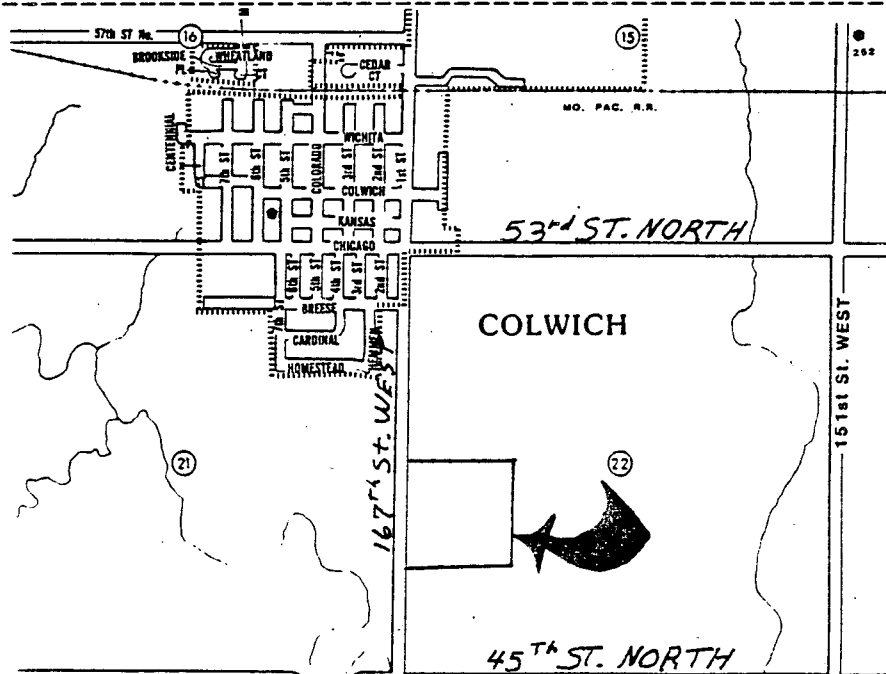
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	7

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" (rural residential)

PROPOSED ZONING: "R" (rural residential)

VICINITY MAP:



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.
- B. The applicant shall guarantee the construction of 48th Street North Circle to suburban street standards.
- C. On the final plat tracing, the MAPC signature shall be amended to indicate Sue L. Crockett as Chairman.
- D. The applicant is advised that the County Commission's signature block may need to be amended to reflect changes in the Chairman and Chairman, Pro-Tem, depending upon when the final tracing is submitted.
- E. 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.
- F. 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.
- G. 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.
- 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 City Council.
- J. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.