

SUBDIVISION REPORT

SUBDIVISION COMMITTEE  
METROPOLITAN AREA  
PLANNING COMMISSION

S/D No. 83-75 Name Lagaly Addition  
Date Application Rec'd. 9-2-83 Preliminary Approval \_\_\_\_\_  
Scheduled S/D Meeting 9-15-83

DESCRIPTION

General Location South side of 6th St. South, approximately 1/2  
mile west of 183rd St. West  
Owner Cleo E. and Elizabeth A. Lagaly  
Surveyor/Engineer D. L. Winfrey  
Address Route 1, Goddard, Ks. Zip Code 67052 Phone 794-2356

- |  |                       |                                 |  |
|--|-----------------------|---------------------------------|--|
| 1. Gross Acreage of Plat                                       | <u>5.101 acres</u>    | 7. Lineal Feet of New Street    |  |
| 2. Number of Lots :  |                       | a. <u>20</u> R/W <u>220</u> ft. |  |
| Residential  | <u>1</u>              | b. _____ R/W _____ ft.          |  |
| Commercial   | _____                 | c. _____ R/W _____ ft.          |  |
| Industrial   | _____                 | d. _____ R/W _____ ft.          |  |
| Other  | _____                 | e. _____ R/W _____ ft.          |  |
| Total Number of Lots   | <u>1</u>              | TOTAL                           | <u>220</u> ft.                         |
| 3. Minimum Lot Frontage  | <u>220.0 ft.</u>      | 8. Sidewalk adjacent to all     |  |
| 4. Minimum Lot Area  | <u>5.00 acres</u>     | streets                         | <u>yes</u> <u>X</u> <u>no</u>          |
| 5. Existing Zoning   | <u>"R"</u>            |                                 |  |
| 6. Proposed Zoning   | <u>"R"</u>            |                                 |  |
| 9. Is public water available                                   | Yes _____ No <u>X</u> |                                 |  |
| 10. Is sanitary sewer available                                | Yes _____ No <u>X</u> |                                 |  |
| 11. Has Health Dept. approval been obtained (where applicable) | Yes _____ No <u>X</u> |                                 |  |
| 12. City of Wichita  | <u>3-Mile Area</u>    |                                 | <u>Outside of 3-Mile Area</u> <u>X</u> |

STAFF COMMENTS:

- A. 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 County Engineer's representative shall be prepared to comment on the applicant's lot grading plan.
- C. Approval of this plat will require a waiver of the lot depth-to-width ratio of the Subdivision Regulations.
- D. A 30-foot building setback from 6th Street shall be shown on the final plat tracing. This is the minimum front yard setback required in the "R" zoning district.
- E. The iron pipe found near the northwest corner of this property shall reference the N.W. cor. NE 1/4 Sec. 29, T 27S, R 2 W.
- F. Recording of the plat within 30 days after approval by the Board of County Commissioners.

Note: This plat has been submitted in final form only, as provided for in Article 4, Part 5 of the MAPC Subdivision Regulations.

Pre-Sub June 19, 1984

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1. Miklos and Gabriella Lorik. Vacation of sewer and utility easement. No water problem.
2. Legaly Addition. Final Plat. Item E, wells. No water problem.
3. Simon Industrial Park. Final Plat. Item B. Water to be extended from Park City. No Wichita Water available. No water problem.
4. Hadijski Second Addition. Final Plat. Existing 20" AC Water along Harry St. not shown on sketch plat. No water problem.
5. Brammer Addition. Final Plat. Plot now served. No water problem.
6. Andrew Walker Second Addition. Final Plat. Plot now served. No water problem.
7. Teal Cove 3rd Addition. Preliminary plat. Item B, mains to be extended. No water problem.
8. Woodland Estates. Preliminary plat. Item B, mains to be extended. Existing mains in Central. No water problem.
9. Northborough 3rd Addition. Preliminary Plat. Item B, mains to be extended. No water problem.
10. Golf Park West Addition. Final Plat. Item B, mains to be extended.
11. Westwind Addition. Preliminary Plat. Item A, mains to be extended. Nearest water at 17th and Woodchuck. No water problem.
12. Wolke Addition. Final Plat. Item C, wells, no city water available. No water problem.

Pre-Sub June 19, 1986

2

13. Coleman Acres. Final Plat. Item A, mains to be extended. Existing 12" main in Sheridan; existing 8" main in Gow from 15th St, ending C'NNL of #1921 N.Gow. No water problem.
14. Ralph Hamilton. Grant additional Utility Easement. No water problem.
15. Ernest Doyon and Glen Rupe. Street R/W Dedication. No water problem.
16. Community Psychiatric Centers. Grant Utility Easement. Easement is for water line. No water problems.
17. Other matters.

S/D No.: 86-54      Name: LAGALY ADDITION

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

DESCRIPTION

General Location: On the south side of 6th Street South, in an area east of 199th Street West.

Owner: David & Rebecca Hitchcock, 306 S. Main, Goddard, KS 67052

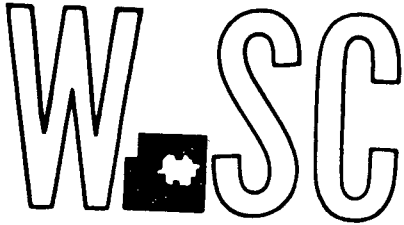
Surveyor/Engineer: D. L. Winfrey, Route 1, Goddard, KS 67052

1. Gross Acreage of Plat: 5.0 Acres
  2. Number of Lots:
    - Residential: 1
    - Office:
    - Commercial:
    - Industrial:
    - Total: 1
  3. Minimum Lot Area: 5.0 Acres
  4. Existing Zoning: "R"
  5. Proposed Zoning: "R"
- 

STAFF COMMENTS:

- A. As there is already a plat in Sedgwick County named Lagaly Addition, the final plat tracing shall rename this plat Lagaly 2nd Addition. A Lot 1, Block 1 notation shall be added to the face of the plat. Reference to Block 2 shall be omitted from the plat. The need for the plat name change has been verified with the County Clerk's Office.
- B. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as M.A.P.C. Vice-Chairman.
- C. On the final plat tracing, Bernard A. Hentzen shall be referenced as the Chairman of the Board of County Commissioners. Donald E. Gragg shall be shown as the second Commissioner signing the tracing.
- D. On the final plat tracing, proper reference to the access control being platted to 6th Street South shall be made in the plat's text. The following wording is suggested: "Access control is dedicated to 6th Street South across the north line of the lot, provided that the lot shall have one point of access to 6th Street, the location of said point of access to be determined by the County Engineer."
- E. 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.
- F. When the applicant submitted this subdivision application, staff reviewed an old title binder which showed the owner, listed on this plat, as only the contract purchaser. Fee title of the property was still vested with members of the Lagaly family. The applicant's agent should review the title to this property in order to be sure the owner's references for the property are in fact the individuals required by the title company to sign this plat.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

WICHITA—SEDGWICK COUNTY

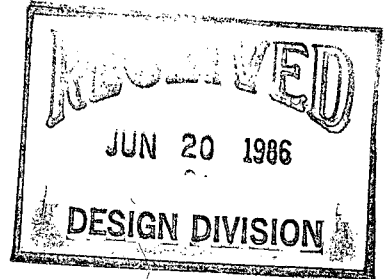


METROPOLITAN AREA PLANNING  
COMMISSION

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

June 20, 1986

D. L. Winfrey  
Route 1  
Goddard, KS 67052



Re: Final Plat S/D 86-54 - LAGALY ADDITION

Dear Mr. Winfrey:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 19, 1986, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- A. As there is already a plat in Sedgwick County named Lagaly Addition, the final plat tracing shall rename this plat Lagaly 2nd Addition. A Lot 1, Block 1 notation shall be added to the face of the plat. Reference to Block 2 shall be omitted from the plat. The need for the plat name change has been verified with the County Clerk's Office.
- B. The final plat tracing shall correct the M.A.P.C signature block to reference DAVID BAYOUTH as M.A.P.C. Vice-Chairman.
- C. On the final plat tracing, Bernard A. Hentzen shall be referenced as the Chairman of the Board of County Commissioners. Donald E. Cragg shall be shown as the second Commissioner signing the tracing.
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- E. 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.

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- F. When the applicant submitted this subdivision application, staff reviewed an old title binder which showed the owner, listed on this plat, as only the contract purchaser. Fee title of the property was still vested with members of the Lagaly family. The applicant's agent should review the title to this property in order to be sure the owner's references for the property are in fact the individuals required by the title company to sign this plat.
- G. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Prior to this plat being forwarded to the County Commission, the applicant's agent shall submit a satisfactory drainage plan to the County Engineer's office.

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, July 10, 1986. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley  
Senior Planner

FLN:dlk

Enclosure

cc: David & Rebecca Hitchcock, 306 S. Main, Goddard, KS 67052  
Jim Weber, County Engineer's Office  
Jack Brown, Health Department  
Mike Lindebak, City Engineer