

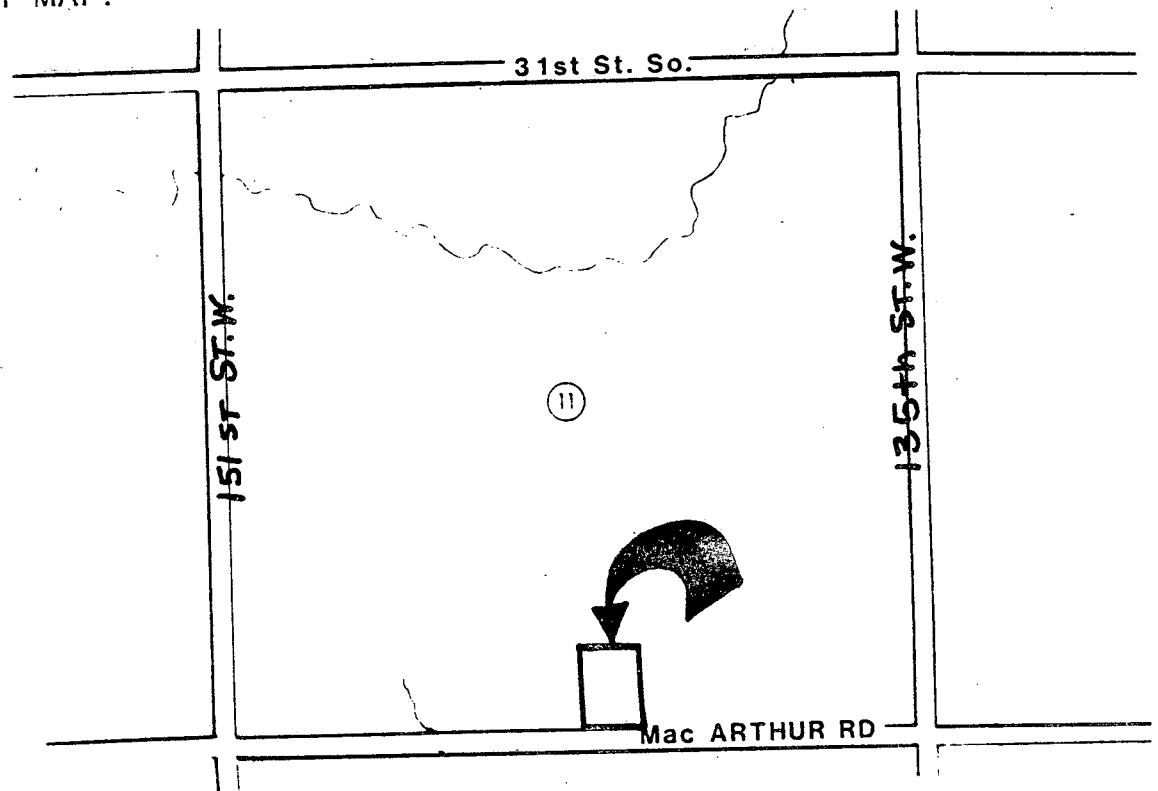
SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 2
MARCH 24, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-17 - HELEN D. EVANS ADDITION
OWNER/APPLICANT: Helen D. Evans, 14310 W. 39th St. S., Wichita, KS 67227
SURVEYOR/ENGINEER: Air Capitol Land Surveyors
LOCATION: North side of MacArthur Road, 1/2-mile west of 135th Street West.
SITE SIZE: 4.70 Acres
NUMBER OF LOTS:
Residential: 2
Office:
Commercial:
Industrial:
Total: 2
MINIMUM LOT AREA: 60,000 Sq. Ft.
CURRENT ZONING: "R"
PROPOSED ZONING: "R-1" (SCZ-0585)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Associated County zone case (SCZ-0585) requesting a change from "R" rural residential to "R-1" suburban residential zoning has been approved for this site subject to platting by January 20, 1989.

- 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 any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. In order to provide for future development in the subject quarter section, and further, given the configuration of property ownerships in the immediate area surrounding this plat; the final plat tracing shall indicate the following street dedications and building setbacks:

Street Dedications

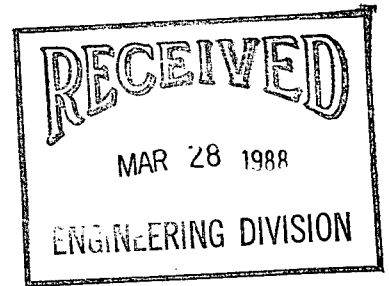
- 1. The west 15 feet of Lot 1, Block 1 (future 143rd Street West)
- 2. The north 35 feet of Lot 1, Block 1 (future 38th Street South)

Building Setbacks

- 3. 15-foot setback, from the future north/south street, on the south 150 feet of Lot 1, Block 1
- 4. 25-foot setback, from the future north/south street, on the north 450.25 feet of Lot 1, Block 1
- 5. 25-foot setback, from the future east/west street, on Lot 1, Block 1

- E. If easements are not being granted by this plat, the reference to granting easements should be deleted from the plat's text.
- 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.
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

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



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
155 NORTH MAIN STREET
WICHITA, KANSAS 67202 1562
TE. 268-4561

March 25, 1988

Air Capitol Land Surveyors
2160 W. 21st Street
Wichita, KS 67203

Re: Final Plat S/D 88-17 - HELEN D. EVANS ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 24, 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. In order to provide for future development in the subject quarter section, and further, given the configuration of property ownerships in the immediate area surrounding this plat; the final plat tracing shall indicate the following street dedications and building setbacks:

Street Dedications

1. The west 15 feet of Lot 1, Block 1 (future 143rd Street West)
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SEDGWICK COUNTY

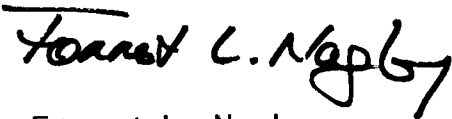
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- C. If easements are not being granted by this plat, the reference to granting easements should be deleted from the plattor's text.
- D. As required by the drainage plan for this property, the applicant shall submit for recording the cross-lot drainage easement needed to provide for Lot 1 to drain across Lot 2.
- E. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. 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, March 31, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Helen D. Evans, 14310 W. 39th St. S., Wichita, KS 67227
Donald E. Evans, 2447 Cardinal Drive, Wichita, KS 67204
✓ Mike Lindebak, City Engineer
Jim Weber, County Bureau of Public Services