

submitted with the final plat. This plat shall be subject to review of this platting binder and any applicable requirements.

- 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. 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.
- K. 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.
- L. The final plat shall indicate the utility easements requested by K.G. & E. which are indicated on the enclosed "marked" copy of the plat.
- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- N. Recording of the plat within 30 days after approval by the City Council.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-1

May 20, 1993

STAFF REPORT
(Final Plat Approved 5/13/93)

CASE NUMBER: S/D 93-25 - BERNHARDT ADDITION Final Plat

OWNER/APPLICANT: Chris A. & Amelia A. Bernhardt, 9600 E. 47th Street South, Wichita, KS 67037

SURVEYOR/ENGINEER: Baughman Company, P. A., 315 Ellis, Wichita, KS 67211

LOCATION: Southwest corner of Webb Road and MacArthur Road

SITE SIZE: 159,036 square feet

NUMBER OF LOTS

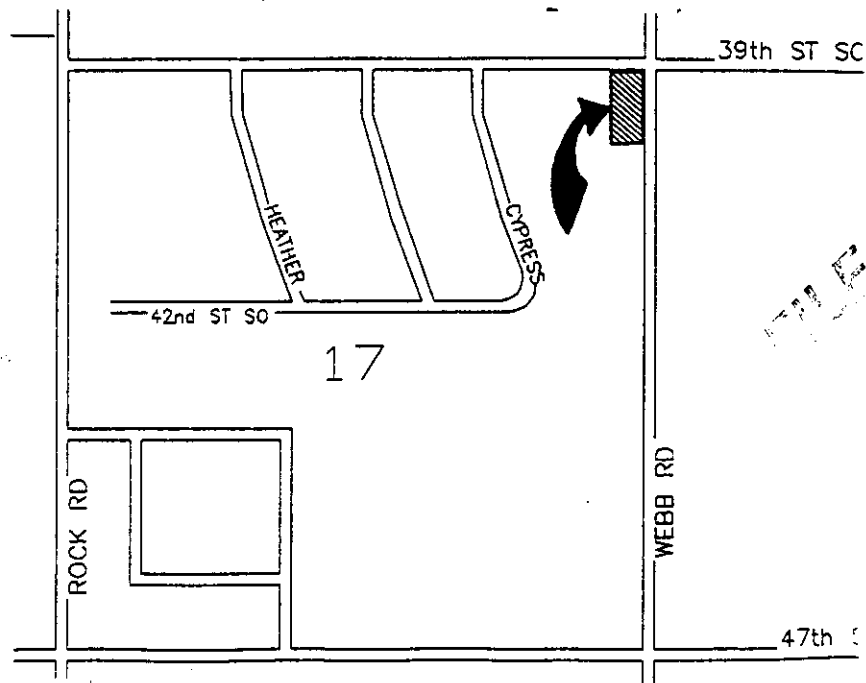
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 159,036 sq. ft.

CURRENT ZONING: "LC" and "R1"

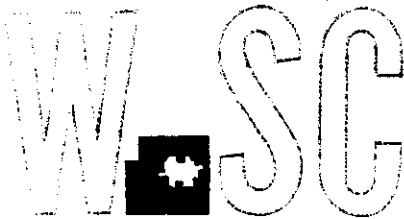
PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. As indicated by Section 7-204,(T) of the Subdivision Regulations, property being platted for the use of lagoons and on-site water should at a minimum be 5 acres in size (with lots of 4.5 acres allowed in certain cases). Further, this minimum lot size is to be exclusive of street right-of-way. Approval of this plat is therefore subject to waiver of this platting requirement by the Metropolitan Area Planning Commission.
- B. In addition, however, the five acre requirement is also a County Health Department standard which, in addition to the MAPC's waiver of the Subdivision requirements, must also be waived by the County Health Department. This plat must, therefore, obtain approval for the use of on-site facilities and if a lagoon is to be used, a waiver shall be obtained. 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 the use of on-site sanitary sewer and water wells. A memorandum shall be obtained specifying approval.
- C. The applicant is advised that the majority of this site is zoned "LC" Light Commercial. Only approximately the south 110 feet is under County "R-1" Suburban Residential zoning. Since this site is being planned for residential development, in order to avoid concerns with the compatibility of this site with the actual residential uses adjacent to the site or its proper classification for tax purposes, it is recommended that the applicant apply for a zone change to "R-1" zoning.
- D. The applicant shall submit a copy of the instrument which establishes the Beech Aircraft Corporation Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- E. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- F. On the final plat tracing, a County Commission approval/signature block shall be provided. This site is within 3-miles of Wichita and both the City Council and County Commission need to approve this plat.
- G. On the final plat tracing, the face of the plat shall also indicate the access control (openings) being allowed to MacArthur and Webb in the areas beyond the 100 feet of complete access controls.
- H. The applicant's agent is reminded that a platting binder is to be



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421

May 21, 1993

Baughman Company, P. A.
315 Ellis
Wichita, KS 67211

Re: S/D 93-25 BERNHARDT ADDITION (Final Plat)

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on May 20, 1993, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of May 14, 1993.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot and residential developers.

Please call if you have any questions.

Sincerely,

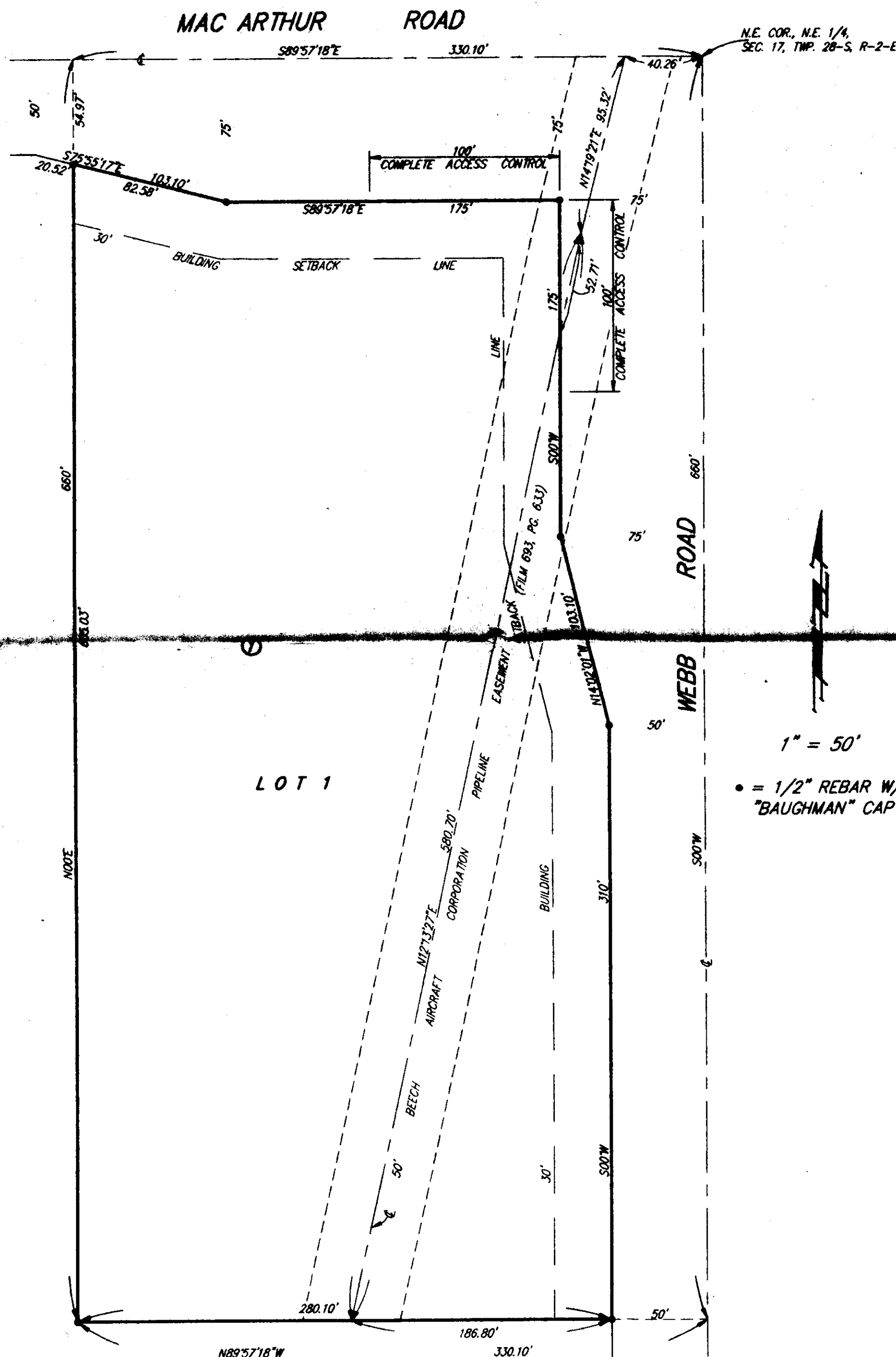
Don Losew
Senior Planner

DL:rh

cc: Chris A. and Amelia A. Bernhardt, 9600 E. 47th Street South,
Wichita, KS 67037
Mike Lindebak, City Engineer

BERNHARDT ADDITION

SEDGWICK COUNTY, KANSAS



State of Kansas)
County of Sedgwick) SS We, Baughman Company P.A., Surveyors in
aforesaid county and state do hereby certify that we have surveyed
and platted "BERNHARDT ADDITION" to Sedgwick County, Kansas, and
that the accompanying plat is a true and correct exhibit of the
property surveyed, and described as follows: Beginning at the
N.E. Cor. of the N.E. 1/4 of Sec. 17, Twp. 28-S, R-2-E of the
6th P.M., Sedgwick County, Kansas; thence S00°W, along the east
line of said N.E. 1/4, 660 feet; thence N89°57'18"W, parallel with
the north line of said N.E. 1/4, 330.1 feet; thence N00°E, 660 feet
to the north line of said N.E. 1/4; thence S89°57'18"E, 330.1 feet
to the point of beginning, EXCEPT that part for road as established
on Film 708, Page 250.

All being situated in the N.E. 1/4 of Sec. 17, Twp. 28-S, R-2-E of
the 6th P.M., Sedgwick County, Kansas.
Existing public easements and dedications being vacated by
virtue of KSA 12-512(b).

Date _____

Baughman Company, P.A.

Gregory F. Severns Surveyor

This plat of "BERNHARDT ADDITION", Sedgwick
County, Kansas, has been submitted to and approved by the Wichita-
Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 1993.
Wichita-Sedgwick County Metropolitan Area Planning Commission.

Chairman
L. O. Breckenridge, Jr.

Secretary
Marvin S. Krout

This plat approved and all dedications
shown hereon accepted by the City Council of the City of Wichita,
Kansas, this _____ day of _____, 1993.

Mayor
Elma Broadfoot

Deputy City Clerk
Pat Burnett

Know all men by these presents that the
undersigned, have caused the land described in the surveyors
certificate to be platted into a lot, a block, and streets to be known
as "BERNHARDT ADDITION", Sedgwick County, Kansas. The streets
are hereby dedicated to and for the use of the public. All abutters
rights of access to or from Webb Road over and across the east
line of Lot 1, Block 1 are hereby granted to the appropriate governing
body provided, however, that Lot 1, Block 1 shall have two points of
access to Webb Road over all but the north 100 feet thereof. All
abutters rights of access to or from MacArthur Road over and across
the north line of Lot 1, Block 1 are hereby granted to the appropriate
governing body provided, however, that Lot 1, Block 1 shall have one
point of access to MacArthur Road over all but the east 100 feet
thereof. The permitted entrances locations shall be as determined by
the appropriate governing body.

Chris A. Bernhardt

Amelia A. Bernhardt

Entered on transfer record this _____ day
of _____, 1993.

County Clerk
Susan E. Crockett-Spoon

State of Kansas)
Sedgwick County) SS The foregoing instrument acknowledged be-
fore me, this _____ day of _____, 1993, by Chris A.
Bernhardt and Amelia A. Bernhardt, husband and wife.

Notary Public
My App't. Exp. _____

State of Kansas)
Sedgwick County) SS This is to certify that this plat has been
filed for record in the office of the Register of Deeds, this _____ day
of _____, 1993, at _____ o'clock _____ M; and is duly
recorded.

Register of Deeds
Pat Kettler

Deputy
Ed Resa