

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 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.
- D. 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.
- E. 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.
- 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. 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. 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.

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-4

December 30, 1992

STAFF REPORT

(Final Plat Approved 12/23/92, 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

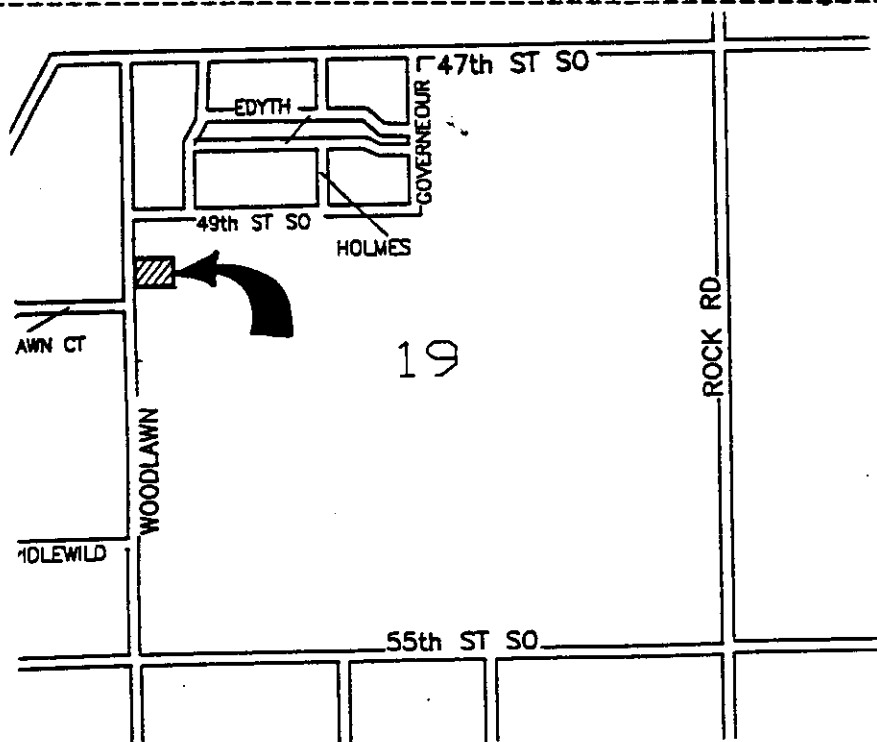
NUMBER OF LOTS

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

MINIMUM LOT AREA: 1.59 Acres

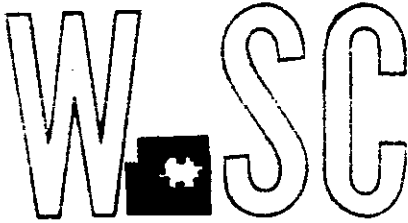
CURRENT ZONING: "R-1"

VICINITY MAP:



FILE COPY

WICHITA — SEDGEE COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4421

December 30, 1992

Moehring & Associates
433 S. Hydraulic
Wichita, KS 67211

Re: S/D 92-56 WAHL ACRES ADDITION (Final Plat)

Dear Mr. Moehring:

At the regular meeting of the Metropolitan Area Planning Commission on Wednesday, December 30, 1992, 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 December 24, 1992.

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

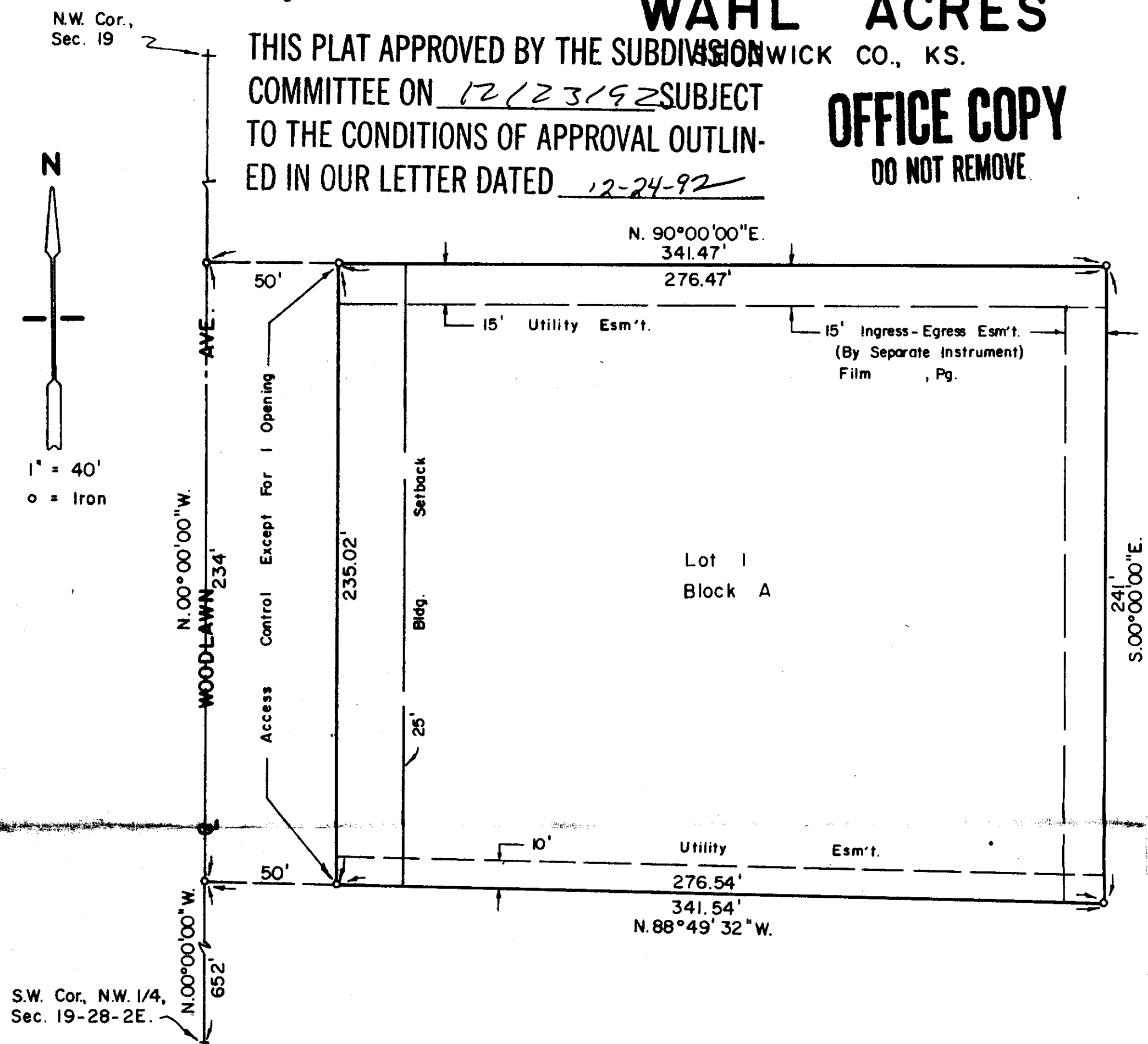
cc: Robert A. and Vaneta J. Henderson, 2115 McCormick, Wichita,
KS 67213
Mike Lindebak, City Engineer

FINAL PLAT

WAHL ACRES

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 12/23/92 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 12-24-92

OFFICE COPY
DO NOT REMOVE



This plat of "WAHL ACRES", an Addition to Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission.

Dated this _____ day of _____, 1992

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, Chairman
L. O. Breckenridge, Jr.

_____, Secretary
Marvin S. Krout

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

_____, Mayor
F. M. Ojile

_____, Deputy City Clerk
Pat Burnett

This plat has been approved and all dedications shown hereon, if any, accepted by the Board of Commissioners of Sedgwick County, Kansas, this _____ day of _____, 1993.

_____, Chairman
Betsy Gwin

_____, Chairman Pro-tem
Mark F. Schroeder

_____, Commissioner
Paul W. Hancock

_____, Commissioner
Bernard A. Hentzen

_____, Commissioner
Billy Q. McCray

Attest _____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ on the _____ day of _____, 1993.

_____, Register of Deeds
Pat Kettler

_____, Deputy
Ed Resa

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

_____, County Clerk
Don Wright

STATE OF KANSAS, COUNTY OF SEDGWICK, SS:

I, Don C. Moehring II, a Registered Land Surveyor in said State and County, do hereby certify that I have surveyed and platted "WAHL ACRES", an Addition to Sedgwick County, Kansas, into a Lot, a Block and a Street, the same being accurately set forth on the accompanying plat and described as follows: A tract beginning at a point in the West line of the N.W. 1/4 of Section 19, Township 28 S., Range 2 East of the 6th P.M., Sedgwick County, Kansas, and 652.0 feet North of the S.W. Corner of the N.W. 1/4 of said Section 19; thence North along the West line of the N.W. 1/4 of said section, a distance of 234.0 feet; thence East at Right angles, a distance of 341.47 feet; thence South parallel with the West line of the N.W. 1/4 of said Section, a distance of 241.0 feet; thence West 341.54 feet to the point of beginning.

Don C. Moehring II Surveyor

Know all men by these presents that we the undersigned, property owners of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into a Lot, a Block and a Street, to be known as "WAHL ACRES", an Addition to Sedgwick County, Kansas. Easements for the construction and maintenance of public utilities, as indicated on the accompanying plat, are hereby granted. The Streets are hereby dedicated to and for the use of the public. All abutter's rights of access to or from Woodlawn Avenue, over and across the West line of Lot 1, Block A, are hereby granted to the appropriate governing body, provided however, that Lot 1, Block A, shall have access to Woodlawn Avenue at one location, to be determined by the appropriate Engineer.

Robert A. Henderson

Veneta J. Henderson

Susan
Crockett -
Sporn