

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. On the final plat tracing, a 25-foot building setback shall also be indicated to Woodlawn in addition to the utility easement.
- C. The applicant shall submit a signed subdivision application for this case.
- D. 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 structure constructed on subject property.
- E. As required by the drainage plan for this subdivision, the applicant shall submit a cross-lot drainage agreement. This agreement shall specify that Lot 2 may continue to drain onto Lot 1.
- F. The platlor's text shall be amended to indicate that the location of access openings to Woodlawn "shall be determined by the appropriate engineer".
- G. The plat tracing shall indicate a 35-foot building setback on each lot from Woodlawn.
- H. 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.
- I. 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.
- J. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- L. Recording of the plat within 30 days after approval by the City Council.

JUNE 9, 1988

STAFF REPORT

CASE NUMBER: S/D 88-43 - J - J ACRES SECOND

OWNER/APPLICANT: Dwayne and Myrna Howard, 5227 S. Woodlawn,
Derby, KS 67037

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: On the west side of Woodlawn, in an area south of 47th
Street South.

SITE SIZE: 10.61 Acres

NUMBER OF LOTS:

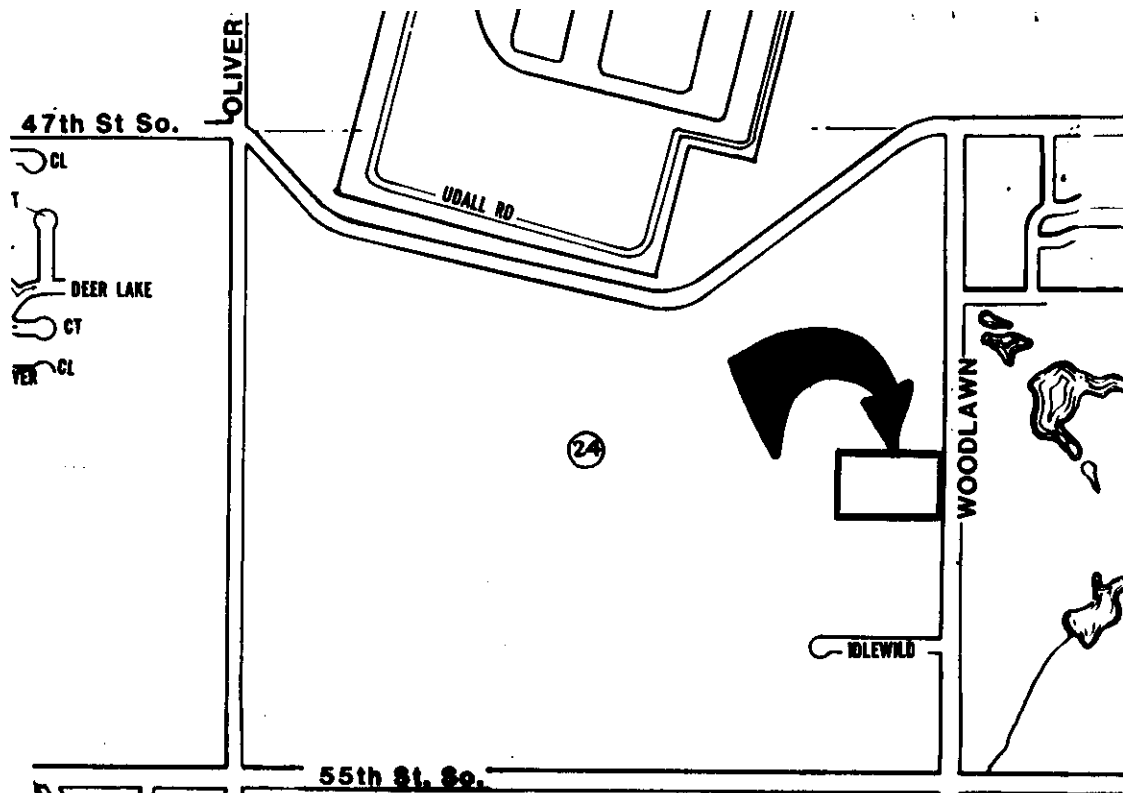
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 217,900 Sq. Ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



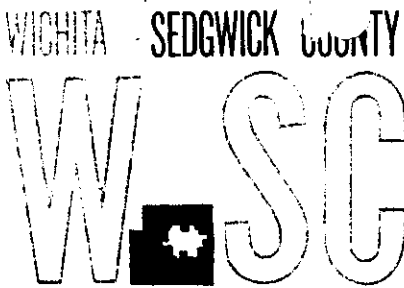
"J-J ACRES SECOND" SEDGWICK COUNTY, KANSAS

~~FINAL PLAT~~



THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ACCEPTED
BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS, THIS _____ DAY OF _____, 1988.

MY COMMISSION EXPIRES: _____



METROPOLITAN AREA PLANNING
DEPARTMENT

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

June 9, 1988

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: Final Plat S/D 88-43 - J - J ACRES SECOND

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 9, 1988, 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 June 3, 1988.

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 title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the platlor.
3. Certification that all real estate taxes for 1988 and all prior years have been paid. *Sec Binder*

Please call if you have any questions.

Sincerely,

Donald Losew
Junior Planner

DL:dlk

cc: Dwayne and Myrna Howard, 5227 S. Woodlawn, Derby, KS 67037

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