

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

September 16, 1993

**STAFF REPORT
(Final Plat)**

CASE NUMBER: S/D 93-58 GARCIA ADDITION

OWNER/APPLICANT: Vince Garcia, 706 N. Covington, Wichita, KS 67212

SURVEYOR/ENGINEER: Armstrong Land Survey, P. A., 1021 E. Waterman, Wichita, KS 67211

TOWNSHIP: Don Lessenden, Trustee, Attica Township, 1143 S. 199th St. West, Goddard, KS 67052

LOCATION: East of 135th Street West and north of 13th Street North

SITE SIZE: 4.61 Acres

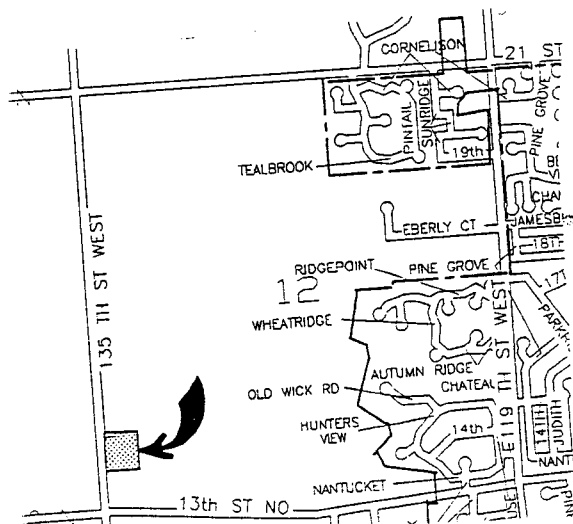
NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.61 Acres.

CURRENT ZONING: "R-1" Suburban Residential

VICINITY MAP:



Note: This site is in the County and is expected to use on-site sewer and water facilities. However, this plat is just over 4.6 Acres and while 5 Acres is typically required for use of a sanitary lagoon system, under certain circumstances, a lot as small as 4.5 acres can be allowed.

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. However, as indicated by the sketch plat, this site is fairly significantly encumbered by an existing pond. The Health Department should indicate if this pond or related conditions could hamper the use of on-site (lagoon) facilities.
- B. As indicated by the Subdivision Regulations, the use of a lagoon requires a minimum lot size exclusive of road rights-of-way of 5-Acres. For a one (1) lot situation, a minimum of 4.5 Acres can be accepted providing additional property cannot be obtained. The applicant or his agent needs to explain or verify that such additional property cannot be obtained.
- C. City Engineering needs to indicate if a guarantee should be submitted for the future extension of water to this site. This site is just over 1/2 mile from Wichita's City Limits with a water line in 13th Street extending approximately 1/4 mile west of 119th Street and a second line to the south at Central and 135th Street.
- D. Although this plat is presently in the County, the applicant is advised that a plat within Wichita already exists with the name "Garcia". To assure that this Addition retains a distinct name, it is recommended that this plat alters its name such as by adding a first name or initial to the plat; e.g., Vince or V. Garcia Addition.
- E. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. On the final plat tracing, the plattor's text shall reference the dedication of access controls along 135th Street. This dedication should be to the County with the

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opening to be approved by the County Engineer.

- H. On the final plat the MAPC' signature block shall be amended. L. O. Breckenridge is no longer an MAPC member. The signature line shall therefore either be left blank, or, if a new chairman is appointed, that name should be indicated. However, at this time, James Miner is serving as the acting chairman and could be used if the plat is approved by the MAPC before new appointments are made.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if any form of a floodway or drainage easement is needed for this site. FEMA maps do not indicate any floodways on this site; however, the pond and recent aerial photos seem to indicate some form of a drainage way may be crossing this site.

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