

June 20, 1996

**STAFF REPORT**  
**(Final Plat)**

**CASE NUMBER:** S/D 96-38 HARP'S MEADOW  
**OWNER/APPLICANT:** David L. Harp, P. O. Box 501, Colwich, KS 67030  
**SURVEYOR/ENGINEER:** Jim E. Bishop, P. O. Box 75053, Wichita, KS 67275-5053  
**OTHER:** Mary Alice Carlile, City Clerk, Colwich City Hall, 310 South 2nd Street, Colwich, KS 67030

**LOCATION:** East of 183rd Street West and south of 45th Street North

**SITE SIZE:** 10.8 Acres

**NUMBER OF LOTS**

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

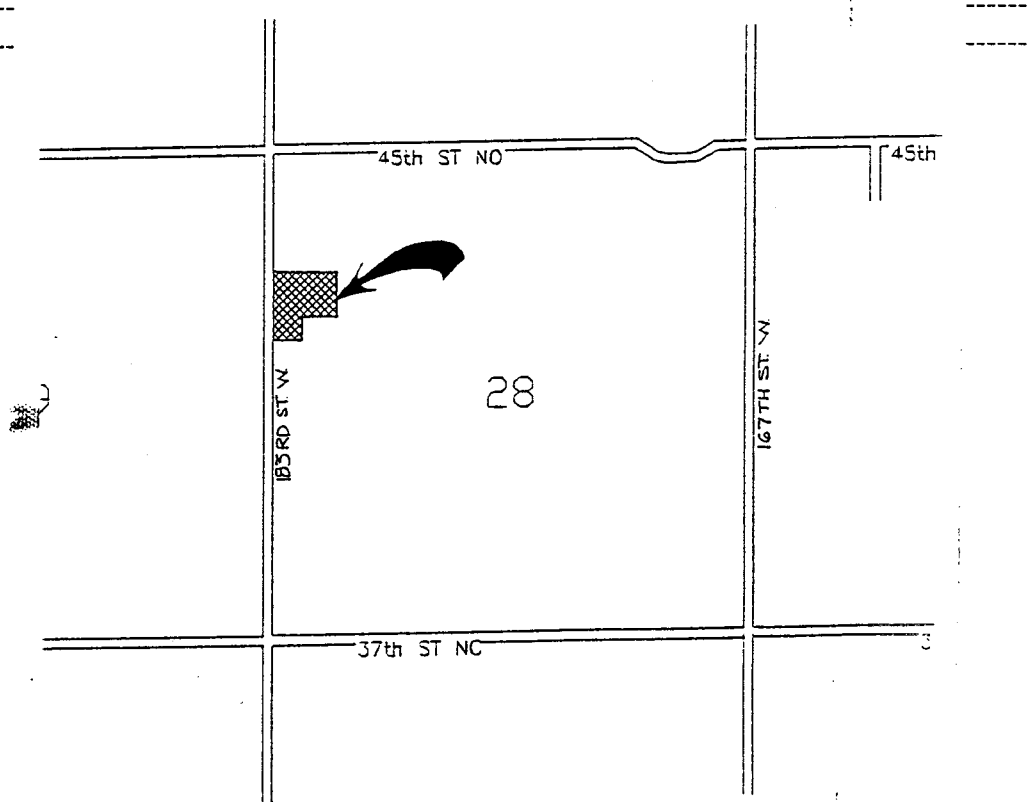
**MINIMUM LOT AREA:** 10 Acres

**CURRENT ZONING:** "RR" Rural Residential

**PROPOSED ZONING:**

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**VICINITY MAP:**



NOTE: This site is located in the County just over one (1) mile south of Colwich and over three (3) miles from Wichita's present City Limits. The site is within, however, the 20-acre exemption area for platting that surrounds Colwich. Consequently, even though this site is over 10-acres in size, platting is required in order to make the site buildable for a residential use.

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. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Based on this site's frontage to 183rd Street West, two access openings would appear to be adequate. The final plat tracing shall therefore indicate access control to 183rd St. West except for two (2) openings. This dedication of access control shall also be referenced in the plat's text.
- D. In order to provide for future access into the interior of this quarter section, 35-foot of 1/2 street right-of-way shall be dedicated along the north line of this plat. The plat's text shall correctly note that streets are being dedicated. An appropriate street name/number shall be shown for this street.
- E. Based upon this site's zoning, a 30-foot Building Setback shall be shown to 183rd Street West with a 20-foot sideyard setback to the road being required along the north line of this site.
- F. Since this site is beyond 3-miles from Wichita, no City of Wichita approval is required and the signature block for the City shall be deleted from the final plat tracing.
- G. For the Board of County Commissioners; the approval block shall be amended to include, in proper order, all of the County Commissioners.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- K. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- L. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- 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.
- O. The representatives 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.