

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 2**

**August 8, 1996**

**STAFF REPORT  
(Final Plat)**

**CASE NUMBER:** S/D 96-53 HARDEN ADDITION

**OWNER/APPLICANT:** James R. Harden, 10005 E. Lincoln, Wichita, KS 67207

**SURVEYOR/ENGINEER:** c/o Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 924 N. Main, Wichita, KS 67203

**LOCATION:** South of 31st Street South and east of Webb Road

**SITE SIZE:** 10.04 Acres

**NUMBER OF LOTS**

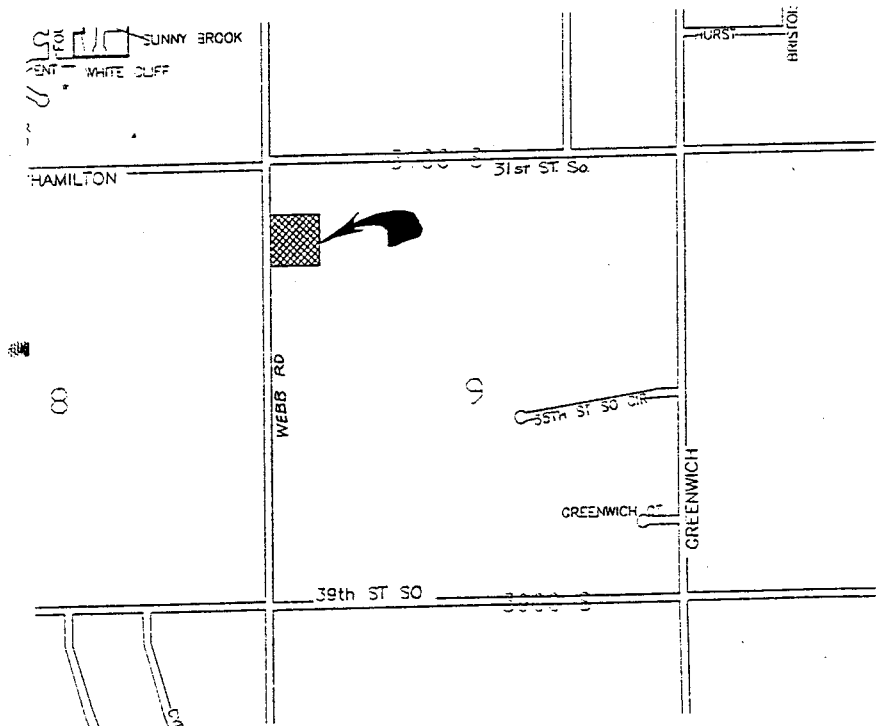
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 9.28 Acres

**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: This one (1) lot plat is just under 10 acres in size and is located in an area shown on the Comprehensive Plan as being intended for suburban scale development (lots of approximately one (1) acre in size).

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. **City Engineering** needs to indicate if this site should be required to submit guarantees for the future extension of municipal water and sanitary sewer.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Based upon aerial photos of this site, a narrow, possibly landlocked piece of property is located between the east line of this plat and a stream several hundred feet further east. If this area is in the applicant's ownership, that area shall be included within the perimeter of this plat.
- F. At this time, the plat is encumbered by a blanket pipeline easement. The 50-foot easement as now shown is the area to which it is expected that the easement will be confined to. Prior to this plat being scheduled for City Council review, this pipeline shall have been confined as is being noted. The final plat tracing shall, therefore, properly reflect the easement as confined. A copy of the recorded document creating this easement and therefore releasing the blanket easement shall be submitted to Planning. The final plat tracing shall also indicate the easement's recording information and the name of the involved pipeline company.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- H. The platting binder notes that a rural water district easement is located along the west line of this site. It is not clear, however, if this easement is located on the plat itself or is in street right-of-way. If this easement is on the site itself, in whole or part, the final plat tracing shall depict the easement and properly label the easement and show the recording information.
- I. On the final plat tracing, the street adjacent to this site shall indicate only the name of Webb Road.
- J. In order to retain a platted setback to Webb Road in the event the pipeline and easement were ever removed, the indicated 80-foot building setback shall be labeled as a "platted and pipeline" building setback.

- K. Since a floodway apparently impacts this site, the plattor's text shall reference the standard floodway language.
- L. **County Engineering** needs to indicate if minimum building pad requirements effect this site.
- If a minimum building pad is required, both the platter's text and the face of the plat shall note such an elevation.
- Also, both on-site and off-site benchmarks shall be provided.
- M. On the final plat tracing, Deputy shall be deleted from the City Clerk's signature line.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. The representatives from **County Engineering** should be prepared to comment on the status of the applicant's drainage plan. Further, **Engineering** needs to confirm if the indicated floodway (reserve) is sufficient and if a minimum building elevation is required.

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