

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

July 25, 1991

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 91-33 - PRAIRIE CREEK ADDITION

OWNER/APPLICANT: Mike Brady, 11530 E. Osie, Wichita,
KS 67207

ENGINEER/SURVEYOR: Reiss & Goodness Engineers, 2160 W. 21st
Street, Wichita, KS 67203

LOCATION: West of Webb Road on the north side of 39th
St. South (MacArthur).

SITE SIZE: 10 Acres

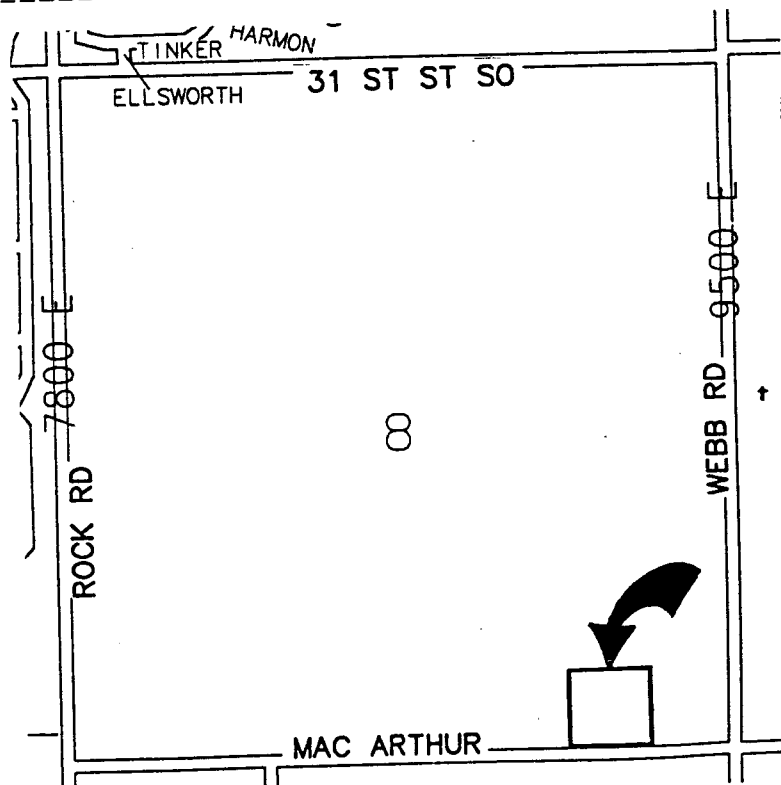
NUMBER OF LOTS

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

MINIMUM LOT AREA: 9.24 Acres

CURRENT ZONING: R-1 Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee any drainage improvements required by the platting of this property.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. 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.
- D. At the time of submitting the final plat tracing, the applicant shall submit a restrictive covenant concerning ownership and maintenance of the floodway reserve. This covenant shall note that the owner of Lot 1 of the addition will be responsible for the floodway's ownership and maintenance. If, however, the County has to maintain the floodway, it may do so, and charge back to the property owner any associated costs in a manner similar to special assessments. This covenant shall be binding on future owners and assigns.
- E. If indicated by the drainage plan, a minimum building pad elevation may be required for this site. If needed, the plat shall reference this elevation both on the face of the plat and in the plat's text. On-site and off-site benchmarks shall also be indicated.
- F. The applicant's surveyor is reminded that the title or platting binder is to be submitted at the time that the final plat is submitted for review.
- G. 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.
- H. Requirements for a final plat (see pages 24-29, Part 4, Article 5 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. County Engineering needs to comment on the drainage plan for this site. Specifically, are any drainage improvements and guarantees required? Is a minimum building pad elevation needed and are the boundaries of the floodway adequate?

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