

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11.

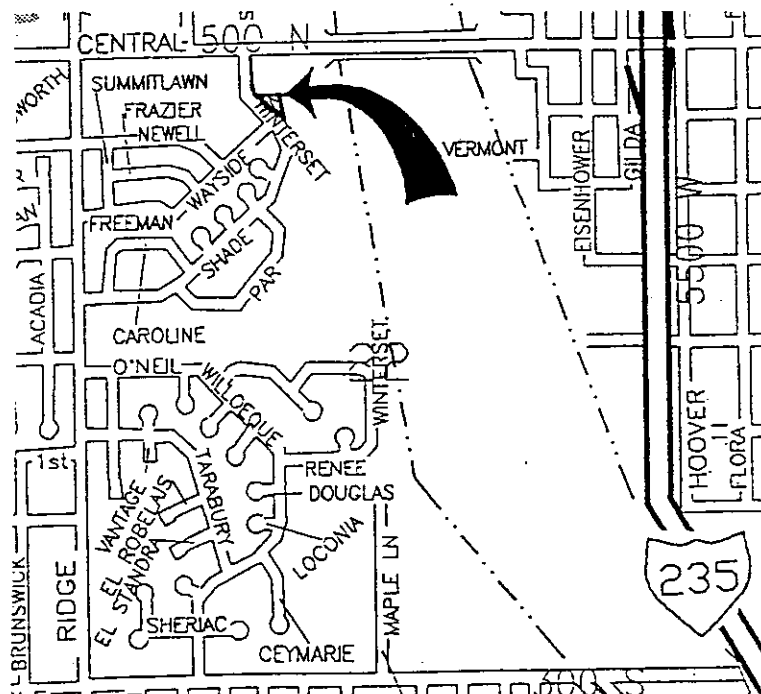
July 9, 1998

STAFF REPORT

(Revised One-Step Final Plat, Final Plat approved 4/14/94)

- CASE NUMBER:** S/D 94-22 - WINTERSET PLAZA
- OWNER/APPLICANT:** Suburban West State Bank, P.O. Box 318,
Goddard, KS 67052
- SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, Attn: Mark Savoy,
924 N. Main, Wichita, KS 67203
- LOCATION:** South of Central, East of Ridge
- SITE SIZE:** .74 acres
- NUMBER OF LOTS**
- | | |
|--------------|---|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | = |
| Total: | 1 |
- MINIMUM LOT AREA:** 32,236 sq. ft.
- CURRENT ZONING:** LC, Limited Commercial
- PROPOSED ZONING:** Same

VICINITY MAP



Note: This site is a replat of Lot 1, Block 5, Farmington Square 2nd Addition. A 3-lot plat was approved for this site by the MAPC in 1994; this revised replat includes only the southern lot of the 1994 plat.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to serve this site. City Engineering needs to verify if any other additional guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. As the site is adjacent to the floodway, City Engineering needs to comment if any floodway or drainage easements need to be platted.
- E. In accordance with the Sidewalk ordinance, a sidewalk certificate shall be submitted.
- F. The final plat shall reference a tie point to a section corner and its distance from the plat.
- G. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- H. The applicant needs to revise the legal description to accurately portray the land being platted. The distances on the drawing for the north and east lines of the plat are not identical to those in the legal description.
- 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. (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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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 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.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- Q. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.