

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

October 27, 1994

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 94-77 VAUTRAVERS ADDITION

OWNER/APPLICANT: Ralph Vautravers, 7006 Clearmeadows Circle, Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East of Hoover and north of K-42

SITE SIZE: 5.83 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 5.83 Acres

CURRENT ZONING: "E"

PROPOSED ZONING:

VICINITY MAP:



STAFF COMMENTS:

- A. This site appears to already be served by needed public facilities (sanitary sewer, water, paved streets). City Engineering needs to indicate if any additional guarantees are required and/or if this site is responsible for any costs associated with these existing improvements.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to indicate if the platting of a "Drainage Easement" instead of a "Floodway" is acceptable for this site. The AMF Addition immediately to the south is platted with a Floodway. If the area indicated as drainage easement is encumbered all or in part by a floodway, such floodway shall be shown and the platting's text shall reference the standard floodway language. It should be noted that activities within a floodway are more restrictive than is possible if the area is only designated a drainage easement.
- E. City Engineering also needs to verify the acceptability of the indicated minimum building pad elevation.
- F. The applicant shall submit a copy of the instrument which establishes the Colorado Oil and Gas Corporation Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- H. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay Jr. as Chairman.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.

- M. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to verify if a floodway needs to be platted and the acceptability of the minimum building pad elevations.

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