

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10

December 10, 1992

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 92-63 - 29th STREET SUBSTATION ADDITION

OWNER/APPLICANT: Kansas Gas and Electric Company, c/o Jim Hopkins, P. O. Box 208, Wichita, KS 67201

SURVEYOR/ENGINEER: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202

LOCATION: One-half mile east of Greenwich Road on the north side of 29th Street North

SITE SIZE: 1.41 Acres

NUMBER OF LOTS

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

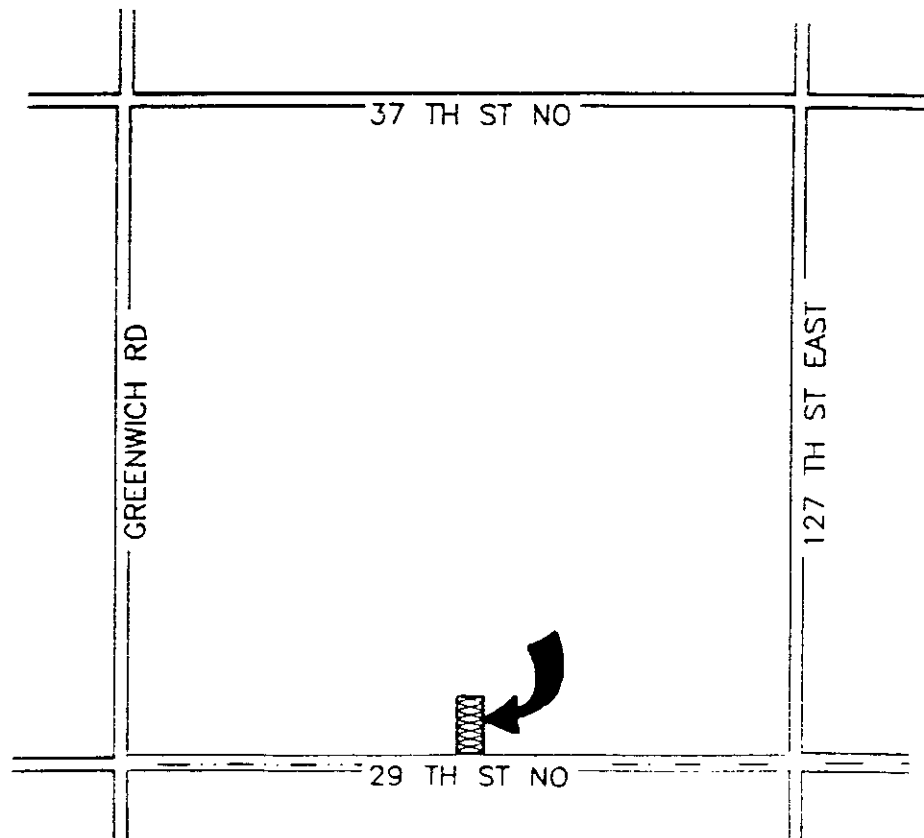
MINIMUM LOT AREA: 61,320 sq. ft.

CURRENT ZONING: "R" Rural Residential

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VICINITY MAP:



NOTE: As indicated by this plat's name, the site is being platted for a utility substation facility. A rural water district line is adjacent to the site in 29th Street North; however, the development will be of a nonhabitable type 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. The size of this plat implies the use of a septic system. However, if nonhabitable uses are intended for this site, the applicant should contact the Health Department to request a waiver.
- B. City Engineering needs to indicate if a guarantee for the future extension of sanitary sewer or municipal water should be required.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Prior to this plat being released for recording, proof shall be provided that all applicable property taxes due on this (first half of '92) have been paid.
- F. On the final plat tracing, the tie point reference at the "southwest corner of the plat shall be clearly labeled as the southwest corner of the southeast 1/4".
- 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. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. The representative 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.