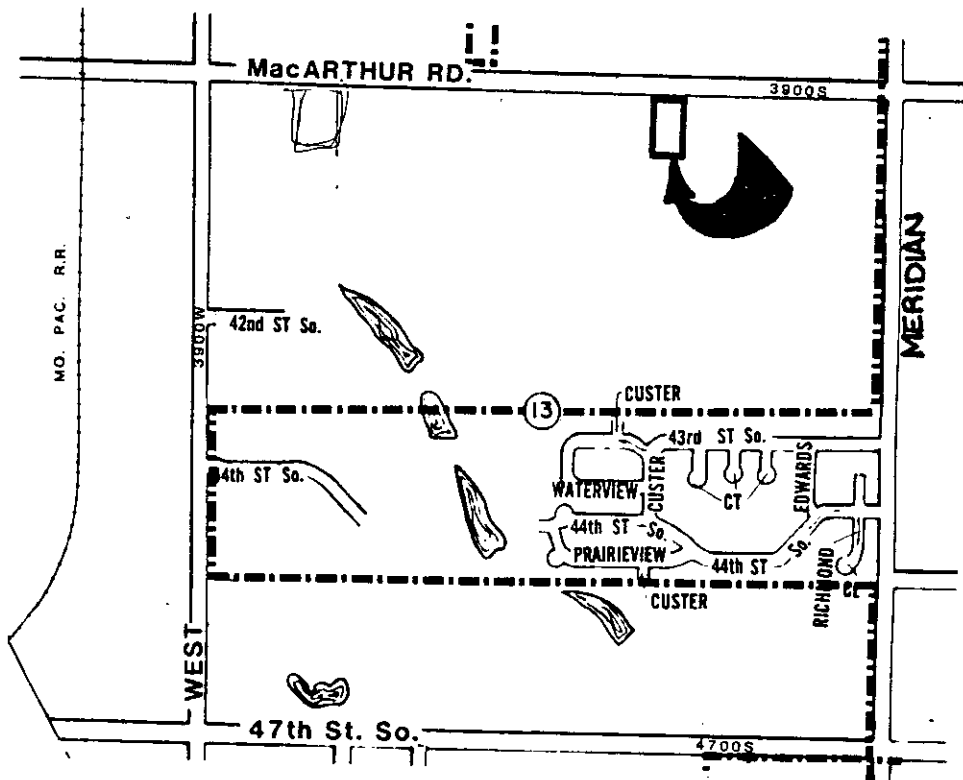


APRIL 7, 1988

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 88-25 - LARSON ADDITION
OWNER/APPLICANT: Wayne R. Larson, 3711 W. MacArthur, Wichita, KS 67217
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: South side of MacArthur, in an area east of West Street.
SITE SIZE: 2.4 Acres
NUMBER OF LOTS:
Residential: 2
Office:
Commercial:
Industrial:
Total: 2
MINIMUM LOT AREA: 40,332 Sq. Ft.
CURRENT ZONING: "R-1"
PROPOSED ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

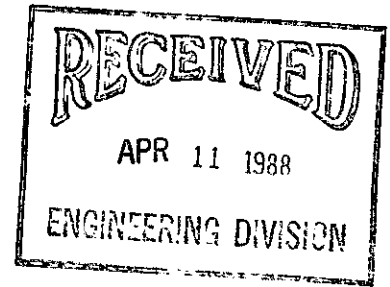
- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The applicant shall petition for the extension of municipal water across the front of these lots. This petition will be held until it can be combined with other petitions in the area.
- E. The applicant shall provide proof, by letter from the Kansas Gas Supply Corporation or by copy of the pipeline easement agreements, that the pipeline easement as shown is sufficient and that utilities may be located adjacent to and within the easement. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City. It is the applicant's responsibility to determine any setback requirements from the pipeline by researching the text of the pipeline easement agreement.
- F. 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.
- G. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing.
- 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.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL -- TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561



April 8, 1988

Baughman Company, P.A.
315 Ellis
Wichita, KS 67211

Re: Final Plat S/D 88-25 - LARSON ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 7, 1988, the above-captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
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SEDGWICK COUNTY

Final Plat S/D 88-25 - LARSON ADDITION
Page 2

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- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, April 14, 1988. If you have any questions concerning this matter, please call.

Sincerely,



Donald Losew
Junior Planner

DL:dlk

Enclosure

cc: Wayne R. Larson, 3711 W. MacArthur, Wichita, KS 67217
Mike Lindebak, City Engineer