

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4.

November 6, 1997

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 97-81 JAMES ADDITION

OWNER/APPLICANT: Charles James, 754 N. McCombs,
Wichita, KS 67203

SURVEYOR/ENGINEER: Jeff Dettman, 707 Opal, Maize, KS 67101

LOCATION: North of Maple, west of West Street

SITE SIZE: 1.08 acres

NUMBER OF LOTS

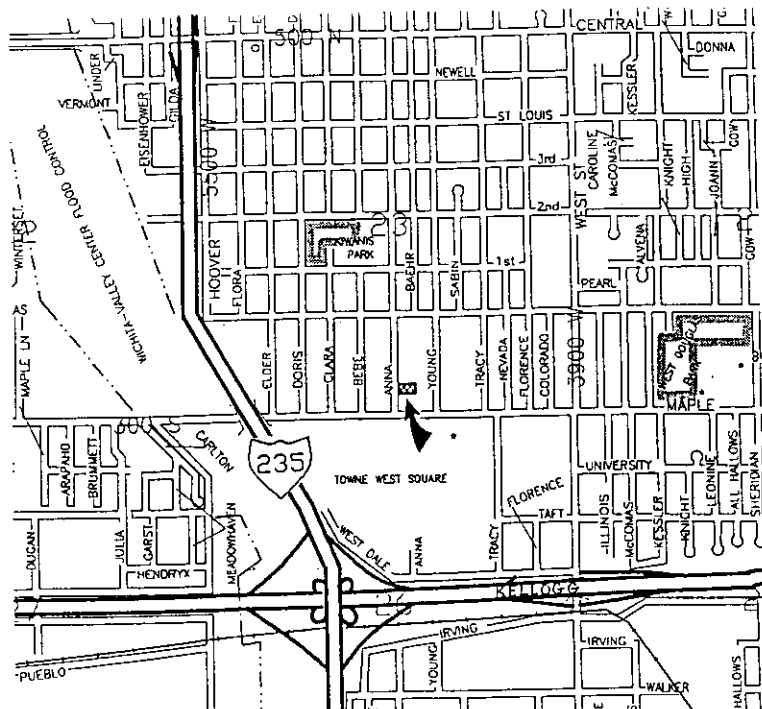
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 47,381 sq.ft.

CURRENT ZONING: SF-6, Single Family

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. City Engineering needs to verify if other 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. This plat should provide a 32-foot wide contingent dedication of half street right-of-way along the eastern property line in order to provide for potential street connections. On the final plat tracing, the plattor's text shall be amended to reference that the proposed contingent street dedication is contingent upon the City's need for the right-of-way for any street related purpose.
- D. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- E. The applicant shall submit an navigational easement covering all of the subject plat and a restrictive covenant assuring that adequate methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. A 25-foot building setback from Anna Street should be denoted on the plat.
- G. The centerline of Anna Street should be denoted by CL along with the distance from said centerline to the western property line of the subject lot.
- H. On the final plat tracing, the MAPC Chair should be amended to read Richard Lopez.
- I. The surveyor's certification on the final plat should be corrected to reference "Section 23, Township 27 South".
- J. 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.)

- K. 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.
- L. 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.
- M. 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.
- 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.

Benchmark Land Survey

Jeff Dettmann, L.S.

707 Opal
Maize Ks 67101
(316) 644-1227
Fax 721-8954
Home 721-2108

CLOSURE

1) SW corner	N00D00'00"E	155.98'
2) NW corner	N89D11'47"E	303.83'
3) NE corner	S00D10'48"W	156.21'
4) SE corner	S89D14'22"W	303.34'
5) SW corner		

Precision: 1/135,093