

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 19.**

**February 19, 1998**

**STAFF REPORT  
(One-Step Final Plat)**

**CASE NUMBER:** S/D 98-11 - LEFLER ACRES

**OWNER/APPLICANT:** Ted and Carolyn Lefler, Box 69, Benton, KS 67017

**SURVEYOR/ENGINEER:** Goedecke Engineering Co., Attn: Roger Cutsinger, 205 S. Main St., Box 629, El Dorado, KS 67042

**LOCATION:** North side of K-254, East of 143rd St. East

**SITE SIZE:** 25.78 acres

**NUMBER OF LOTS**

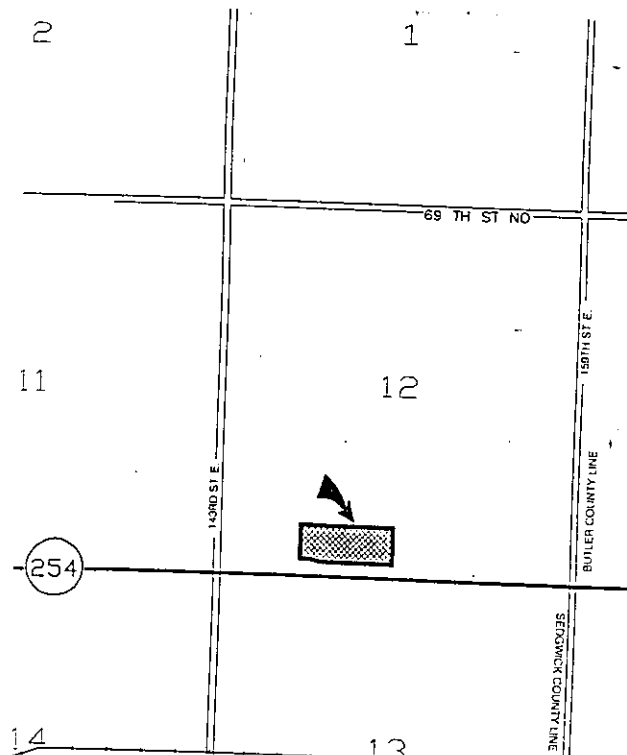
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 217,800 sq.ft.

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County, in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.
- B. The site is currently served by Rural Water District #1. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. The face of the plat and the plat's text shall denote a 70-ft contingent dedication of right-of-way along the eastern line of the plat in order to provide potential street connection for future development. The final plat tracing should indicate access control along the new frontage road except for one opening per lot. Complete access control along K-254 should also be denoted on the plat.
- F. The Chair of the Board of County Commissioners should be revised to read Mark Schroeder.
- G. The centerline of K-254 and the new access road right-of-way shall be labeled "CL".
- H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
  - N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
  - O. 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.
  - P. 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.
  - Q. "Block 1" shall be denoted on the face of the plat.