

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 13.

July 9, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-67 - EAGLE RIDGE ADDITION

OWNER/APPLICANT: Dean Youngers, 21630 W. 71st St. South,
Viola, KS 67149

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, P.A., Attn: Mark Savoy,
924 N. Main, Wichita, KS 67203

LOCATION: South side of 79th St. South, East of Ridge

SITE SIZE: 8.78 acres

NUMBER OF LOTS

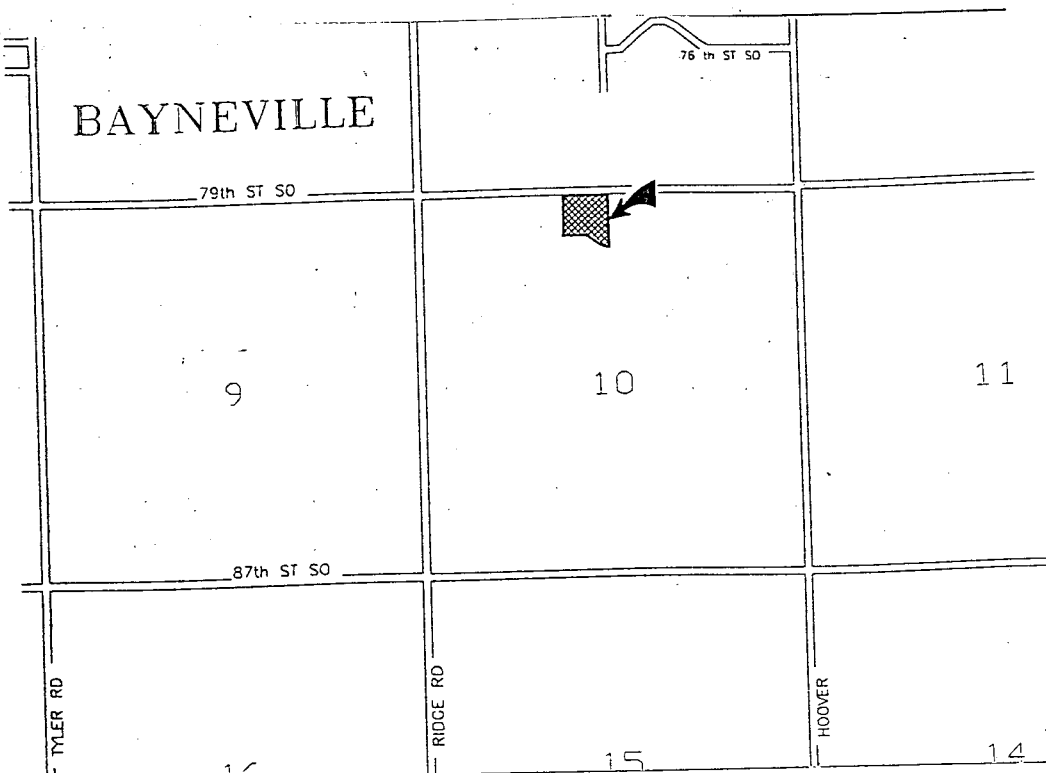
Residential:	1
Office:	
Commercial:	
Industrial:	=
Total:	1

MINIMUM LOT AREA: 8.07 acres

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. It is located within the Haysville Area of Influence.

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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. The plat denotes two access openings along 79th Street South. County Engineering needs to indicate if these access controls are acceptable.
- E. The applicant shall provide a covenant for the Floodway Reserve which provides for ownership and maintenance of the Reserve. The covenant shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so.
- F. The legal description needs to be revised to accurately portray the land being platted. The distance denoted for the north line of the plat on the face of the plat does not correspond with the legal description in the plat's text.
- G. The City Council signature block needs to be deleted as this plat is located beyond three miles of the City.
- 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. (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.)
- I. 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.

- J. 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.
- K. 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.
- L. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- 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.