

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

November 10, 1994

STAFF REPORT

(Final Plat, Preliminary Plat Approved 9/15/94)

CASE NUMBER: S/D 94-70 ELPYCO CHURCH OF CHRIST ADDITION

OWNER/APPLICANT: Elpyco Church of Christ, Attn: Bob Rives, 1739 Elpyco, Wichita, KS 67218

SURVEYOR/ENGINEER: Baughman Company, P.A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: West side of 127th Street East in an area north of Central

SITE SIZE: 11.25 Acres

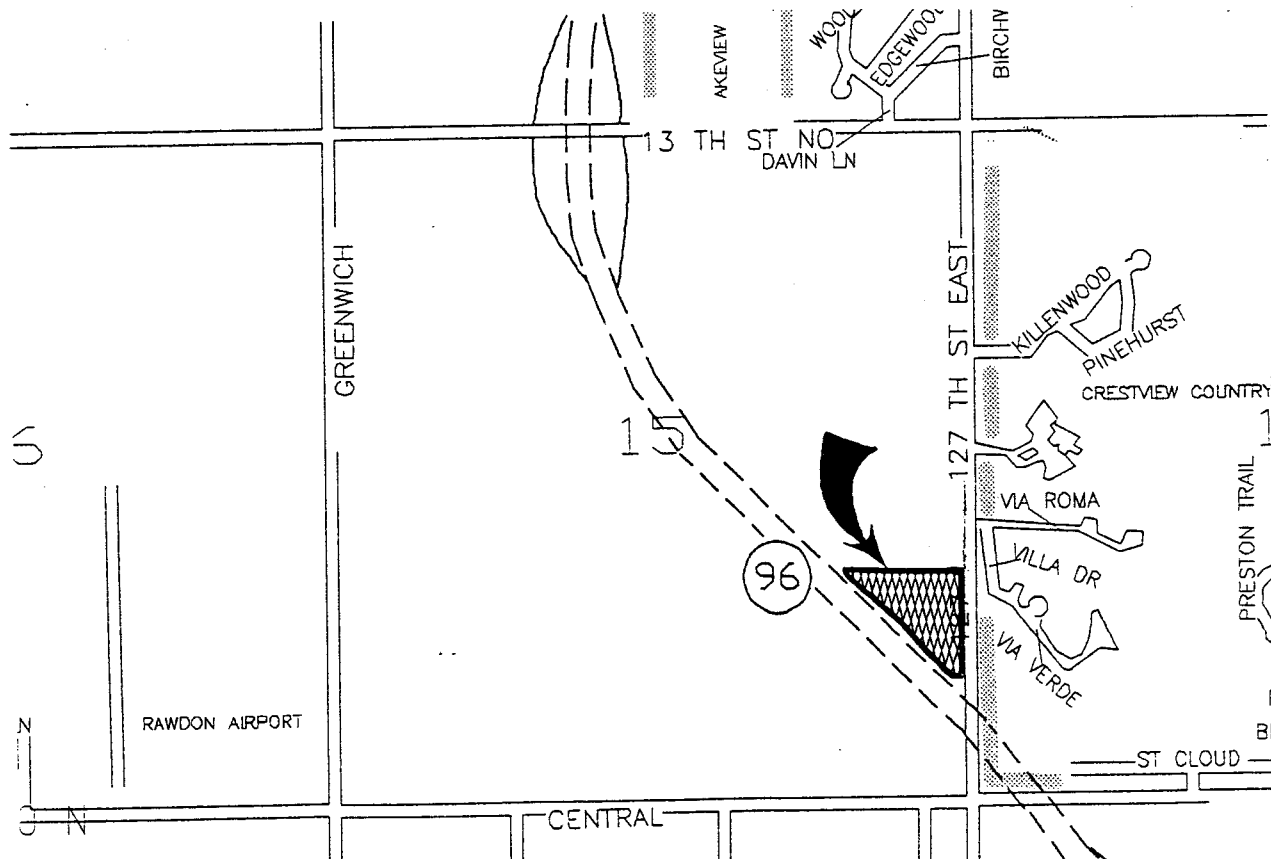
NUMBER OF LOTS

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

MINIMUM LOT AREA: 11.25 Acres

CURRENT ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

- A. A City water line exists in 127th Street which will provide water service for this one-lot plat. However, at the time of site development, additional water service for fire protection (fire hydrant) may be required. An outside-the-City water service application and associated restrictive covenant shall be submitted prior to the plat being scheduled for governing body review.
- B. This property is within the 4-Mile Creek Sewer District. The applicant shall guarantee extension of sanitary sewer to serve the site. This will be a County guarantee.
- C. Prior to submitting the final plat, the applicant was to meet with County Engineering to determine where the sanitary sewer will come into this site and what sewer easements may be needed. The applicant shall plat any needed on-site easements and if required obtain and submit to County Engineering any needed off-site easements.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. As noted by the platting binder, a Cooperative Refinery Association Pipeline Easement may be located on this site. If such easement is located on this plat, the following conditions shall apply:
 - 1. The applicant shall submit a copy of the instrument which establishes the Cooperative Refinery Association Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
 - 2. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
 - 3. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the County.
- F. 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.
- G. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr.
- 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.
- 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. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

September 15, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 94-70 ELPYCO CHURCH OF CHRIST ADDITION

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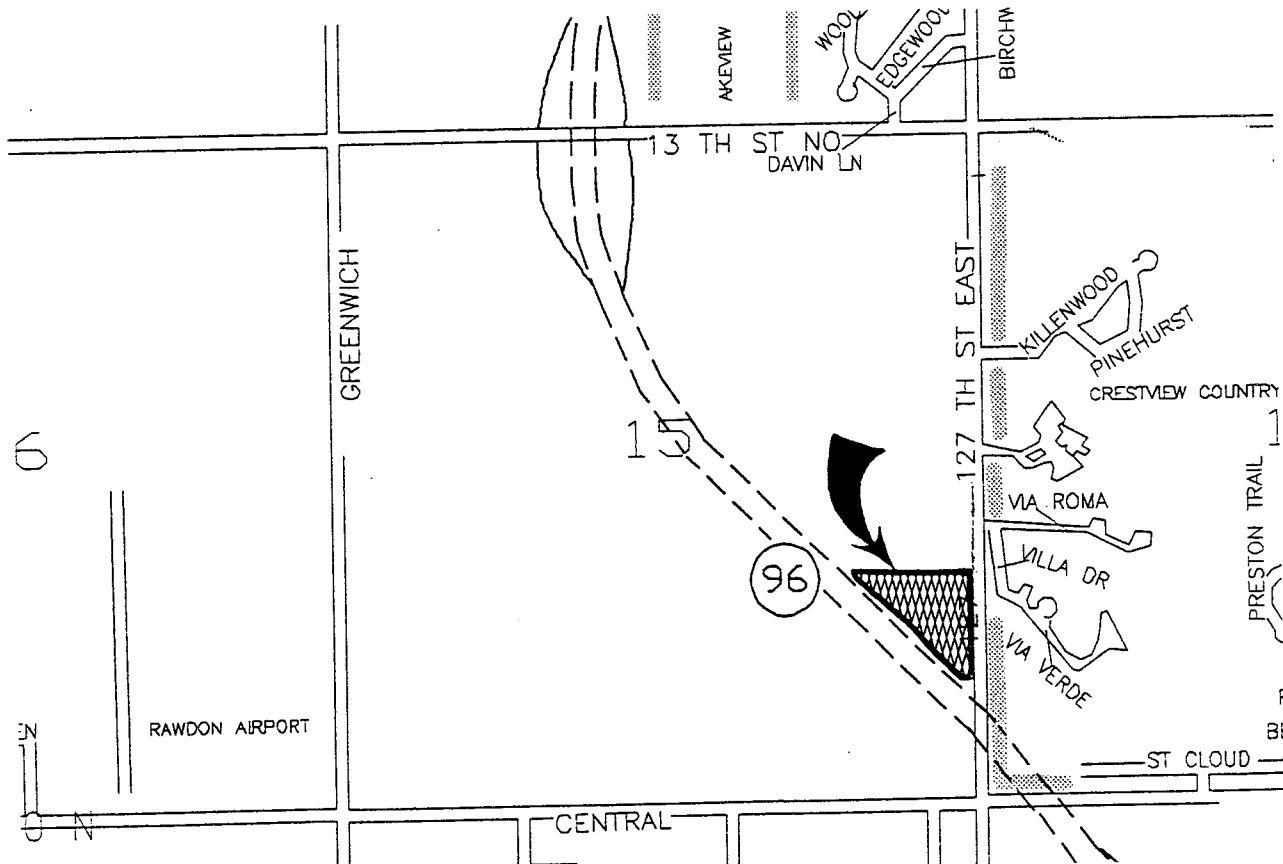
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- B. This property is within the 4-Mile Creek Sewer District. The applicant shall guarantee extension of sanitary sewer to serve the site. This will be a County guarantee.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- E. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- F. 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.
- G. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).