

October 10, 1996

**STAFF REPORT**  
(Final Plat)

**CASE NUMBER:** S/D 96-65 ARROWHEAD PLAINS ADDITION

**OWNER/APPLICANT:** Dean L. Bussart, 5050 E. Central, WICHITA, KS 67208

**OWNER/APPLICANT:** Terry Montgomery , 7909 S. Washington, WICHITA, KS 67233

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

**LOCATION:** South of 31st Street South and east of Webb

**SITE SIZE:** 4.74 Acres

**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 206,355.2 sq. ft.

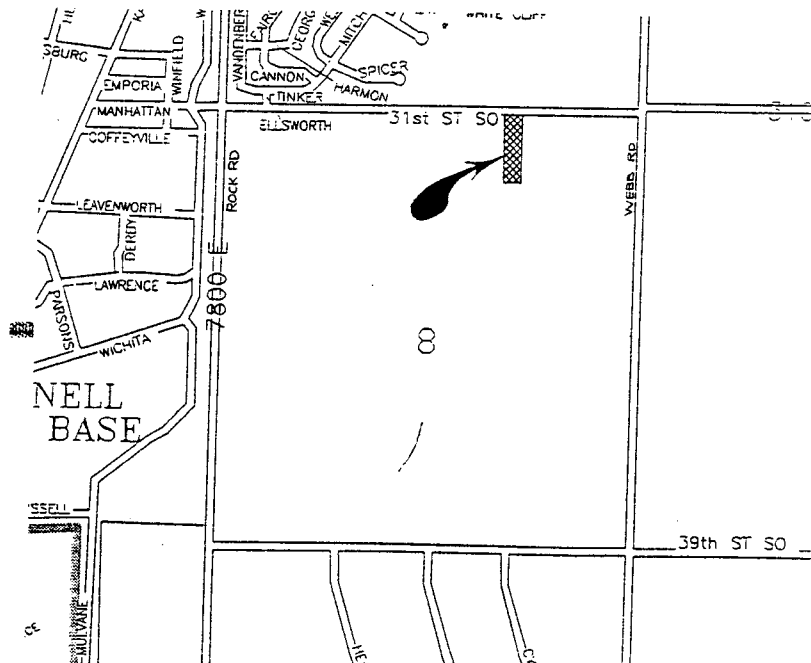
**CURRENT ZONING:** "SF-20"

**PROPOSED ZONING:**

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**VICINITY MAP:**



NOTE: This plat involves a lot size of 4.74 acres or somewhat less than the 5 acre standard for use of a lagoon for on-site sanitary sewer. Based on 1995 aerial photos, lagoons appear to be in use by properties either side of this site. However, on the north side of 31st Street North, less than one (1) mile to the west is dense urban development in the McConnell Housing area and immediately to the north, public residential subdivisions are under development. Consequently, urban services are relatively near this site. Nonetheless, the Comprehensive Plan still considers the area in which this plat is located as being likely to develop in a "suburban" type use.

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. However, since this site is less than 5-acres, approval shall either be for use of a septic system or the applicant will either need to acquire additional land and plat a 5-acre site for a lagoon or verify that they are unable to acquire any such additional property.

For a one (1) lot plat, the S/D regulations does allow the Health Department to approve a site for a lagoon on a lot no smaller than 4.5 acres if no additional land can be acquired.

- B. The applicant shall submit guarantees for the possible future extension of municipal water and sanitary sewer to serve this site.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- F. Approval of this plat by the Planning Commission will indicate waiver of the lot depth to width standard (2.5:1).
- G. On the final plat tracing, the MAPC chairman shall be indicated as John C. Frye.
- H. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- I. In accordance with Section 16.04.040 - Permit Fees Item 2a,b (Ord. 42-583) and Section 17.12.065 - payment for connection to water system for properties not included in benefit districts

(Ord. 42-584), this property may or may not have been included in a benefit district. The applicant/agent should contact Betty Roark, with OCI at 268-4341 and Chuck Steven, Water & Sewer at 268-4555, to determine whether assessments are due.

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representatives from City and/or County Engineering should be prepared to comment on the status of the applicant's drainage plan.

NOTE: This plat has been submitted in final form only.