

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 1
July 22, 1993

STAFF REPORT

(Final Plat, Preliminary Plat approved June 24, 1993)

CASE NUMBER: S/D 93-36 - COLBERT ADDITION

OWNER/APPLICANT: Madge L. Colbert by Gary L. Colbert, Attorney in Fact,
9637 N. Hydraulic, Valley Center, KS 67147
and
Renollet Construction, Inc., Clint Renollet, President,
3245 W. 47th Street South, Wichita, KS 67217

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles & Bohm, P.A., 841 S.
Hillside, Wichita, KS 67211

LOCATION: West of Hydraulic and north of 93rd Street North

SITE SIZE: 21.41 Acres

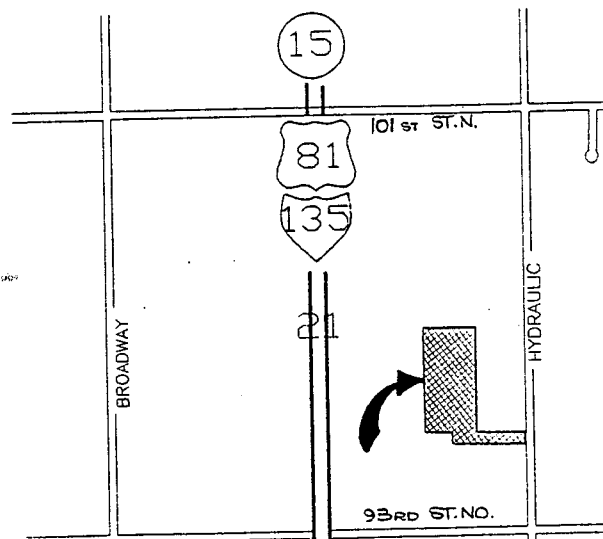
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | 4 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 4 |

MINIMUM LOT AREA: 4.91 Acres

CURRENT ZONING: "R"

VICINITY MAP:



NOTE: When the preliminary plat for this site was reviewed, in order to allow the four proposed lots to contain 5-acres each as is needed for the use of lagoon sewer systems, the Subdivision Committee approved the use of a right-of-way agreement or in essence an access easement rather than the outright dedication of public street right-of-way. Such action, therefore, waived the Subdivision Regulations as regards required lot sizes and dedication of street rights-of-way for multiple lot Additions. However, even with the allowance for use of an access easement and the calculation of such area as a portion of the platted lots, these lots are still at approximately 4.9 acres, below the required standard of 5 acres. Further, while Colbert Court appears to be the street needing to be considered as an access easement in order to meet required lot sizes, the East-West section of Colbert could and should be dedicated by the plat as an outright street dedication.

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. This approval shall require waiver of the 5-acre requirement for the use of lagoon sanitary sewer systems.

B. On the final plat tracing, the east-west portion of Colbert St. shall be indicated as an outright street dedication. The plat's text shall therefore indicate the dedication of streets and the face of the plat shall clearly indicate this as a public street (not as a part of Lot 4, but as a street separate from the lot(s) and with dashed lines at the street's west end and where it intersects Hydraulic).

C. Since this plat cannot be the means for establishing the north-south access easement (Colbert Ct.) and approval of this plat is dependent upon the County Commission accepting this easement and (agreement), the applicant shall either submit the agreement to the County for approval and recording, with the final plat tracing not being forwarded until the agreement is accepted and recorded and the recording information shown on the final plat tracing. However, if the agreement is submitted with the plat, approval of the plat will be subject to the County's acceptance of this agreement. If the County does not accept this agreement (easement), a revised plat will need to be submitted and first approved by the Subdivision Committee.

D. The applicant shall guarantee the installation of Colbert and Colbert Ct. to the suburban street standard. Since a portion of these streets are expected to be private, the applicant shall meet with County Engineering to determine the appropriate means for guaranteeing the installation of the streets.

- E. The utility representatives need to indicate if the 20-foot utility easement along the south line of Lot 4 should be continued eastward or across the area shown as Colbert Court. That is, since Colbert Ct. is being granted as a "roadway" easement, does a utility easement, if needed, need also to be shown within the area of the right-of-way agreement.
- F. As indicated by the platting binder, a mortgage is being held by a Bank on this site. The final plat tracing shall either be signed by this Bank, or proof shall be provided that such mortgage has been released.
- G. As indicated by the platting binder, KG&E, a Rural Water District, and Ingress-Egress easements are potentially located on this site. The applicant shall be prepared to indicate if these easements are located on this site and if they are, the final plat tracing shall show these easements along with their recording information. Copies of these easements shall also be submitted to Planning for the plat file.
- 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representative 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. 8

June 24, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-36 - COLBERT ADDITION

OWNER/APPLICANT: Madge L. Colbert by Gary L. Colbert,
Attorney in Fact, 9637 N. Hydraulic, Valley
Center, KS 67147

and
Renollet Construction, Inc., Clint
Renollet, President, 3245 W. 47th Street
South, Wichita, KS 67217

SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles & Bohm, P.A.,
841 S. Hillside, Wichita, KS 67211

LOCATION: West of Hydraulic and north of 93rd Street
North

SITE SIZE: 21.41 Acres

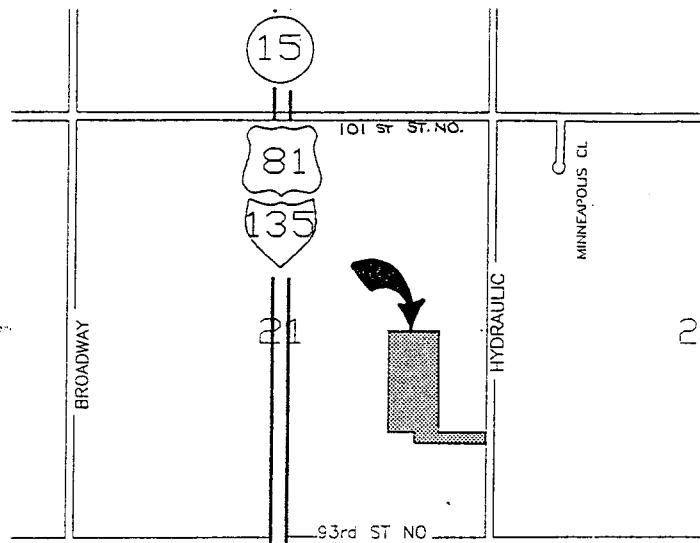
NUMBER OF LOTS

| | |
|--------------|---|
| Residential: | 4 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 4 |

MINIMUM LOT AREA: 4.36 Acres

CURRENT ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

- A. As indicated by Section 7-204 (T) of the Subdivision Regulations for multi-lot residential subdivisions proposing to use individual sewage lagoons, lot sizes shall not be less than 5 acres and this is to be exclusive of street right-of-way. Based on this requirement, this site should either be expected to obtain approval for the use of septic systems or the final plat shall be submitted with no more than three (3) lots, each 5-acres or larger.
- B. 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.
- C. Due to the existing development in the area of this quarter section and the Interstate that borders this quarter section's western line, the street being platted by this Addition (Colbert) should be continued, or at least provided the possibility to continue westward of this site. To allow for this, the final plat shall indicate the dedication of right-of-way along that portion of Lot 4 which now extends west of Colbert Court.
- D. The applicant shall guarantee the installation of Colbert (from Hydraulic to Colbert Court) and Colbert Court to the suburban street standard.
- E. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- F. As required under County "R" zoning, a 30-foot building setback should be indicated on the final plat rather than a 25-foot setback.
- G. On the final plat, the street name Colbert shall also be indicated in the east-west portion of this street.
- H. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.
- 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- L. 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.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.