

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

November 20, 1997

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

CASE NUMBER: S/D 97-86 - CEDAR LAKES VILLAGE 5TH ADDITION

OWNER/APPLICANT: Alan and Patricia S. Russell
7051 Milton Court, Derby, KS 67037

SURVEYOR/ENGINEER: Baughman Company, P.A.
315 Ellis, Wichita, KS 67211

LOCATION: South side of Harry, East of Rock Road

SITE SIZE: 1.11 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	2
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 19,944 sq. ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



Note: This is a replat of a portion of Lot 1 of the Cedar Lakes 3rd Addition.

STAFF COMMENTS:

- A. Existing municipal services appear to be available to this site. **City Engineering** needs to verify if other guarantees are required.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. **Traffic Engineering** needs to comment on the acceptability of access controls. Distances should be shown for all segments of access control.
- D. **Traffic Engineering** shall comment on the need for improvements to Harry or the private street.
- E. The proposed joint access easement will need to be established by separate instrument addressing future maintenance of the driveway within the easement.
- F. The legal description on the plat's text for Lot 2 must be revised to accurately portray the land being platted. Specifically, in line 11, the reference to an 89 degree northeast bearing would appear to involve an actual southeast bearing as indicated in the platting binder.
- G. The legal description on the plat's text for Lot 1 must be revised to accurately portray the land being platted. Specifically, the 76 degree northwest bearing would appear to involve an actual northeast bearing. as indicated in the platting binder.
- H. The applicant shall submit an avigational easement covering all of the 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.
- I. A covenant shall be filed setting forth ownership and maintenance of the private drive Reserve along with future reversionary rights of the Reserve to the lots benefiting from the Reserve.
- J. **City Engineering** needs to comment on the status of the applicant's drainage plan.
- K. 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.)

- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. 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.

HARRY

ROAD

SILVER

SPUR

EAST

Drainage

R/W

HADIJSKI
ADDN.

RESERVE 'B'

LAKES

THIRD

VILLAGE
ADD

CEDAR
LAKES
AGE

2

2

