

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. Before or with submission of the final plat tracing, the applicant shall provide a memorandum from the Health Department indicating that Lots 8 and 9 have passed tests for individual septic systems. If these lots are unable to pass percolation tests, the final plat shall show one lot of not less than 5-acres, for this area of the plat.
- C. Prior to submitting the final plat tracing, the applicant shall provide County Engineering with additional information needed to determine the floodway boundary and minimum building pad elevations for this plat. Any changes required from what is shown on the final plat, shall be indicated on the final plat tracing.
- D. Approval of this plat shall be subject to approval of the zone change requested for this site (SCZ-0607) and any conditions established for this zone change.
- E. The access controls referenced in the plat's text shall be granted to "Sedgwick 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. 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.
- H. 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.
- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- J. Recording of the plat within 30 days after approval by the Board of County Commissioners.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1-5

June 8, 1989

STAFF REPORT

(Final Plat; Approved 6/1/89; Preliminary Plat 4/20/89)

CASE NUMBER: S/D 89-24 - GARDEN SPRINGS ESTATES

OWNER/APPLICANT: Albert F. Lies, 3952 N. Edgemoor, Wichita, KS 67220

SURVEYOR/ENGINEER: Macon Co., 1710 N. Main, Newton, KS 67114

LOCATION: Southwest corner of 39th St. S. (MacArthur) and 311th St. W.

SITE SIZE: 18 Acres

NUMBER OF LOTS

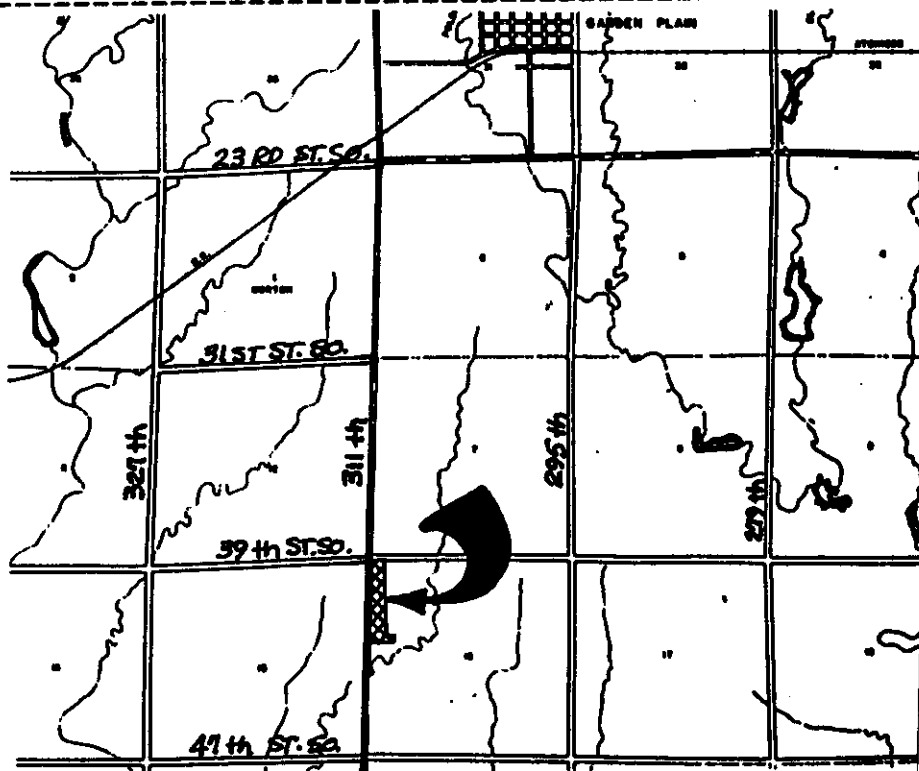
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

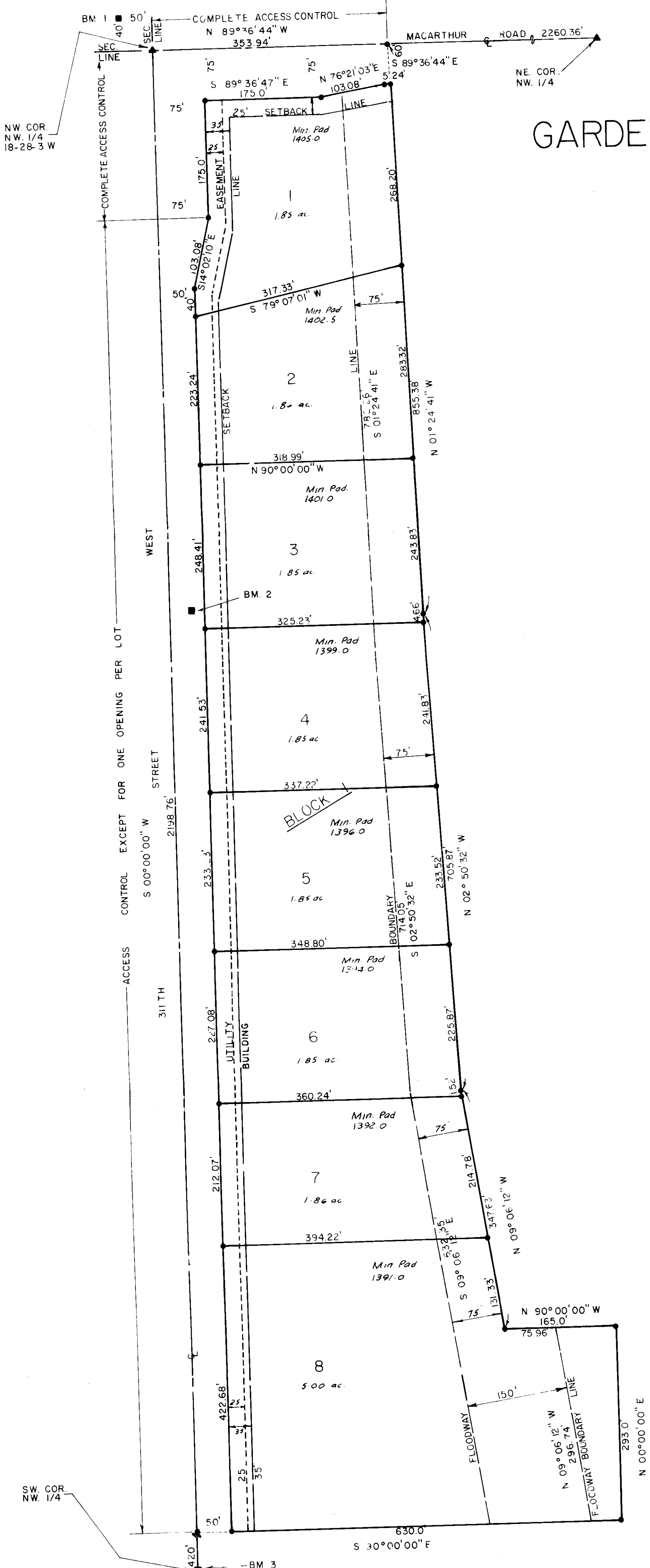
MINIMUM LOT AREA: 80,000 sq. ft.

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (SCZ-0607)

VICINITY MAP:





GARDEN SPRINGS ESTATES SEDGWICK COUNTY, KANSAS



1" = 100'

LEGEND

- SET 1/2" REBAR

BENCH MARK

- BM 1, RAILROAD SPIKE IN POWER POLE
40' NORTH & 50' WEST OF THE
NW. COR. OF 18-28-3 W
ELEV. 1416.56 (U.S.G.S.)
- BM 2, 60d SPIKE IN POWER POLE 839'
SOUTH & 30' EAST OF THE NW.
COR. OF 18-28-3 W
ELEV. 1409.76 (U.S.G.S.)
- BM 3, TOP 1/2" REBAR AT THE SW COR.
NW. 1/4 18-28-3 W
ELEV. 1395.63 (U.S.G.S.)

LEGAL DESCRIPTION

A tract of land located in the Northwest One-Quarter (NW 1/4) of Section 18, Township 28 South, Range 3 West of the 6th P.M., Sedgwick County, Kansas described as follows:
Beginning at the Southwest corner of said Section 18, thence South 00°00'00" East along the West line of said Section 18 for 190.00 feet, thence South 00°00'00" East 291.00 feet, thence North 00°00'00" East 291.00 feet, thence North 09°06'12" East 100.87 feet, thence North 02°30'12" East 100.87 feet, thence North 02°30'12" East 100.87 feet to the North line of said Section 18, thence South 02°30'12" East 100.87 feet to the North line of said Section 18, thence South 02°30'12" East 100.87 feet to the North line of said Section 18, containing 21.20 acres more or less.

Robert V. Moser, L.S. 452 Date

Know all men by these presents that Norman A. Moser has caused the tract of land as set forth in the Legal Description to be surveyed and platted into lots and blocks, streets and floodway to be known as GARDEN SPRINGS ESTATES, Sedgwick County, Kansas. Easements are hereby granted as indicated for drainage and utility construction and maintenance. Streets are hereby dedicated to and for the use of the public.

All abutters rights of access to or from MacARTHUR ROAD over and across the North line of Lot 1, Block 1 and to or from 311th Street West over and across the West line of the North 150 feet of Lot 1, Block 1 are hereby granted to Sedgwick County.

All abutters rights of access to or from 311th Street West over and across the South 140 feet of Lot 1, and all of Lots 2 through 9 inclusive, Block 1 are hereby granted to Sedgwick County, with the exception that one opening per lot will be allowed. The size and location of said opening shall be approved by the County Engineer.

The Floodway shall be the responsibility of each respective owner of Lots 1 through 9 inclusive, Block 1, until such time as the governing body exercising jurisdiction elects to assume responsibility for maintenance and improvements of the drainage, providing further that no building shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of channel or other work be carried on without the permission of the ~~Wichita~~ Sedgwick County Flood Control Office or their successors in office.

Minimum Pad Elevations shall be as follows:

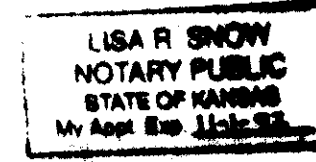
Block 1	
Lot 1	1405.0 asl
Lot 2	1402.5 asl
Lot 3	1401.0 asl
Lot 4	1400.0 asl
Lot 5	1397.0 asl
Lot 6	1392.0 asl
Lot 7	1392.0 asl
Lot 8	1391.0 asl

Norman A. Moser, Owner

State of KANSAS
County of Sedgwick) ss

The foregoing instrument was acknowledged before me this _____ day of _____, 19____.

Lisa R. Snow, Notary Public
My appointment Expires: 11-1-92



This plat of GARDEN SPRINGS ESTATES, Sedgwick County, Kansas, has been submitted and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 19____.

WICHITA - SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

David L. Bringer, Vice Chairman

Marvin S. Krout, Secretary

This plat approved and all dedications shown hereon accepted by the Board of County Commissioners of Sedgwick County, Kansas this _____ day of _____, 19____.

Mark A. Schroeder, Chairman

David Jaynath, Chairman Pro-Tem

Paul Hancock, Commissioner

Bernard A. Bentzen, Commissioner

Billy Q. McCray, Commissioner

ATTEST:

Don Wright, County Clerk

Entered on Transfer Record this _____ day of _____, 19____.

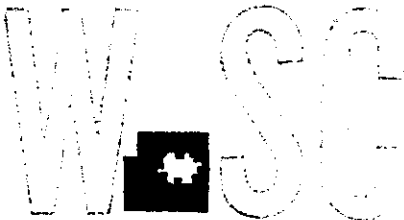
Don Wright, County Clerk

STATE OF KANSAS)
COUNTY OF SEDGWICK) ss

This is to certify that this instrument was filed for record in the Register of Deeds Office at _____ o'clock _____ M. on the _____ day of _____, 19____.

Pat Kettler, Register of Deeds

Ed Resa, Deputy



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1888
(316) 268-4581

Macon Company
1710 N. Main
Newton, KS 67114

June 8, 1989

Re: S/D 89-24 - GARDEN SPRINGS ESTATES

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on June 8, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 2, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Norman A. Lies, 9903 Essex Dr., Omaha, NE 68122
Albert F. Lies, 3952 N. Edgemoor, 67220
Jim Webber, County Engineer
Ron Worley, County Public Works
Jack Brown, Health Department

68114
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