

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

November 17, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-94 - HERITAGE HILL ESTATES

OWNER/APPLICANT: Central Development Co., Agent Albert F. Lies,
3952 N. Edgemoor, Wichita, KS 67220

SURVEYOR/ENGINEER: Macon Company, Engineers & Surveyors

LOCATION: West of Rock Road and south of North 61st
Street

SITE SIZE: 160.88 Acres

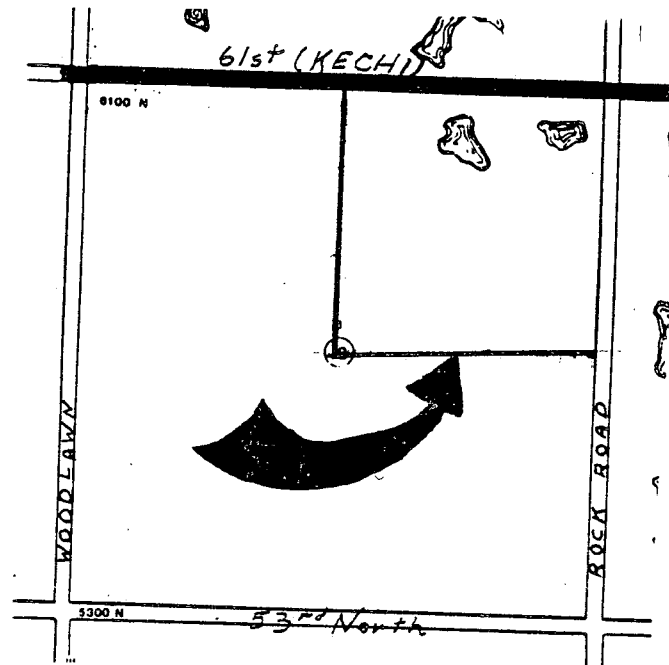
NUMBER OF LOTS

Residential:	28
Office:	
Commercial:	
Industrial:	
Total:	28

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: "R" - Rural Residential

VICINITY MAP:



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. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the construction of the proposed interior streets to suburban street standards.
- 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 is advised that the County does not have the authority to accept the "rural water district easement" on behalf of Rural Water District #1. Therefore, the final plat shall either show the 20-foot rural water district easement, indicated on this plat, as being granted by separate instrument to the water district or the said easement shall not be shown on this plat. Should Rural Water District #1 accept the easement, then, the final plat tracing shall indicate the film and page of the legal document.
- F. The area indicated as "Roadway Easement" shall be dedicated out-right as public right-of-way. This is necessary to provide adequate access and frontage for Lots 7 and 10 Block 1 and to provide for the orderly development of adjacent properties.
- G. The final plat shall indicate the platting of "complete access control" to 61st Street North (Kechi) across the north line of this plat and across the east line to Rock Road excluding the two street openings to and from Rock Road. The final plat shall indicate this dedication on the face of the plat and in the platter's text to the appropriate governing body.
- H. The street names shown on this plat are redundant and could potentially lead to confusion for emergency services and mail delivery. Three separate and distinct names shall be used to indicate the difference in street address. We recommend Heritage Hill Drive be shown as 60th Street North; Heritage Hill Lane be shown as Rutland; and Heritage Hill Road be shown as Heritage Hill Lane.

- I. The applicant is advised that the building setbacks as shown on the preliminary plat are beyond what would be required to plat this site. Should the applicant desire less restrictive setbacks they should be determined and set at the time of submitting the final plat. Setback lines and dimensions shall be indicated within the lots and not in legend form.
- J. The intersection of the two interior streets with the right-of-way of Rock Road, along the east line of the plat, shall be shown with dashed lines, not solid lines. Solid lines indicate the plating of private streets.
- K. The preliminary plat indicates a 100 foot building setback from North 61st street (Kechi) through an existing barn which encroaches into the setback area. County Public Works has advise that the platting of this building setback does not preclude the property owner from maintaining or remodeling that portion of the building within the setback area. The building cannot, however, be enlarged within the setback and, if the building is removed, any new building construction must observe the platted building setback.
- L. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- M. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- N. The final plat shall label the center lines of the adjacent perimeter roads (Rock Road & 61st Street North) as well as provide arrows for more clearly indicating the amounts of half-street rights-of-way.
- O. The applicant is advised that this plat is within the three mile area of Wichita and therefore will need to have both city and county approval and signatures.
- P. 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.
- Q. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. 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.
- S. 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.

- T. 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.
- U. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- V. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.