

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5  
December 15, 1988

STAFF REPORT  
(Final Plat; Preliminary Plat Approved 11/17/88)

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

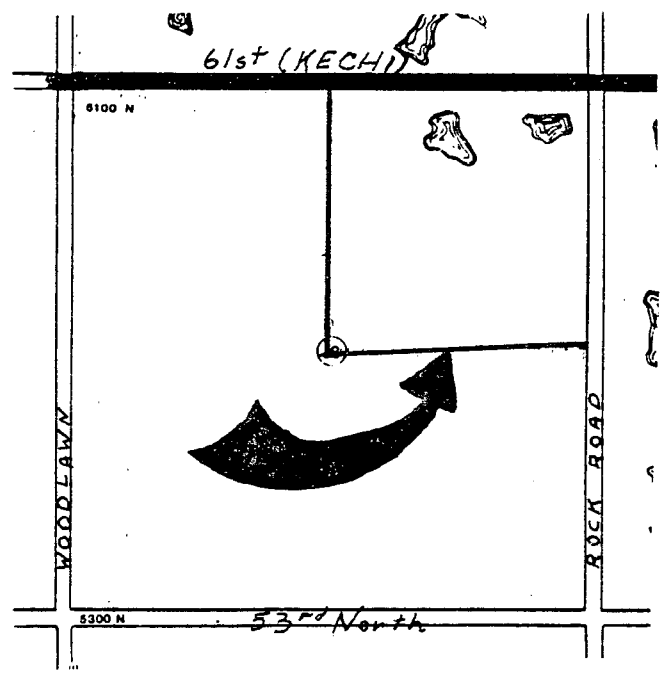
NUMBER OF LOTS

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 the construction of the proposed interior streets to suburban street standards.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat, as submitted to MAPD, does not indicate street names for the interior streets. The applicant shall be prepared to discuss his choice of names at the Subdivision Committee Meeting. It is advised that the applicant meet with the County Fire Department to determine three appropriate names for these streets.
- E. The final plat tracing shall indicate the platting of building setbacks from Rock Road and 61st Street North. The applicant's engineer has indicated the desire to plat a 50-foot building setback from Rock Road and a 60-foot building setback from 61st Street North.
- F. On the final plat tracing the surveyor's and platter's text shall be changed to conform more to the example MAPD sent to the applicant's engineer.
- G. The county commissioners signature block shall correctly spell Commissioner Billy Q. McCray's name.
- 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 the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1683  
(316) 268-4561

December 16, 1988

Mr. Robert Moser  
Macon Company  
1710 North Main  
Newton, KS 67114

Re: S/D 88-94 - Heritage Hill Estates

Dear Mr. Moser:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 15, 1988, the above captioned plat was considered. The action of the Committee was to recommend that this plat be approved subject to:

- 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 the construction of the proposed interior streets to suburban street standards.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. On the final plat tracing the following street names shall be used: Mill Stream Road for the northern east-west street, Oak Tree Lane for the southern east-west street, and Heritage Hill Lane for the north-south street.
- E. The applicant shall provide County Engineering with additional information to determine any drainage improvements or floodway requirements for this plat. The final plat tracing shall indicate any floodway needed for this plat, in addition any needed minimum building pad elevations shall be shown on the final plat tracing. If a floodway is required, the platter's text shall reference the standard floodway

- language. If minimum building pad elevations are required, these elevations shall be shown on the face of the plat and referenced in the plat's text. The face of the plat shall also reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- F. On the final plat tracing, all references to Section 16, shall be corrected to indicate Section 18.
  - G. As requested by K.G. & E., the final plat tracing shall indicate a 10-foot utility easement along the north line of Lot 1 and south line of Lot 2, Block 4.
  - H. The final plat tracing shall indicate the platting of building setbacks from Rock Road and 61st Street North. The applicant's engineer has indicated the desire to plat a 50-foot building setback from Rock Road and a 60-foot building setback from 61st Street North.
  - I. On the final plat tracing the surveyor's and plat's text shall be changed to conform more to the example MAPD sent to the applicant's engineer.
  - J. The county commissioners signature block shall correctly spell Commissioner Billy Q. McCray's name.
  - 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.
  - 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
  - N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
  - O. Recording of the plat within 30 days after approval by the City Council.

S/D 88-94 Heritage Hill Estates  
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Enclosed with the applicant's copy of this letter is a list of the five methods which have been adopted as being acceptable for guaranteeing improvements required in the approval of plats. The certificate will be required if petitions are submitted. Forms for the bond and irrevocable Letter of Credit are available from this office.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Wednesday, December 21, 1988 at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



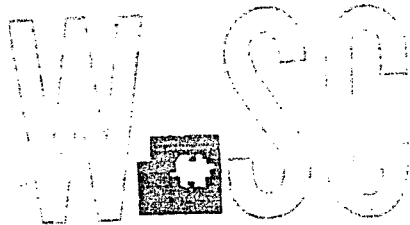
R. Timothy Bickhaus  
Junior Planner

RTB:svm

Enclosure

cc: Central Development Co., Albert F. Lies  
3952 Edgemoor, Wichita, KS 67220  
Jim Weber, County Engineer  
Mike Lindebak, City Engineer  
Ron Worley, County Public Works

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL — TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1683  
(316) 268-4561

November 18, 1988

Robert Moser  
Macon Company  
1710 North Main  
Newton, KS 67114

Re: S/D-88-94 -- HERITAGE HILL ESTATES, located at the corner  
west of Rock Road and south of 61st street

Dear Mr. Moser:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 17, 1988, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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 the construction of the proposed interior streets to suburban street standards.
- C. 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.
- D. On the final plat the portions of Roadway easement between Lots 7 & 8 and Lots 9 & 10, Block 1, shall be shown as out right street dedications. The segment of roadway easement and between Lots 10 & 11, Block 1 may however, be deleted.

- E. 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 plat's text to the appropriate governing body.
- F. 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. Prior to submitting the final plat, the applicant shall meet with the County Fire Department, to determine appropriate names for this plat.
- G. 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.
- H. 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 platting of private streets.
- I. 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 advised 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.
- J. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- K. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- L. 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.

S/D 88-94 Heritage Hill Estates  
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- M. The final plat shall indicate the utility easements requested by K.G. & E. and Southwestern Bell and indicated on the enclosed, marked copy of the plat.
- N. 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.
- O. 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.
- P. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Q. 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.
- R. 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.
- S. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



R. Timothy Bickhaus  
Junior Planner

RTB:svm

Enclosure

cc: Central Development Co., Albert F. Lies, 3952 Edgemoor,  
Wichita, KS 67220  
Mike Lindebak, City Engineer