

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 10
April 20, 1989

STAFF REPORT
(Preliminary Plat)

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

OWNER/APPLICANT: Norman A. Lies, 9903 Essex Dr. Omaha, NB 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

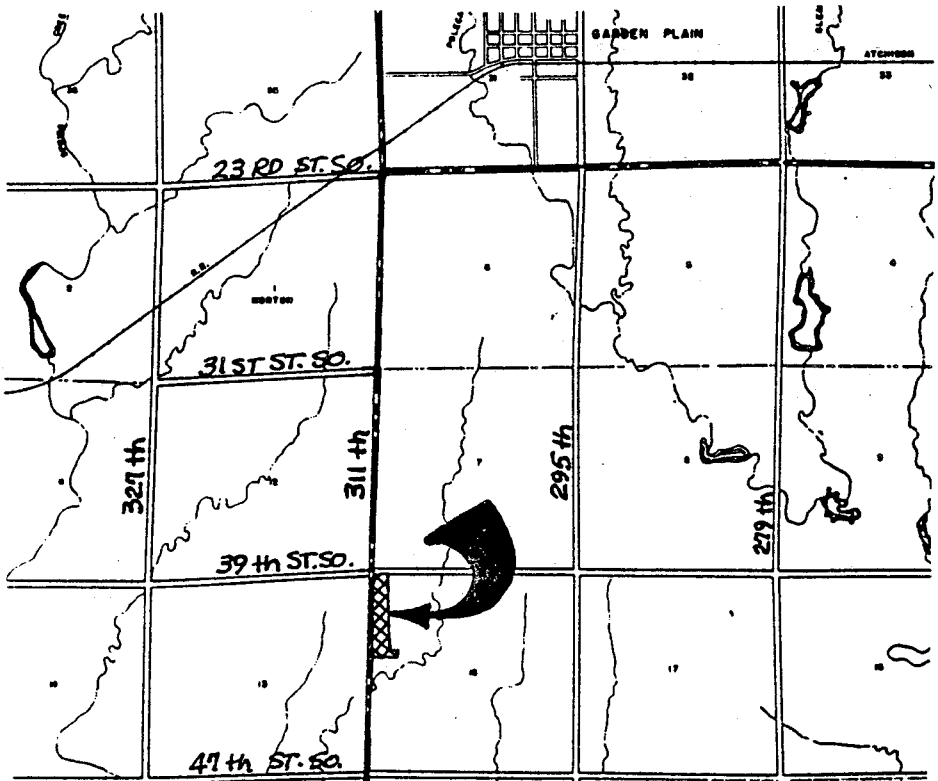
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	9

MINIMUM LOT AREA: 80,000 sq. ft.

CURRENT ZONING: "R" Rural Residential

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

VICINITY MAP:



STAFF COMMENTS:

- NOTE: In order to plat lots of less than two (2) acres a zone change to "R-1", suburban residential zoning must be approved for this site. The applicant has filed a zone change request (SCZ-0607) for this site, this request will not be heard by the MAPC, however, until May 11, 1989.
- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - 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. On the final plat, the street names for MacArthur and 311th Street West shall be indicated adjacent to this plat, the centerlines of these streets shall be labeled, and the amount of additional right-of-way being dedicated by this plat shall be clearly indicated.
 - F. Although MacArthur is designated as an FAS route at this location, and 60-feet of half street right-of-way is required, major intersection right-of-way only needs to be 75-feet for MacArthur for a distance of 250 from the centerline of 311 Street West, and then tapering to 60-feet over the next 100-feet. That is, the right-of-way adjacent to the north line of Lot 1, should be reduced accordingly. The west line of Lot 1 may also be adjusted northward to correspond to this shift in MacArthur's right-of-way.
 - G. On the final plat access control shall be indicated to 311th Street West, except for one opening per lot, for Lots 2 through 9. For Lot 1, complete access control shall be indicated across both the north and west lines of the lot for a distance of 250 from the intersection of the centerlines of MacArthur and 311th Street West. Access control except for one opening shall be indicated for the remaining sections of the respective lot lines.

- H. The access controls indicated above shall also be referenced in the plat's text, with the access control being dedicated to Sedgwick County, with the openings approved by the County Engineer.
- I. If the drainage plan requires the platting of a floodway on the final plat, the final plat shall also reference in the plat's text the standard floodway language.
- J. If minimum building pad elevations are required, these elevations shall be noted on the face of the plat as well as in the plat's text. On-site and off-site benchmarks shall also be indicated.
- K. As required by section 8-103(I), the final plat shall indicate the placement of irons at all corners of this subdivision and other required points. A legend shall be added to the face of the plat which indicates the irons set and the irons found.
- L. The final plat shall indicate the name of this addition as "Garden Spring Estates, Sedgwick County, Kansas."
- M. 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.
- N. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- O. 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.
- P. 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.
- Q. 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.
- R. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.
- S. Prior to submitting the final plat the applicant shall pay the balance of the filing required for this plat.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

June 1, 1989

STAFF REPORT
(Final Plat; 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

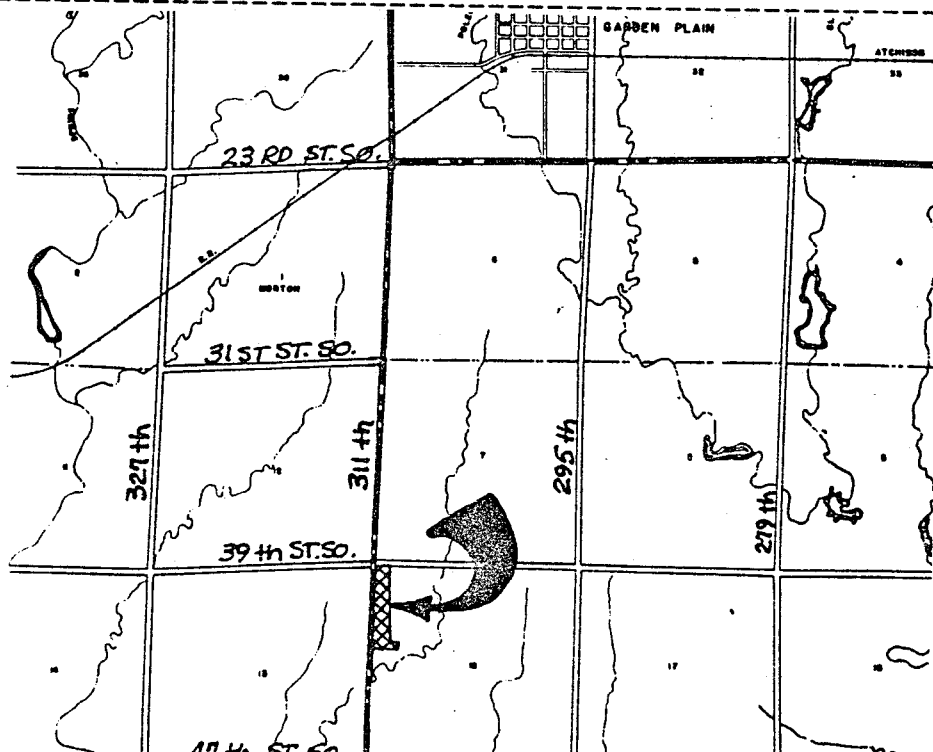
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CURRENT ZONING: "R" Rural Residential

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

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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. Should the proposed Lots 8 and 9 not pass septic system tests, the final plat tracing shall show these two lots combined as one lot (must be at least 5 acres for lagoons).
- E. 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.
- F. The access controls referenced in the platter's text shall be granted to "Sedgwick County."
- G. 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.
- H. 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.
- I. 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.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the Board of County Commissioners.

- L. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?