

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

September 2, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-44 GREENWICH FARMS ADDITION

OWNER/APPLICANT: Jeff Lange, 4810 S. Edwards, Wichita, KS 67217

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., Attn: Mark Savoy, 841 S. Hillside, Wichita, KS 67211

LOCATION: Northwest corner of Greenwich Road and MacArthur Road

SITE SIZE: 112 Acres

NUMBER OF LOTS

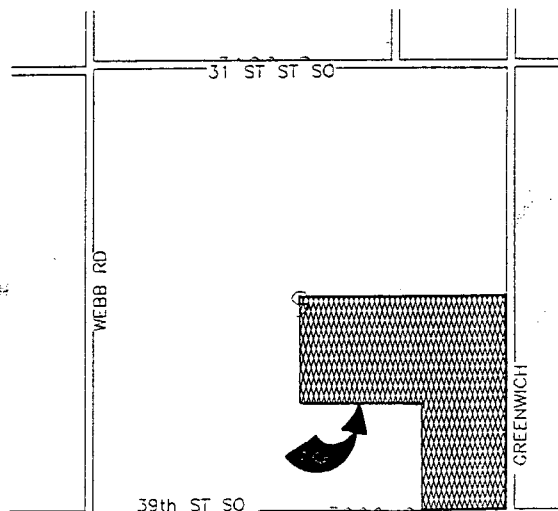
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 202.5 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING:

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.

The Health Department should also be prepared to comment on whether due to lot configuration or the presence of floodway, if any of the lots would be restricted in the potential location of on-site facilities.

- B. The applicant shall guarantee the installation of the residential streets to the suburban standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. On the final plat, the contingent street dedication for 35th Street North, at this plat's western end, shall also be noted in the plat's text. It shall be indicated that this segment of street will be dedicated subject to a similar street being provided on the adjoining property.
- F. On the final plat, 35th street North shall be indicated as a Circle and not a Court.
- G. On the final plat, the plat's text shall reference the standard floodway language.
- H. Since this plat is platting minimum building pad elevations, such elevations shall be noted both on the face of the plat and within the plat's text. It shall also be indicated if these elevations are for the lowest level or opening. Also both an on-site and off-site benchmark shall be provided.
- I. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).

- J. 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.
- 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. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 10

September 30, 1993

STAFF REPORT

(Final Plat, Preliminary Plat Approved 9/2/93)

CASE NUMBER: S/D 93-44 GREENWICH FARMS ADDITION

OWNER/APPLICANT: Jeff Lange, 4810 S. Edwards, Wichita, KS 67217

SURVEYOR/ENGINEER: Savoy, Ruggles, & Bohm, P.A., Attn: Mark Savoy, 841 S. Hillside, Wichita, KS 67211

LOCATION: Northwest corner of Greenwich Road and MacArthur Road

SITE SIZE: 112 Acres

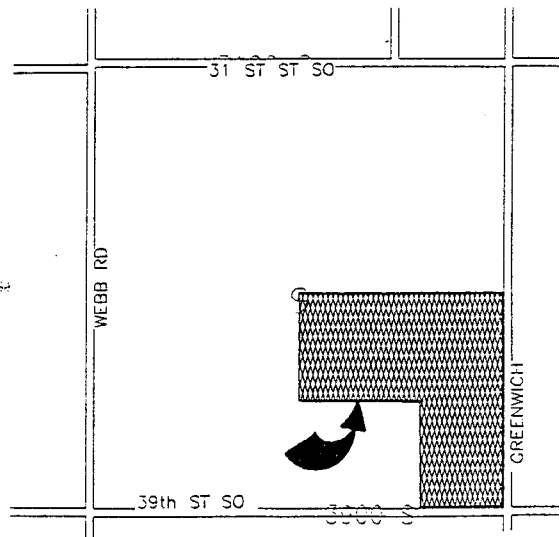
NUMBER OF LOTS

Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

MINIMUM LOT AREA: 202.5 sq. ft.

CURRENT ZONING: "R-1"

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.

Prior to submitting the final plat, the applicant was to meet with Health Department staff to determine if the present design of this plat can adequately accommodate on-site facilities, on all lots. As necessary, the final plat was to be redesigned so all lots can adequately use on-site sewer and water facilities. The Health Department needs to indicate if this matter was discussed and if this plat should be redesigned and/or other requirements that should be established for this plat.

- B. The applicant shall guarantee the installation of the residential streets to the suburban standard.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate the utility easements requested by K.G.& E. which were indicated on the "marked" copy of the preliminary plat mailed to the applicant.
- F. On the final plat tracing, the MAPC signature block should either be left blank or James D. Miner (Acting Chairman) indicated. L. O. Breckenridge is no longer an MAPC member.
- G. The platting binder indicates a rural water district easement in the vicinity of this plat. If any portion of this easement is within the lots being platted, the final plat tracing shall show and label this easement.
- 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. 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?