

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12
January 12, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-112 - HAWKINS ESTATES ADDITION

OWNER/APPLICANT: R. Kell Hawkins, c/o Lou Cates, 1035 S. 183rd St. W., Goddard, KS 67052

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: South of 6th St. S. (Maple) in an area west of 183rd St. W.

SITE SIZE: 28.2 Acres

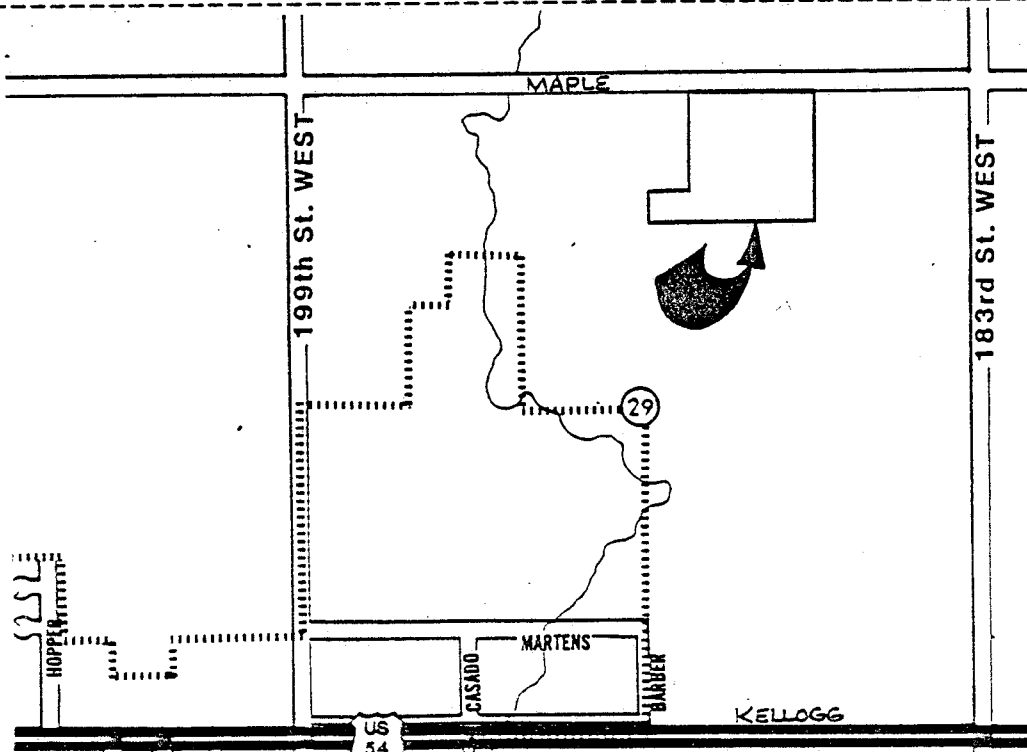
NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 5 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 opening up of Hawkins Lane to suburban street standards.
- 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 complete access control shall be indicated to 6th Street South from the north line of Lots 1 and 3. The plattor's text shall state that the access controls are being dedicated to the County.
- F. On the final plat, the plattor's text shall indicate that the proposed contingent street dedication is contingent upon the County's need for the right-of-way for any street-related purpose.
- G. If required by the drainage plan, a floodway shall be indicated for this plat and the plattor's text shall reference the standard floodway language.
- H. As required by section 8-103(1), the final plat shall indicate the placement of irons at all corner's of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.
- I. 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.
- 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. 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.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- N. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also Engineering should indicate if this site requires the platting of a floodway.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

January 13, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D-88-112 - Hawkins Estates Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee Metropolitan Area Planning Commission on Thursday, January 12, 1989, 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:

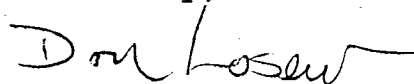
- A. Since neither municipal water nor sanitary sewer available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the opening up of Hawkins Lane including a temporary cul-de-sac, to suburban street standards.
- 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 complete access control shall be indicated to 6th Street South from the north line of Lots 1 and 3. The plat's text shall state that the access controls are being dedicated to the County.
- F. On the final plat the area indicated as contingent street right-of-way for Hawkins Lane shall be shown as an out right dedication. The cul-de-sac shall be indicated as temporary

and the plat's text shall indicate that this temporary cul-de-sac will be vacated when or if Hawkins Lane is extended south.

- G. If required by the drainage plan, a floodway shall be indicated for this plat and the plat's text shall reference the standard floodway language.
- H. As required by section 8-103(1), the final plat shall indicate the placement of irons at all corner's of this subdivision. A legend shall be added to the face of the plat which identifies the irons set and the irons found.
- I. 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.
- 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 or 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. 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.
- L. 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.
- M. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

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

Sincerely,



Don Losew
Junior Planner

DL:svm

Enclosure

cc: Jim Weber, County Engineer
Mike Lindebak, City Engineer
R. Kell Hawkins, c/o Lou Cates
1035 S. 183rd St. W., Goddard, KS 67052
Goddard Planning Commission
City Hall, 122 N. Main, Goddard, KS 67052

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

January 26, 1989

STAFF REPORT

(Final Plat; Preliminary Plat Approved 1/12/89)

CASE NUMBER: S/D 88-112 - HAWKINS ESTATES ADDITION

OWNER/APPLICANT: R. Kell Hawkins, c/o Lou Cates, 1035 S. 183rd St. W., Goddard, KS 67052

SURVEYOR/ENGINEER: Baughman Co., P.A.

LOCATION: South of 6th St. S. (Maple) in an area west of 183rd St. W.

SITE SIZE: 28.2 Acres

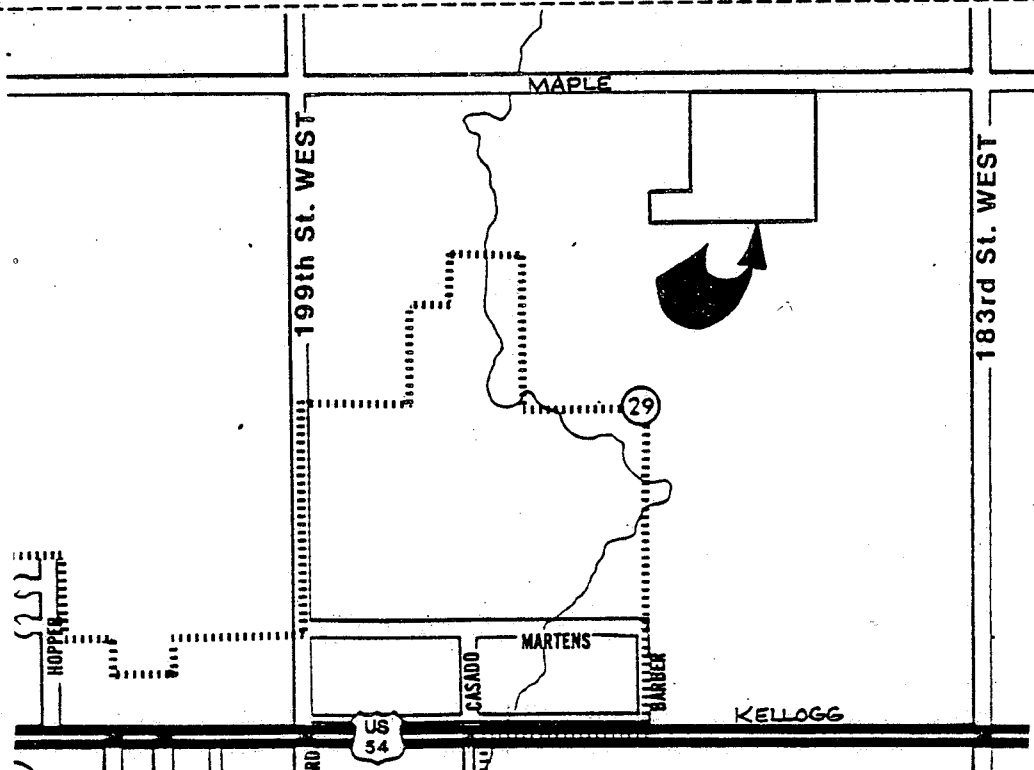
NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 5 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 opening up of Hawkins Lane including a temporary cul-de-sac, to suburban street standards.
- 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 tracing the cul-de-sac shall be indicated as temporary and the platting's text shall indicate that this temporary cul-de-sac will be vacated when or if Hawkins Lane is extended south.
- F. 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.
- 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. 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-402[D](3).
- J. Recording of the plat within 30 days after approval by the City Council.
- K. 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 67202-1688
(316) 268-4561

January 27, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D-88-112 - ~~Hawkins Estates Addition~~

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 26, 1989, 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 opening up of Hawkins Lane including a temporary cul-de-sac, to suburban street standards.
- C. On the final plat tracing the cul-de-sac shall be indicated as temporary and the plat's text shall indicate that this temporary cul-de-sac will be vacated when or if Hawkins Lane is extended south.
- D. 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.
- E. 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/D 88-112 Hawkins Estates

Page 2

- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-402[D](3).
- H. Recording of the plat within 30 days after approval by the City Council.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday after the Subdivision meeting, February 2, 1989. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:svm

Enclosure

cc: Jim Weber, County Engineer
Mike Lindebak, City Engineer
R. Kell Hawkins, c/o Lou Cates
1035 S. 183rd St. W., Goddard, KS 67052
Goddard Planning Commission
City Hall, 122 N. Main, Goddard, KS 67052
Ron Worley, County Public Works

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT
CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

February 2, 1989

Baughman Co., P.A.
315 Ellis
Wichita, KS 67211

Re: S/D-88-112 - Hawkins Estates Addition

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on February 2, 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 January 27, 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 City Council 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:svm

cc: Jim Weber, County Engineer
Mike Lindebak, City Engineer
R. Kell Hawkins, c/o Lou Cates
1035 S. 183rd St. W., Goddard, KS 67052
Goddard Planning Commission
City Hall, 122 N. Main, Goddard, KS 67052
Ron Worley, County Public Works