

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 8

APRIL 21, 1988

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 88-27 - HEATHER RIDGE ADDITION

OWNER/APPLICANT: Smith & Company, 10715 E. Lockmoor, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East of Rock Road, on the south side of MacArthur Road.

SITE SIZE: 77 Acres

NUMBER OF LOTS:

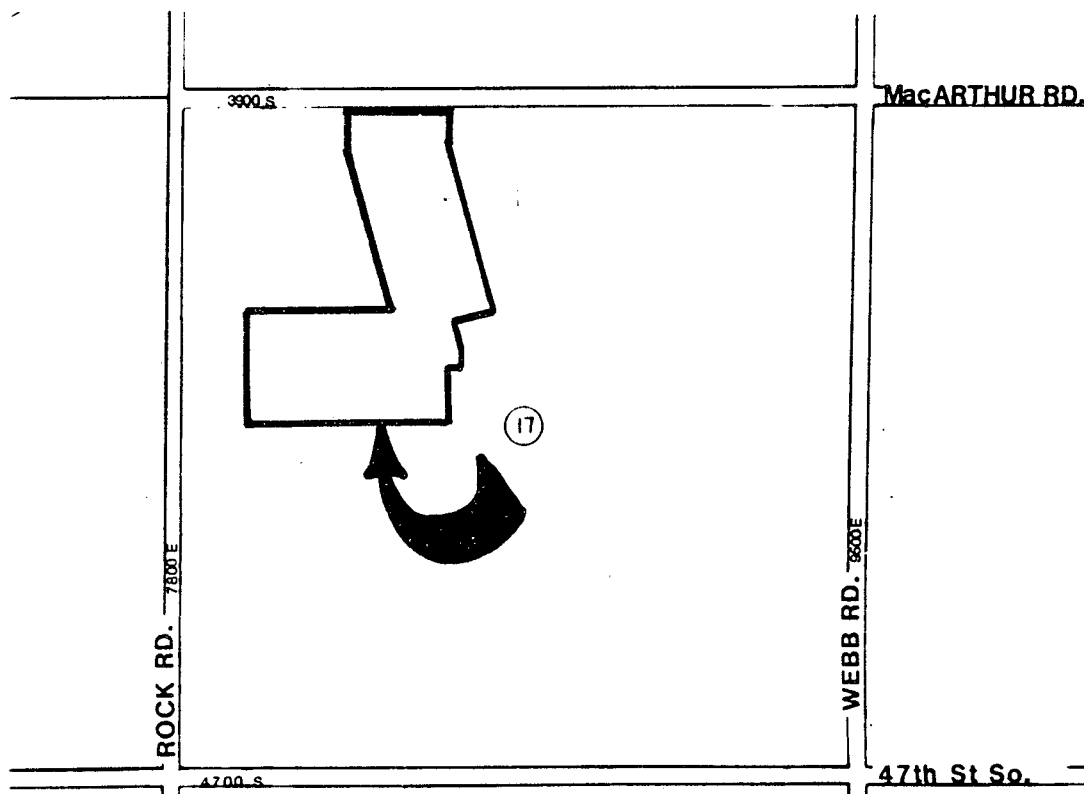
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1"

PROPOSED 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.
- B. The applicant shall guarantee the construction of the proposed interior streets to the standards of a suburban street.
- C. On the final plat, the platator's text shall make appropriate reference to the platting of the temporary cul-de-sac easement. This wording shall clearly state that the temporary easement expires upon extension of 42nd Street South to the west.
- D. 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.
- E. 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.
- F. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

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

April 22, 1988

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

Re: S/D 88-27 - HEATHER RIDGE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, April 21, 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 the standards of a suburban street.
- C. On the final plat, the platator's text shall make appropriate reference to the platting of the temporary cul-de-sac easement. This wording shall clearly state that the temporary easement expires upon extension of 42nd Street South to the west.
- D. On the final plat, "complete access control" shall be indicated from the two northerly-most lots to MacArthur Road.
- E. 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.

- 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. 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.

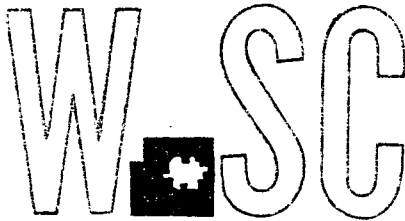
Sincerely,


Forrest L. Nagley
Senior Planner

FLN:jcm
Enclosure

cc: Smith & Company, 10715 E. Lockmoor, Wichita, KS 67207
Mike Lindebak, City Engineer
Jim Weber, Bureau of Public Services

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

August 17, 1988

Baughman Company, P.A.
315 Ellis
Wichita, Kansas 67211

Re: FINAL - S/D 88-27 - HEATHER RIDGE ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, AUGUST 11, 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of the proposed interior streets to the standards of a suburban street.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

Page 2

- E. On the final plat, "complete access control" shall be indicated to MacArthur Road from Lot 1, Block A and Lot 1, Block B.
- F. The plat's text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
- G. On the final plat tracing 42nd Street South shall be extended to the west line of Lots 7 & 8, Block B and be terminated by a 100 foot square cul-de-sac.
- H. 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.
- 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. 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.
- 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.

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 Thursday, August 18, 1988, at 1:30 P.M. If you should have any questions, please call.

Sincerely,



Don Losew
Planner

DL:pb

Enclosure

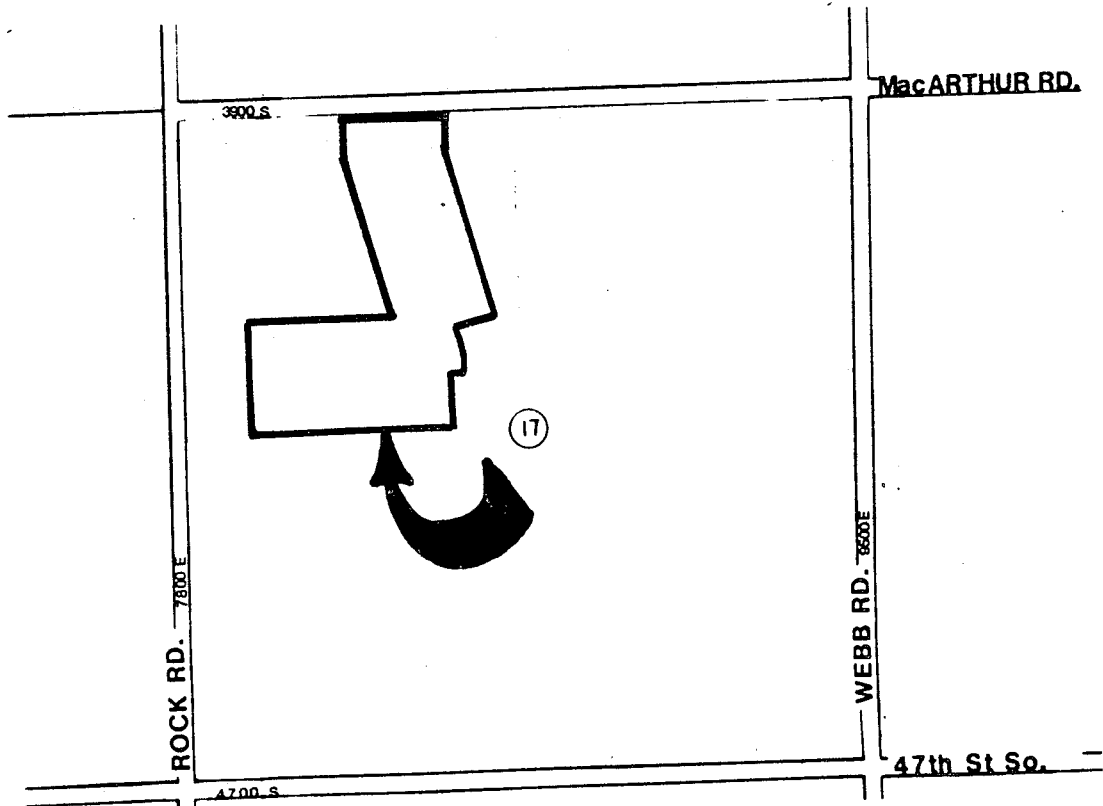
cc: Smith & Company, 10715 E. Lockmoor, Wichita, Kansas 67207
Mike Lindebak, City Engineer
David Spears, Director of the County Bureau of Public Services

MAY 5, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 4/21/88)

CASE NUMBER: S/D 88-27 - HEATHER RIDGE ADDITION
OWNER/APPLICANT: Smith & Company, 10715 E. Lockmoor, Wichita, KS 67207
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: East of Rock Road, on the south side of MacArthur Road.
SITE SIZE: 77 Acres
NUMBER OF LOTS:
Residential: 14
Office:
Commercial:
Industrial:
Total: 14
MINIMUM LOT AREA: 5 Acres
CURRENT ZONING: "R-1"
PROPOSED ZONING: "R-1"

VICINITY MAP:



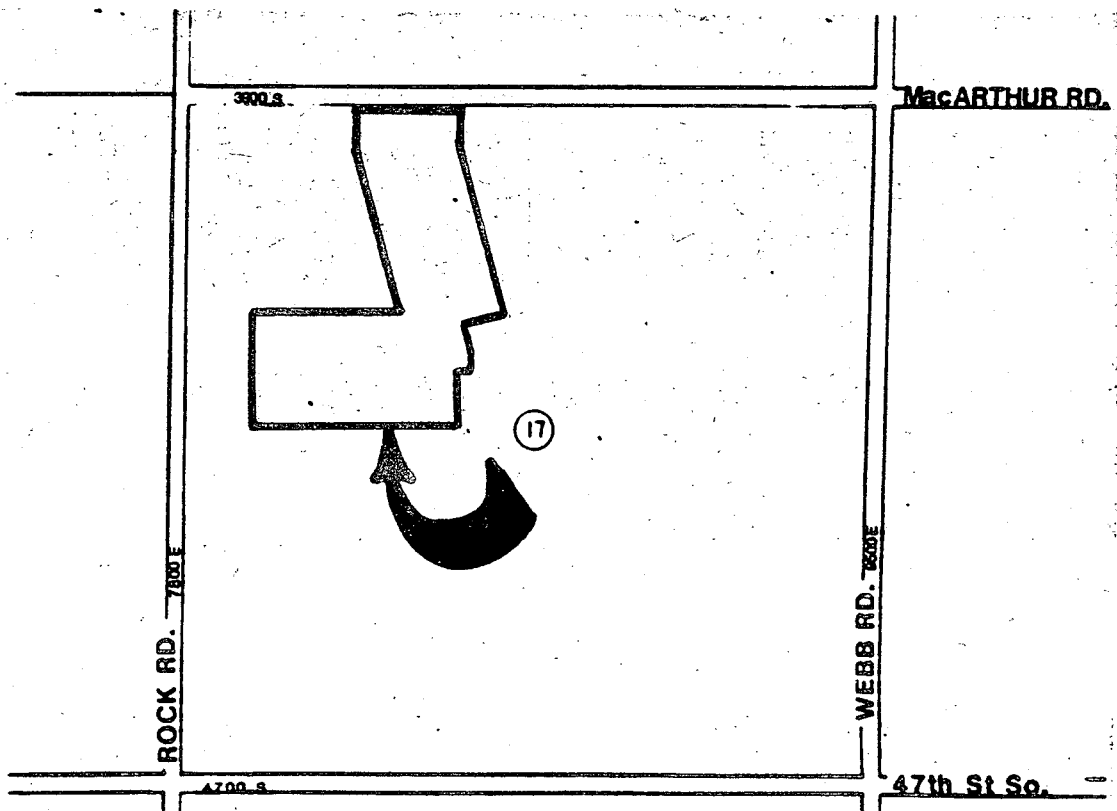
STAFF COMMENTS:

- 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.
- B. The applicant shall guarantee the construction of the proposed interior streets to the standards of a suburban street.
- C. On the final plat, "complete access control" shall be indicated from the two northerly-most lots to MacArthur Road.
- D. The plattor's text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
- E. 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.
- F. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

STAFF REPORT
(Final Plat; Preliminary Approved 4/21/88)

CASE NUMBER: S/D 88-27 - HEATHER RIDGE ADDITION
OWNER/APPLICANT: Smith & Company, 10715 E. Lockmoor, Wichita, KS 67207
SURVEYOR/ENGINEER: Baughman Company, P.A.
LOCATION: East of Rock Road, on the south side of MacArthur Road.
SITE SIZE: 77 Acres
NUMBER OF LOTS:
Residential: 14
Office:
Commercial:
Industrial:
Total: 14
MINIMUM LOT AREA: 5 Acres
CURRENT ZONING: "R-1"
PROPOSED ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

- NOTE: This plat was deferred two weeks from the May 5, 1988 Subdivision Committee meeting to allow the applicant time to consider the County's request that 42nd Street South be extended all the way westward to Rock Road.
- 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 the standards of a suburban street.
 - C. On the final plat, "complete access control" shall be indicated from the two northerly-most lots to MacArthur Road.
 - D. The plat's text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
 - E. 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.
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 - 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
 - I. Recording of the plat within 30 days after approval by the City Council.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 141.

August 11, 1988

STAFF REPORT
(Final plat; preliminary approval 4/21/88)

CASE NUMBER: S/D 88-27 - HEATHER RIDGE ADDITION

OWNER/APPLICANT: Smith & Company, 10715 E. Lockmoor, Wichita, KS, 67207

SURVEYOR/ENGINEER: Baughman Company, P.A.

LOCATION: East of Rock Road, in an area south of MacArthur Road.

SITE SIZE: 77 acres

NUMBER OF LOTS

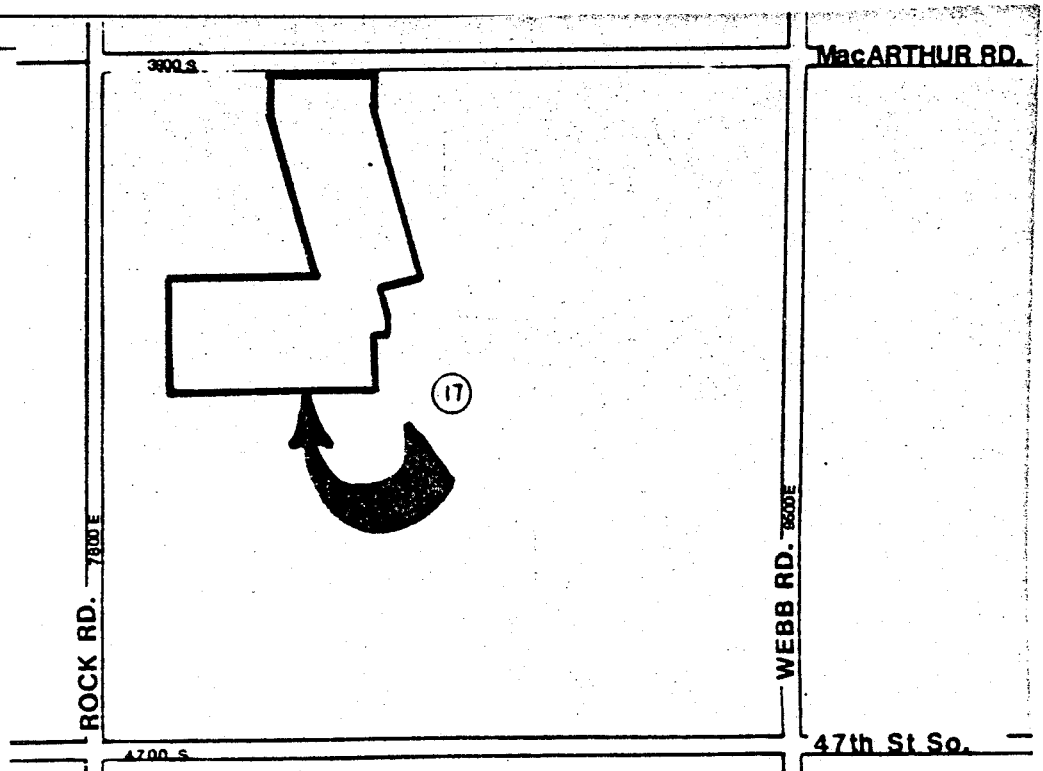
Residential:	14
Office:	
Commercial:	
Industrial:	
Total:	14

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "R-1" Suburban Residential

VICINITY MAP:



STAFF COMMENTS:

NOTE: This plat was indefinitely deferred at the May 19, 1988, Subdivision Committee meeting to allow the applicant time to consider the County's request that 42nd Street South be extended west to Rock Road.

- 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 sewage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee the construction of the proposed interior streets to the standards of a suburban street.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- E. On the final plat, "complete access control" shall be indicated to MacArthur Road from Lot 1, Block A and Lot 1, Block B.
- F. The plattor's text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
- G. In order to avoid leaving a strip of unplatted property to the west of this plat, and in order to provide a street connection from this plat to Rock Road, the applicant shall submit a redesigned plat which depicts the platting of a north/south street to connect 42nd Street South with Rock Road Court, as proposed by Heather Ridge 2nd Addition.
- H. 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.
- 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. 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.
- 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 ^{County}~~City~~ Engineering should be prepared to comment on the status of the applicant's drainage concept.