

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 7

March 17, 1994

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-76 QUAIL CREEK ESTATES

OWNER/APPLICANT: Ted Hartenstein, 1303 Willow Lane, Wichita, KS 67208

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, Ks 67277

LOCATION: South of 47th Street South and west of Greenwich Road

SITE SIZE: 141 Acres

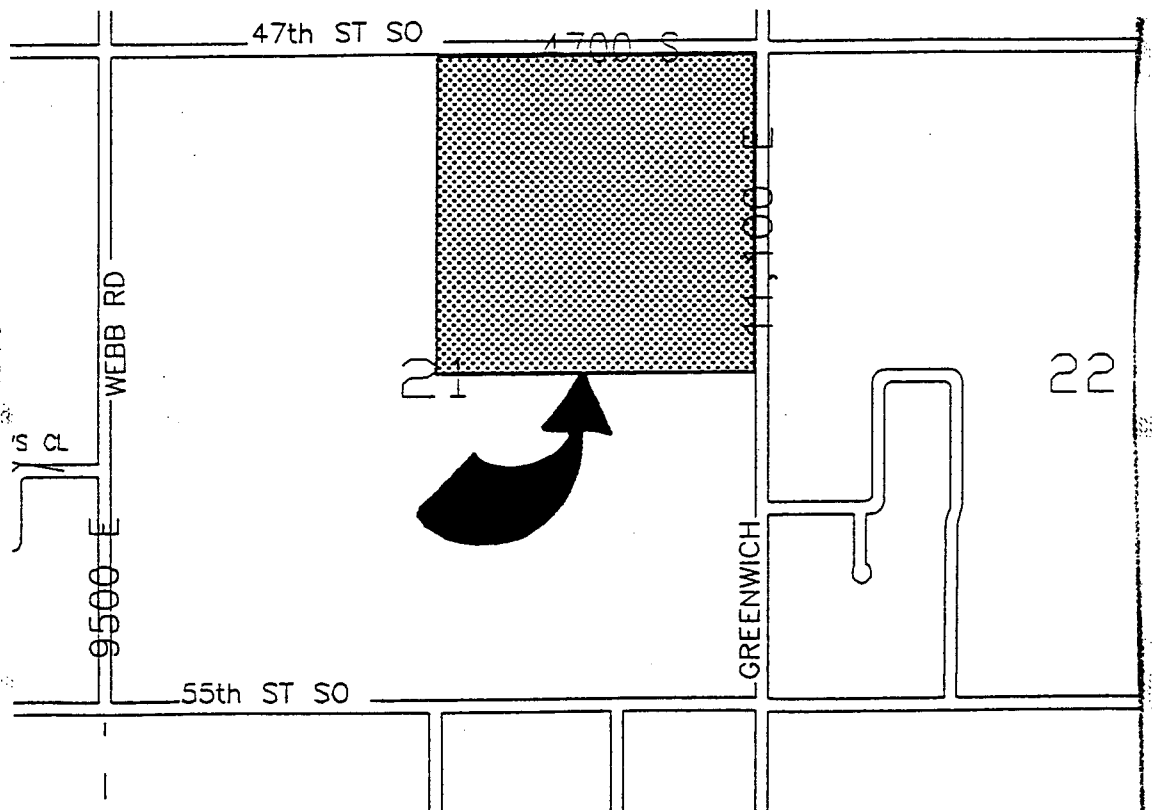
NUMBER OF LOTS

Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	<u>19</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" County

VICINITY MAP:



NOTE: While a portion of this quarter section is not within the plattor's ownership, the area south of Saddle Road shown as an exception, is or was at the time that a sketch plat was reviewed for this site.

STAFF COMMENTS:

- A. While this site is in part being reconfigured to accommodate comments made in regard to the sketch plat for this site, it was not intended that the area now shown as an exception be excluded. Provided that this piece of property is in the ownership of the applicant(s), it should be platted at this time and the final plat shall indicate this area at least as one lot. Lot numbers and block letters should be adjusted accordingly.
- B. 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. Health, in particular, needs to indicate if certain lots may be encumbered in such a way that on-site facilities would be inappropriate.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant shall guarantee construction of the interior streets to the suburban street standard.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. Except for Lots 4 and 5, Block A, adjacent to Greenwich Road and Lot 12, Block A adjacent to 47th Street South, all lots abutting these streets shall indicate and dedicate complete access control to these arterial streets. For the three (3) lots which only have access by means of these streets, access control except one opening per lot shall be dedicated.
- G. Based upon the Comprehensive Plan, a recreational corridor is intended across the northwest corner of this plat. The applicant is indicating a corridor for such a purpose. If the applicant wishes to establish this corridor through the plat, the plattor's text on the final plat needs to clearly indicate the granting of this access area to the public and any relevant conditions for the use, maintenance, etc. of the access area (corridor).
- H. On the final plat, Saddle Road shall be indicated as a Circle, i.e., Saddle Road Circle. However, since the stub street at the south line of this plat is not ending in a cul-de-sac (at this time) and aligns with this plat's use of Saddle Road, this stub section of street should be labeled as Saddle Road.
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 times the width thereof."

- J. If this plat requires the platting of minimum building pad elevations, such elevations shall be shown on the face of the plat and shall also be noted in the platting's text. It shall be indicated if the elevations are for the lowest floor or opening and both on-site and off-site benchmarks shall be shown.
- K. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. In particular County Engineering needs to indicate if this plat is adequately providing for any floodway, drainage easements, drainage reserves, etc. needed of this site. Also, County Engineering needs to verify if minimum building pad elevations are required for any areas of the plat.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2

June 23, 1994

STAFF REPORT

(Revised Preliminary Plat, Original Preliminary Plat Approved 3/17/94)

CASE NUMBER: S/D 93-76 QUAIL CREEK ESTATES

OWNER/APPLICANT: Ted Hartenstein, 1303 Willow Lane, Wichita, KS 67208

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, Ks 67277

LOCATION: South of 47th Street South and west of Greenwich Road

SITE SIZE: 120 Acres (Approximately)

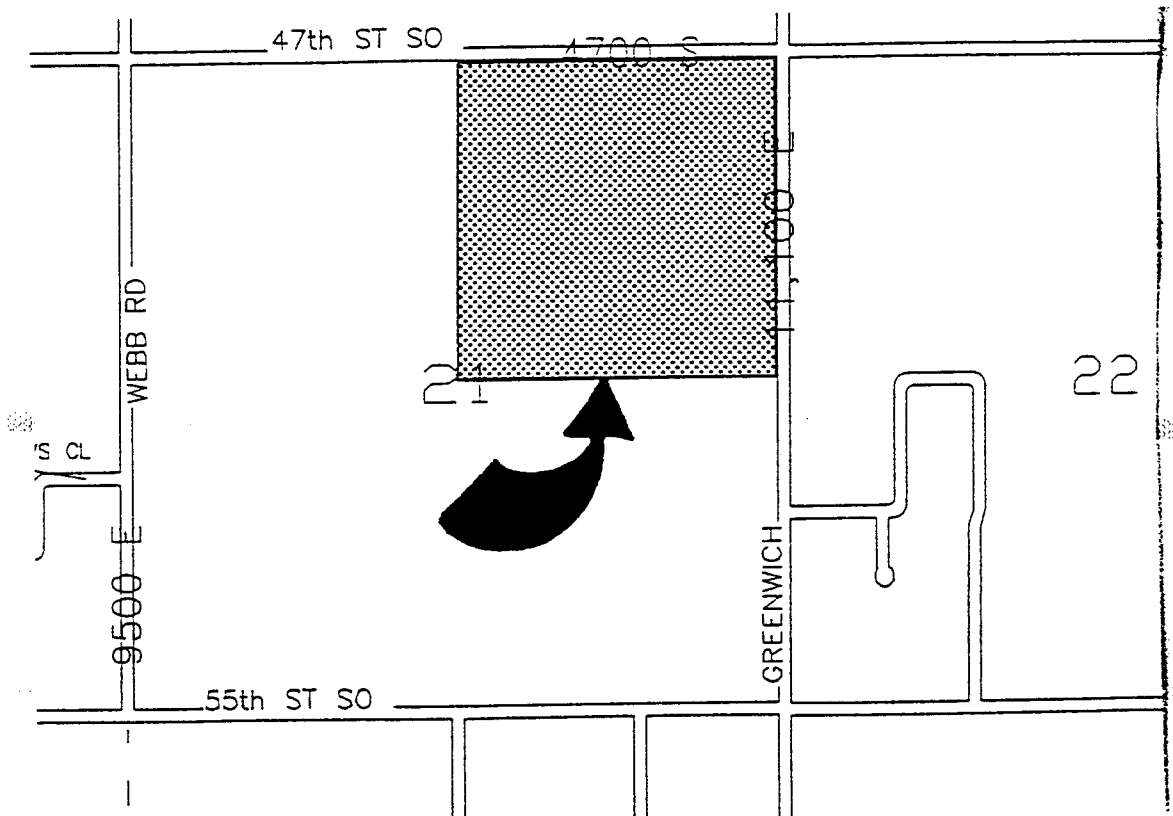
NUMBER OF LOTS

Residential:	17
Office:	
Commercial:	
Industrial:	
Total:	<u>17</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" County

VICINITY MAP:



NOTE: This preliminary plat revises a plat reviewed and approved by the Subdivision Committee 3/17/94. Two lots along the west end of the site have been eliminated, a lot in the center of the site is now being platted and several other lots have been reconfigured. Due to the changes made to this plat, certain of the previous conditions no longer apply and have been deleted. Further, this plat now shows certain changes noted during review of the original preliminary plat and consequently those comments have also been deleted. For purposes of comparison, the following comments are presented in two parts; comments from the original preliminary plat and additional comments based on the revised plat.

STAFF COMMENTS:

Original 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. Health, in particular, needs to indicate if certain lots may be encumbered in such a way that on-site facilities would be inappropriate. Because of possible problems with sanitary sewer locations, the applicant is advised to meet with the Health Department before submitting a final plat.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the interior streets to the suburban street standard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. Since this plat requires the platting of minimum building pad elevations, such elevations shall be shown on the face of the plat and shall also be noted in the platting text. It shall be indicated if the elevations are for the lowest floor or opening and both on-site and off-site benchmarks shall be shown.
- F. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. 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.
- 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. Prior to submitting the final plat, the applicant shall meet with County Engineering to determine platting requirements for the floodways and/or drainage ways needed on this site. The final plat shall indicate all such required drainage reserves, easements, etc.

Additional Comments

- L. On the final plat, since the street coming off of 47th Street South ends in a cul-de-sac, the street shall be named Saddle Road Circle. For the street segment at the south line of this plat, the street name Saddle Road shall also be used, but without the Court designation. West of this street segment, Quail Creek should be shown as a Circle. The representative from the County Fire Department needs to indicate if the use of "Road" in these street names is acceptable, that is, should these streets be simply named Quail Creek, Saddle and as necessary Circles.
- M. If any easements, such as for drainage, are still being shown as granted by separate instruments, the recording information for such easements, dedications, etc. shall be shown on the final plat.
- N. On the final plat, sufficient information (dimensions, bearings, etc.) shall be provided to adequately locate the various drainage easements located on the lots in this Addition.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to indicate if any off-site drainage easements are required for this site.
- P. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 8

July 21, 1994

STAFF REPORT
(Final Plat)

(Revised Preliminary Plat Approved 6/23/94, Original Preliminary Plat Approved 3/17/94)

CASE NUMBER: S/D 93-76 QUAIL CREEK ESTATES

OWNER/APPLICANT: Ted Hartenstein, 1303 Willow Lane, Wichita, KS 67208

SURVEYOR/ENGINEER: Castle & Associates, P. O. Box 9262, Wichita, Ks 67277

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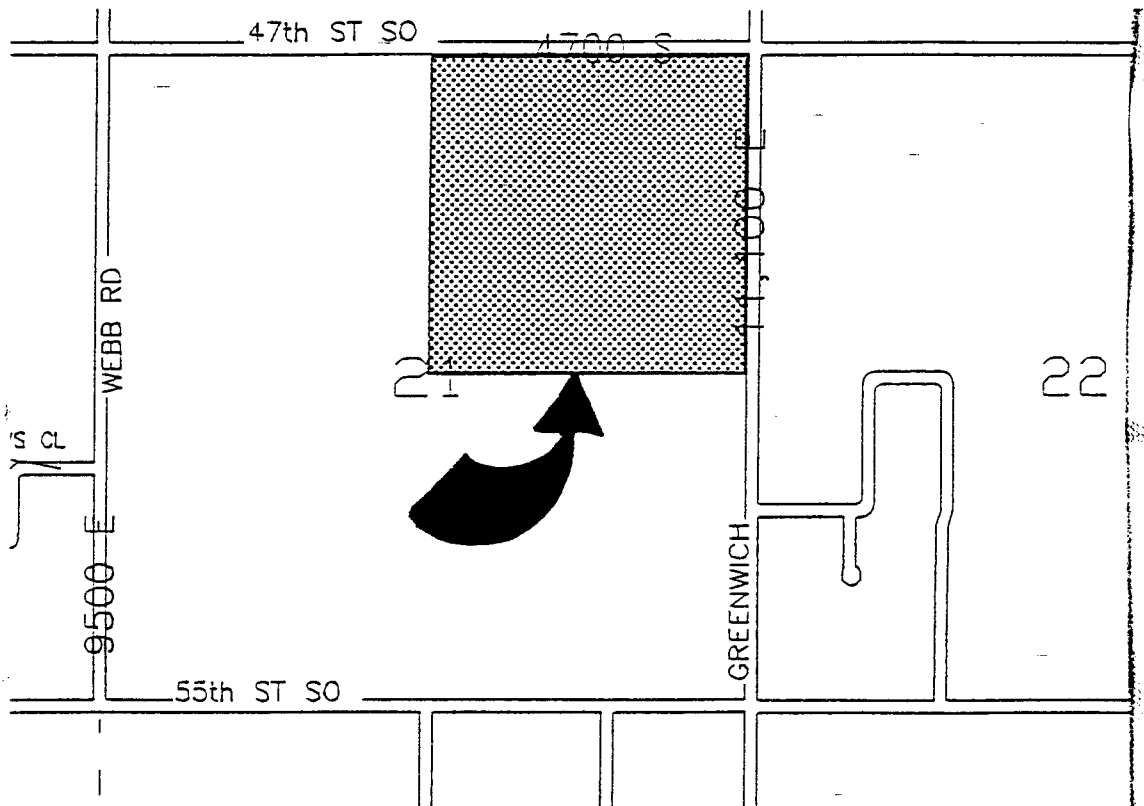
NUMBER OF LOTS

Residential:	17
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Industrial:	
Total:	<u>17</u>

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R" County

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. Health, in particular, needs to indicate if certain lots may be encumbered in such a way that on-site facilities would be inappropriate. The applicant is advised that certain of these lots may have limitations on where lagoons can be located and may consequently require a request to waive location requirements. Also, certain lots appear to indicate lagoons located toward the front of a lot. Such locations are typically not considered desirable.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee construction of the interior streets to the suburban street standard.
- 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, it shall be clearly indicated if the elevations are for the lowest floor or opening; County Engineering shall clarify which is the appropriate designation.
- F. If any easements, such as for drainage, are still being shown as granted by separate instruments, the recording information for such easements, dedications, etc. shall be shown on the final plat tracing.
- G. On the final plat tracing, the platlor's text shall be revised to indicate that streets are being dedicated to and for the use of the public.
- H. It shall be noted that the minimum building pad elevations are in MSL (mean sea level).
- I. The final plat tracing shall as appropriate use larger print; e.g., access control to 47th Street, side lot easements, etc. Both the Register of Deeds, and microfilming of the plat require a minimum print size of 7-pts.
- J. The final plat tracing shall label as "CL", the center lines of both 47th Street and Greenwich.
- K. On the final plat tracing, Saddle Road's south line along the boundary of the plat shall be shown as a dashed line rather than a solid line.
- L. The applicant is advised that the platting binder was to be submitted with the final plat. This binder must be submitted before this plat will be scheduled for City Council review. This plat will be subject to any relevant conditions found by the review of the platting binder.
- M. 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.

- N. 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.
- O. 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.
- P. The applicant is advised that various State and Federal requirements for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to indicate if the Floodway Reserve Easements are adequate.