

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

March 23, 1989

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 89-15 - PRAIRIE VIEW ADDITION

OWNER/APPLICANT: United Auto Parts, Inc. 2235 Southwest Blvd.,
Wichita, KS 67213

SURVEYOR/ENGINEER: Poe & Associates, Attn: Kenny Hill, 434 N.
Oliver, Suite 110, Wichita, KS 67203

LOCATION: 1-1/2 miles west of Goddard at the northeast
corner of 23rd South and 231st Street West

SITE SIZE: 20 Acres

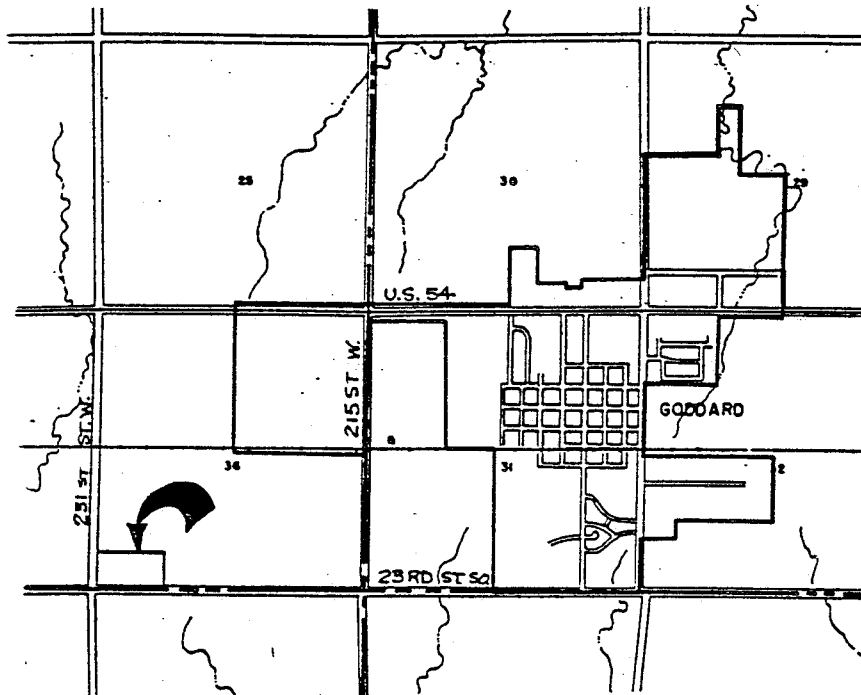
NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

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 any drainage improvements required by the platting of this property.
- C. On the final plat complete access control shall be indicated from Lot 1 to both 231st Street West and 23rd Street South in the area corresponding to the major intersection dedication (75-foot dedication plus the taper section to 50-feet of half street right-of-way).
- D. Access control except for two openings shall be indicated from each lot to the adjacent street(s) on the final plat.
- E. These access controls shall also be referenced in the plat's text. The access control shall be dedicated to Sedgwick County with the openings being approved by the County Engineer.
- F. 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.
- 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).
- J. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.