

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3

May 4, 1989

STAFF REPORT
(Final Plat; Preliminary Plat Approved 3/23/89)

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

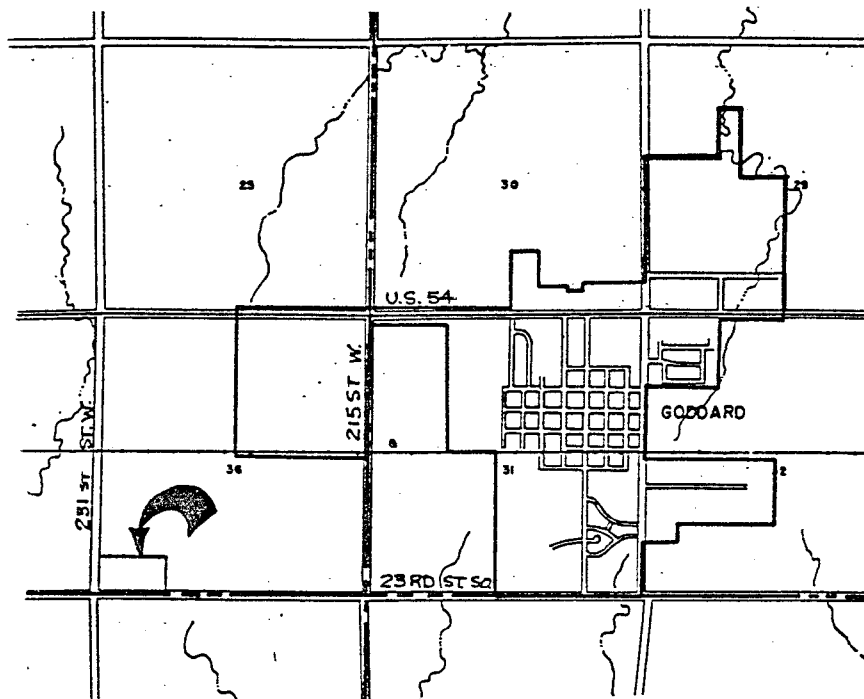
NUMBER OF LOTS

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 tracing the platator's text shall be amended to indicate that the access control shall be dedicated to Sedgwick County with the openings being approved by the County Engineer.
- D. 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.
- E. 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.
- F. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- G. Recording of the plat within 30 days after approval by the Board of County Commissioners.
- H. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, will any drainage guarantees be required with the platting of this property?