

December 21, 1995

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 95-83 WINDMILL ESTATES SECOND ADDITION

OWNER/APPLICANT: High Plains Investments, Attn: Diane MacNair, 9103 W. 18th Street,
WICHITA, KS 67212

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, WICHITA, KS 67211

TOWNSHIP: Don Lessenden, Trustee, Attica Township, 1143 S. 199th St. West,
Goddard, KS 67052

LOCATION: South of 29th Street North and west of 151st Street West

SITE SIZE: 20.4 Acres

NUMBER OF LOTS

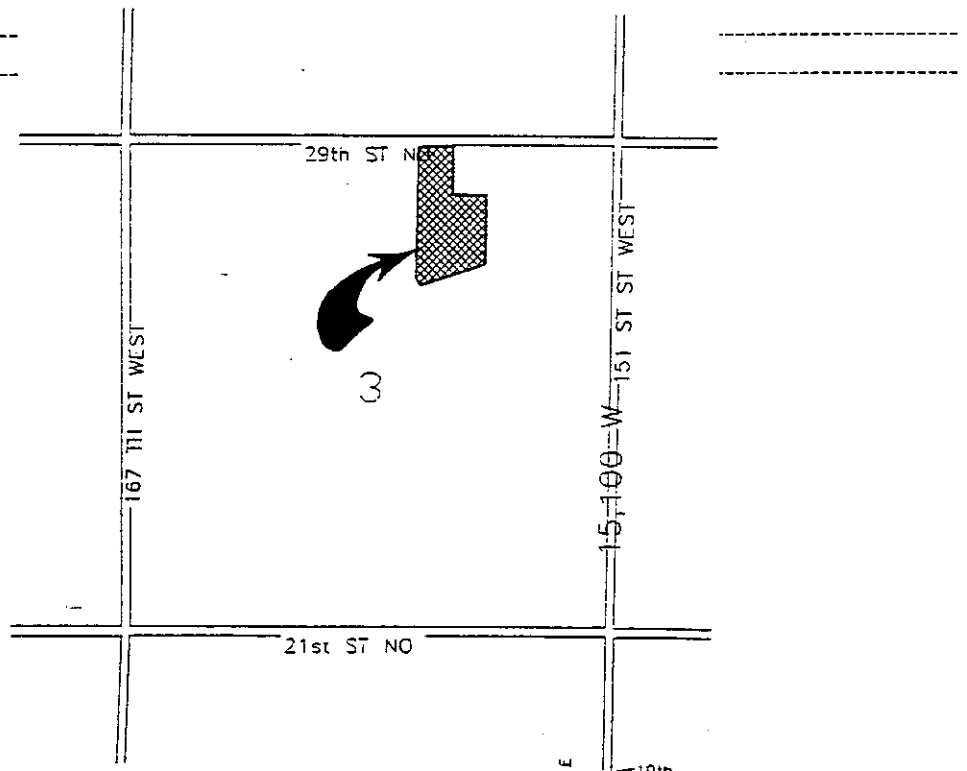
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat has been accepted in final form only since it basically involves a replat of a large lot and smaller lot into four (4) lots or building sites. The largest lot was involved recently with a conditional use (CU-384) involving a request to establish a commercial, wholesale greenhouse operation. The applicant, however, has withdrawn the request and is now apparently proposing to develop the site for residential purposes. The adjacent residential street (Reece) was guaranteed and should have been installed as a requirement of the preceding plat. Other facilities (sewer and water) are being provided on-site.

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 20-foot easement along the west line of the plat shall be more clearly labeled. The placement of the word "utility" within the drainage easement along Lot 1's south line appears somewhat confusing.
- D. The applicant shall submit an updated platting binder. The one provided for this plat is over a year old being dated September 27, 1994. Further, the binder is apparently for the original plat and includes items not apparently or likely relevant to this plat. This plat will be subject to review of a revised plat binder.
- 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. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- 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 is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. Box 317, Valley Center, KS 67147] 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.
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- I. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- J. The representatives from **County Engineering** should be prepared to comment on the status of the applicant's drainage plan.

Note: This plat has been submitted in final form only.