

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 1

May 13, 1993

STAFF REPORT

(Revised Final Plat)

(Final Plat Approved 3/4/93, Preliminary Plat Approved 1/7/93)

CASE NUMBER: S/D 92-70 - WINDMILL ESTATES ADDITION

OWNER/APPLICANT: Highplains Investment, Diane MacNair,
President, 9103 West 18th Street, Wichita, KS
67212

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

LOCATION: Southwest corner of 29th Street North and
151st Street West

SITE SIZE: 111.97 Acres

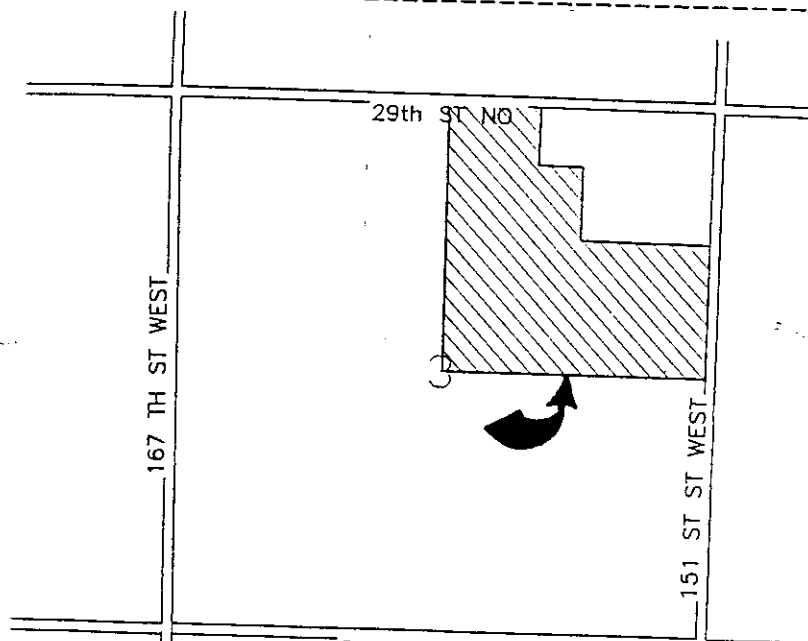
NUMBER OF LOTS

Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



Note: This revised final plat supersedes a final plat approved by the Subdivision Committee 3/4/93 and the MAPC 3/11/93. This final plat has reconfigured lots, particularly on the north and east sides of the local interior street (Reece/Breezy Lane). Two lots just south of 29th Street North have been combined into one (1) lot, and lots just west of 151st Street West have been reconfigured. For the lots south and west of the interior street, some minor shifting in lot lines has occurred. Also, some additional easements for drainage have been added and the drainage easements adjacent to the interior street have been expanded (going from a joint 20-foot drainage and utility easement to a 35-foot drainage easement with a 20-foot utility easement within the drainage easement).

The following comments are being presented by first indicating the new comments as they relate to this revised final plat with the original and still applicable comments previously approved by the MAPC for the original plat.

I. New Comments

- A. On the final plat tracing, the platlor's text shall also reference the granting of "drainage easements" for drainage purposes. That is, this plat is apparently creating three types of easement, separate utility easements, separate drainage easements and a combined drainage and utility easement and consequently, all three types should be noted in the platlor's text.
- B. Unless there is some public purpose in the granting of access control to a nonarterial street, no such controls should be indicated. The access controls from Lots 1 & 2, Block 2 to Reece would not seem to serve any such public purpose and should be deleted from the face of the plat and from the platlor's text. If the applicant desires to control access from these lots, this should be done by a privately created and recorded document.
- C. For purposes of microfilming and recording this plat, the print defining the boundary of the floodway easement located on Lots 6, 7 & 8, Block 1 is too small and the final plat tracing shall use the appropriate size print (not smaller than 8 point).
- D. County Engineering and the Utilities need to indicate if the combined, yet separate drainage and utility easements adjacent to Reece/Breezy Lane are acceptable, that is, rather than the platting of just one combined drainage and utility easement along both sides of this street.
- E. County Engineering also needs to indicate if there are any additional requirements or guarantees, involving drainage due to this revised final and if the indicated floodway easement and minimum building pad elevations are still adequate.

II. Previously Approved 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 installation of the interior street to the suburban street standard.
- C. The applicant shall provide proof, by letter from the KGS Pipeline Company or by copy of the pipeline easement agreement, that the dedication of street right-of-way over a portion of the pipeline easement and the use of part of this pipeline easement as a general utility easement are acceptable and that the building setback line as shown is sufficient. Any relocation, lowering or encasement of the pipeline, caused by development of this property, will not be at the expense of the County. The final plat tracing shall also indicate the recording information for the KGS Pipeline Easement.

As indicated by the platting binder, the present KGS easement on this site is a blanket easement, which is apparently in the process of being confined to the area shown on this plat. Consequently, this plat will not be released for scheduling before the County Commission until proof is provided that the blanket easement has been released and is confined to the indicated easement.

- D. 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.
- E. 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. Prior to this plat being forwarded to the County Commission for approval, requested drainage information shall be provided to County Engineering and approval of the drainage plan obtained. Specifically, an off-site drainage agreement and minimum pad elevation information should be provided.