

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4
May 31, 1990

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 90-36 - SOUTHRIVER ADDITION TO SEDGWICK COUNTY, KANSAS

OWNER/APPLICANT: Ron Smith, Smith & Co., Inc.

SURVEYOR/ENGINEER: Municipal Engineers

LOCATION: North of 71st Street south and east of Hillside

SITE SIZE: 33.8 Acres

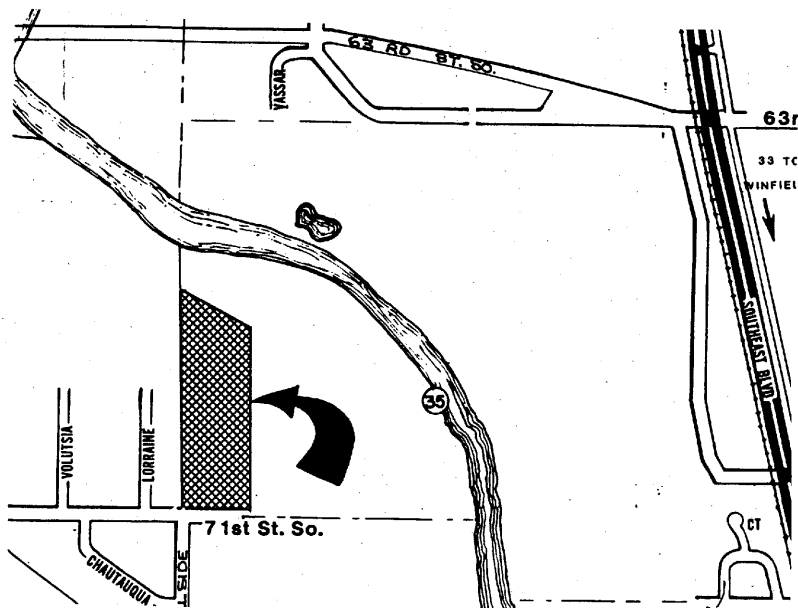
NUMBER OF LOTS

Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	30

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



STAFF COMMENTS:

- NOTE: Although this plat is located close to both Wichita's and Derby's city limits, it is presently zoned under the County's "R," rural residential district which requires lots of at least 2-acres. However, this plat is indicating lots of just over 40,000 square feet.
- A. Prior to submitting a final plat the applicant shall obtain a zone change to "R-1," suburban residential which will allow the size of lots being platted. If mobile or manufactured homes are being proposed, a conditional use application should be filed with the rezoneing.
 - B. The applicant shall guarantee the construction of the interior streets to a suburban street standard. This guarantee shall include the temporary cul-de-sac located adjacent to Lots 1 and 2, Block 3.
 - C. 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.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
 - F. The final plat shall clearly indicate the dedication of 50-feet of 1/2 street right-of-way for 71st Street South.
 - G. If required for this site, minimum building pad elevations shall be referenced both in the plat's text and also noted on the face of the plat. It shall be indicated if these elevations are for the lowest floor or opening elevation and an on-site and off-site bench mark shall be indicated.
 - H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
 - I. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
 - J. The temporary cul-de-sac shall be referenced in the plat's text and indicate that the cul-de-sac will be vacated upon the extension of Rutan to the west of this plat.

- K. Since the applicant proposes to create a 20-foot ingress/egress easement between Lots 2 and 3, Block 3, this easement shall be created by separate instrument and recorded by the applicant. A recorded copy of this easement shall be submitted for the plat file and the recording information shall be indicated on the final plat tracing.
- L. On the final plat, dashed lines shall be used to indicate the termination of the interior streets at the plat's perimeter, solid lines are used to indicate the platting of a private street.
- M. The applicant shall submit with the final plat verification that Lot 1, Block 1 contains the required 40,000 sq. ft. of lot area. It appears that this lot may be under this required square footage. If necessary lot lines shall be adjusted to provide sufficient square footages for all lots.
- N. 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.
- O. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- P. 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.
- Q. 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.
- R. 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.
- S. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- T. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if minimum building pad elevations are required for this site.

County

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5

October 3, 1990

STAFF REPORT

(Final Plat, Preliminary Plat Approved 5/31/90)

CASE NUMBER: S/D 90-36 - SOUTHRIVER ADDITION TO SEDGWICK COUNTY, KANSAS

OWNER/APPLICANT: Ron Smith, Smith & Co., Inc.

SURVEYOR/ENGINEER: Municipal Engineers

LOCATION: North of 71st Street south and east of Hillside

SITE SIZE: 33.8 Acres

NUMBER OF LOTS

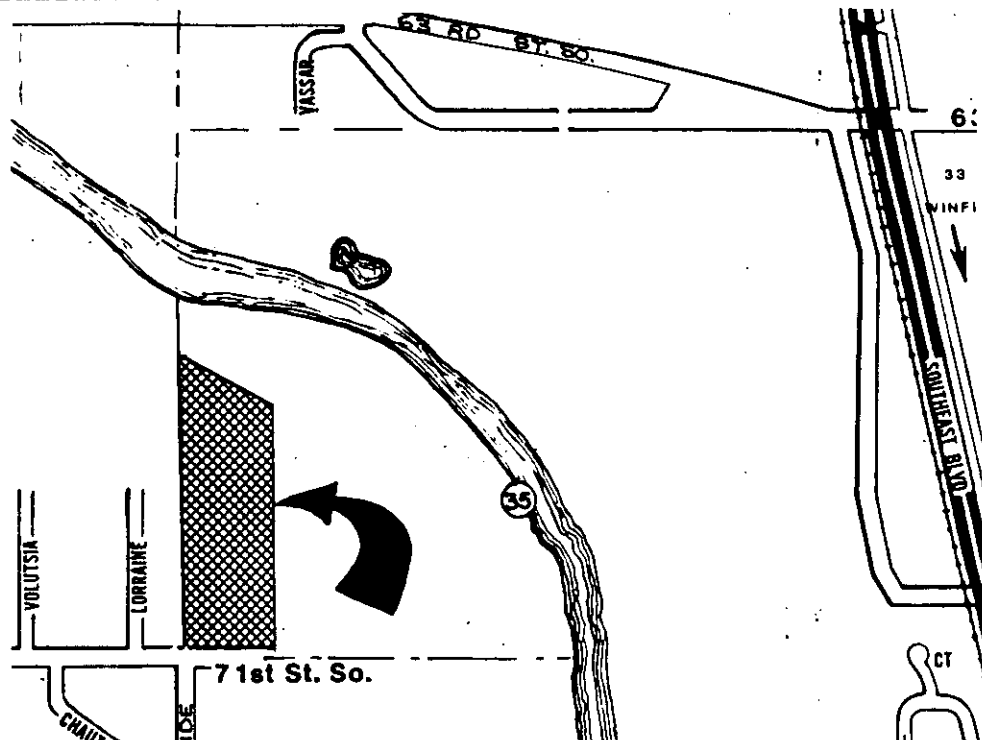
Residential:	25
Office:	
Commercial:	
Industrial:	
Total:	25

MINIMUM LOT AREA: 43,615 sq. ft.

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (SCZ-0628)

VICINITY MAP:



STAFF COMMENTS:

NOTE: Although this plat is located close to both Wichita's and Derby's city limits, it is presently zoned under the County's "R," rural residential district which requires lots of at least 2-acres. This plat is indicating lots of just over 40,000 square feet. However, a zone change has been approved for this site, for "R-1" zoning, subject to the area being platted by July 17, 1992. Also, a conditional use for manufactured housing (CU-345) has similarly been approved subject to platting.

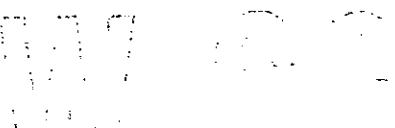
As originally submitted, the preliminary plat had indicated 30 lots and a street connection to the east. Apparently because of problems with on-site sewer location, lots had to be reconfigured.

- A. Prior to submitting a final plat the applicant was to obtain a zone change to "R-1," suburban residential which would allow the size of lots being platted. Also, if mobile or manufactured homes are being proposed, a conditional use application was to be filed with the rezoning. Both the zone change and conditional use have been approved subject to platting.
- B. The applicant shall guarantee the construction of the interior streets to a suburban street standard. This guarantee shall include the temporary cul-de-sac located adjacent to Lots 1 of Block 1 and Block 2.
- C. 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.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the street guarantee.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. The preliminary plat indicated a stub street to the east, in the vicinity of Lots 8 and 7's, Block 2, common lot line. The final has, however, deleted that street. That connection is, though, a logical street to not only assure future access into yet an undeveloped property toward the east, but also to avoid a system of unacceptably long culs-de-sac coming off of 71st Street South. This development will itself largely function with an overly long cul-de-sac unless or until a development to the northwest connects with Rutan. More logically it appears the area immediately east would develop.

Further, based upon the Health department's testing for on site sanitary sewer, it did not appear that Lots 8 and 6, Block 2 were involved in the need to expand lot sizes to adequately locate septic systems. The final plat tracing shall therefore show a dedication for Winesap as originally approved by the Subdivision Committee for the preliminary plat. K.G. & E. and County Engineering need to discuss this street's alignment, as was required for the preliminary plat, in regard to any conflicts with K.G. & E's facilities.

- G. If required for this site, minimum building pad elevations shall be referenced both in the plattor's text and also noted on the face of the plat. It shall be indicated if these elevations are for the lowest floor or opening elevation and an on-site and off-site bench mark shall be indicated. County Engineering needs to verify if such minimum pad elevations are needed.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. On the final plat tracing, the temporary cul-de-sac shall be referenced in the plattor's text and indicate that the cul-de-sac will be vacated upon the extension of Rutan to the west of this plat.
- J. The following corrections shall also be made to the plattor's text:
 - Line 4 shall note that the property has been platted into Lots, Blocks, and Streets.
 - Line 7 shall indicate that access control has been granted across the south lines of Lot 12 (not 13) Block 1, etc.
- K. As requested by K.G. & E., a 10-foot utility easement shall be indicated on the final plat tracing along the east line of Rutan.
- L. This plat is within 3 miles of the City of Wichita and must be reviewed by the Wichita City Council. The final plat tracing shall therefore include a signature block for City Council approval.
- M. On the final plat tracing all required signature blocks shall have the appropriate names printed below the indicated signature line(s).
- N. The applicant is reminded that a title binder is to be submitted at the time a final plat is submitted for review. This binder shall be submitted with or before the final plat tracing is submitted.

- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- S. Recording of the plat within 30 days after approval by the City Council.
- T. 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. Engineering also needs to indicate if minimum building pad elevations are required.



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

June 1, 1990

Babar Khan
Municipal Engineers
254 Laura, Suite 201
Wichita, KS 67211

Re: S/D 90-36 - Plat of SOUTHRIVER ADDITION, 71st Street
South and Hillside.

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 31, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- A. Prior to submitting a final plat the applicant shall obtain a zone change to "R-1," suburban residential which will allow the size of lots being platted. If mobile or manufactured homes are being proposed, a conditional use application should be filed with the rezoning.
- B. The applicant shall guarantee the construction of the interior streets to a suburban street standard. This guarantee shall include the temporary cul-de-sac located adjacent to Lots 1 and 2, Block 3.
- C. 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.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property, this guarantee may be included with the street guarantee.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

- F. The final plat shall clearly indicate the dedication of 50-feet of 1/2 street right-of-way for 71st Street South.
- G. If required for this site, minimum building pad elevations shall be referenced both in the plat's text and also noted on the face of the plat. It shall be indicated if these elevations are for the lowest floor or opening elevation and an on-site and off-site bench mark shall be indicated.
- H. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- I. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- J. The temporary cul-de-sac shall be referenced in the plat's text and indicate that the cul-de-sac will be vacated upon the extension of Rutan to the west of this plat.
- K. Since the applicant proposes to create a 20-foot ingress-egress easement between Lots 2 and 3, Block 3, this easement shall be created by separate instrument and recorded by the applicant. A recorded copy of this easement shall be submitted for the plat file and the recording information shall be indicated on the final plat tracing.
- L. On the final plat, dashed lines shall be used to indicate the termination of the interior streets at the plat's perimeter, solid lines are used to indicate the platting of a private street.
- M. The applicant shall submit with the final plat verification that Lot 1, Block 1 contains the required 40,000 sq. ft. of lot area. It appears that this lot may be under this required square footage. If necessary lot lines shall be adjusted to provide sufficient square footages for all lots.
- N. On the final plat, complete access control shall be indicated across the south line of lots adjacent to 71st Street South. The plat's text shall also reference the dedication of this access control.
- O. On the final plat, the alignment of Winesap shall be adjusted so that no relocation of K.G. & E. facilities will be required. The applicant should meet with County Engineering to verify an acceptable position for this street.
- P. As requested by K.G. & E., a 10-foot utility easement shall be indicated along the east line of Rutan.

- Q. 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.
- R. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- S. 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.
- T. 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.
- U. 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.

The enclosed "marked" copy of the plat is for your information and files. If you should have any questions, please call.

Sincerely,



Don Losew
Senior Planner

DL:sm

Enclosure

cc: Ron Smith, Smith & Co., Inc., P.O. Box 780595, Wichita, KS
67278
Harlan Foraker, County Engineering
Karen A. Benefiel, Secretary, Derby City Planning
Commission, 229 N. Baltimore, Derby, KS 67037
Carol C. Neugent, Secretary, Haysville Planning Commission,
Municipal Building, 200 West Grant, P.O. Box 404,
Haysville, KS 67060
Mike Lindebak, City Engineer

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

October 31, 1991

STAFF REPORT

(Final Plat Deferred from 10/3/91,
Preliminary Plat Approved 5/31/90)

CASE NUMBER: S/D 90-36 - SOUTHRIVER ADDITION TO SEDGWICK COUNTY, KANSAS

OWNER/APPLICANT: Ron Smith, Smith & Co., Inc., P.O. Box 780595, Wichita, KS 67278

SURVEYOR/ENGINEER: Municipal Engineers, Babar Khan, 254 Laura, Suite 201, Wichita, KS 67211

LOCATION: North of 71st Street South and east of Hillside

SITE SIZE: 33.8 Acres

NUMBER OF LOTS

Residential:	26
Office:	
Commercial:	
Industrial:	
Total:	26

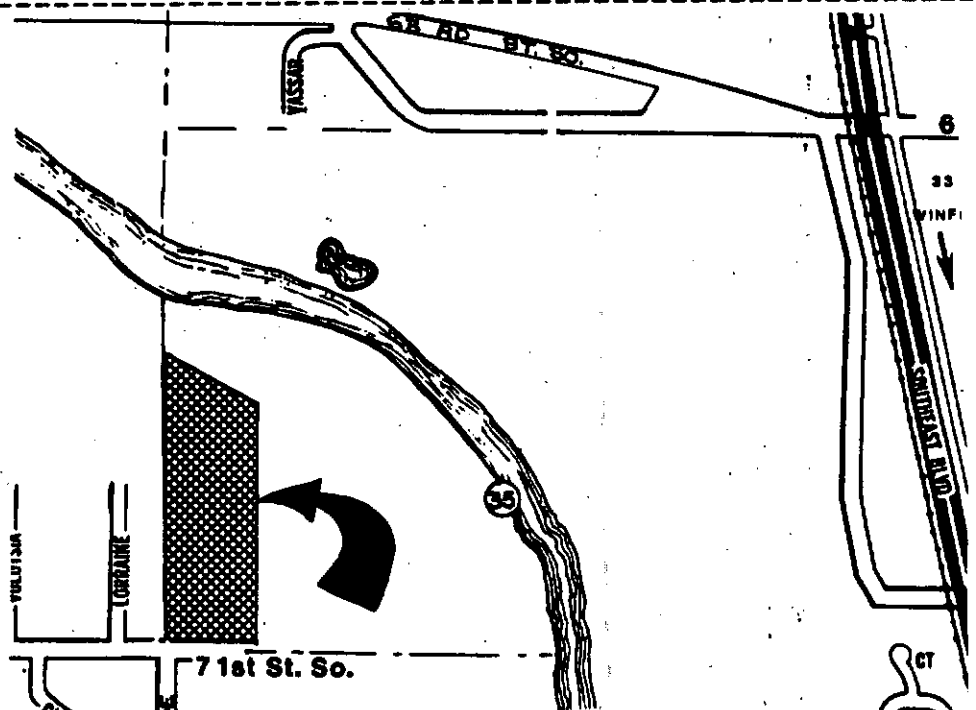
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PROPOSED ZONING: "R-1" Suburban Residential (SCZ-0628)

aps

VICINITY MAP:



STAFF COMMENTS:

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Derby's city limits, it is presently zoned under the County's "R," rural residential district which requires lots of at least 2-acres. This plat is indicating lots of just over 40,000 square feet. However, a zone change has been approved for this site, for "R-1" zoning, subject to the area being platted by July 17, 1992. Also, a conditional use for manufactured housing (CU-345) has similarly been approved subject to platting.

As originally submitted, the preliminary plat had indicated 30 lots and a street connection to the east. Apparently because of problems with on-site sewer location, lots had to be reconfigured.

A. Prior to submitting a final plat the applicant was to obtain a zone change to "R-1," suburban residential which would allow the size of lots being platted. Also, if mobile or manufactured homes are being proposed, a conditional use application was to be filed with the zoning. Both the zone change and conditional use have been approved subject to platting.

B. The applicant shall guarantee the construction of the interior streets to a suburban street (gravel/sand) standard. This guarantee shall include the temporary cul-de-sac located adjacent to Lots 1 of Block 1 and Block 2.

C. 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.

D. The applicant shall guarantee any drainage improvements required by the platting of this property. This guarantee may be included with the street guarantee.

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