

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

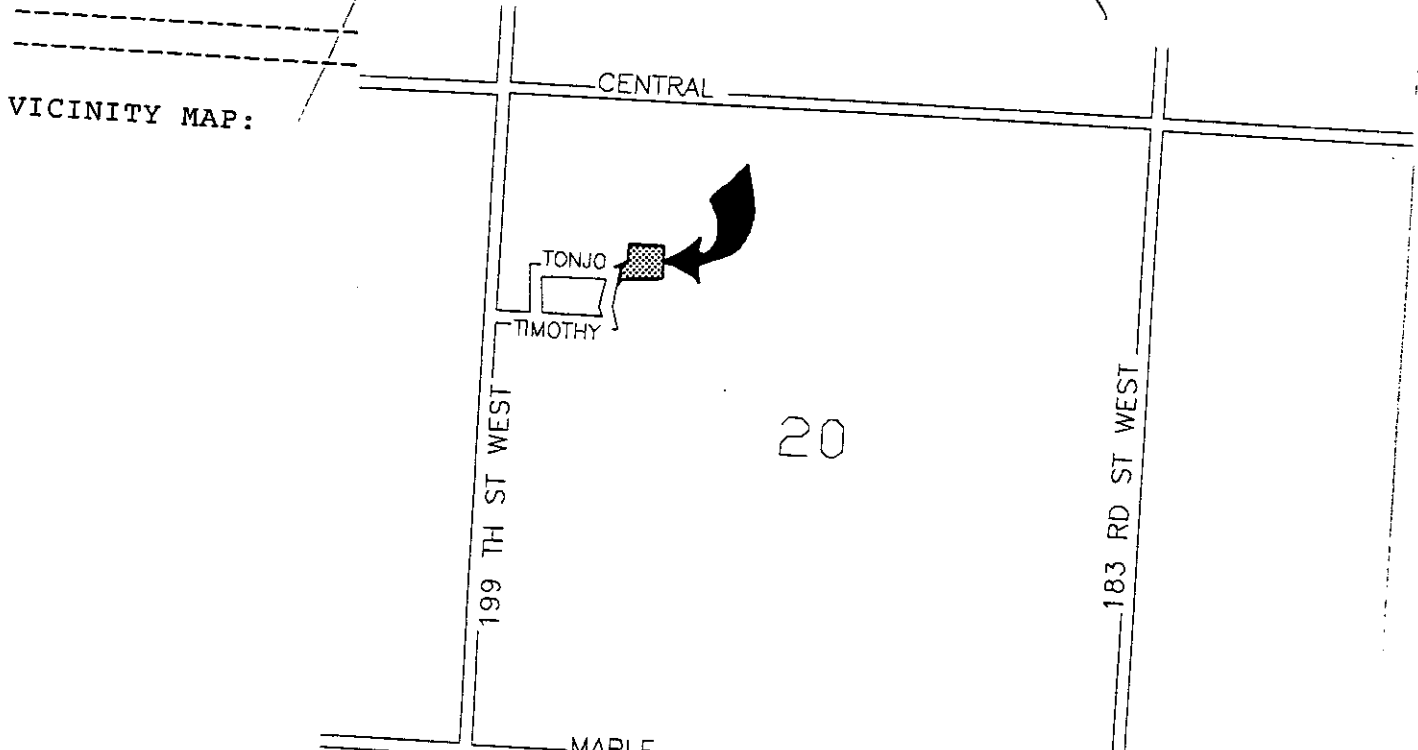
AGENDA ITEM NO. 6

June 10, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-32 - KIMPLE ADDITION
OWNER/APPLICANT: Harold J. Strunk, Route 1, Goddard, KS 67052
AGENT: Cash Kimple, 500 N. Craig, Goddard, KS 67052
SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 841 S. Hillside, Wichita, KS 67211
LOCATION: South of Central and east of 215th Street West
SITE SIZE: 1.46 Acres
NUMBER OF LOTS
Residential: 1
Office: 1
Commercial: 1
Industrial: 1
Total: 1
MINIMUM LOT AREA: 63,496 sq. ft.
CURRENT ZONING: "R"
PROPOSED ZONING:

Revised



NOTE: Although this site is being platted adjacent to an Addition with lots having lot sizes of well under 1-acre, the zoning in this area is "R" Rural Residential which requires lot sizes of 2-acres or more. The existing Addition was platted in 1968 or just before County wide zoning took effect. Consequently, lot sizes were at that time based upon existing Health Department requirements for on-site sewer and water.

STAFF COMMENTS:

- A. The final plat tracing shall either indicate a lot 2-acres in size or larger or prior to the plat being released for County Commission approval, a zone change to "R-1", Suburban Residential zoning shall be obtained.
- B. 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. Based on the probable lot size being at or just above 2-acres or the present size with an approved zone change, this approval will need to be for a septic system.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. The applicant's agent should be prepared to explain the apparent gap existing along the west line of this plat and the adjacent Lot 1, Block 1 of the Strunk's Lake La Rock Addition. That is, is this piece of property part of that lot in the Strunk's Addition, or is it in some other ownership.
- E. In terms of the above indicated strip of property, County Engineering and the Utilities need to indicate if any easement needs to be obtained across the north 20 feet of this strip so as to avoid a gap in the east-west utility easement at this location.
- F. 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.
- 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. 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.

- I. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - J. Recording of the plat within 30 days after approval by the City Council.
 - K. The representative 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.

August 10, 1995

STAFF REPORT
(Final Plat, deferred 6/10/93)

CASE NUMBER: S/D 93-32 - KIMPLE ADDITION
OWNER/APPLICANT: Harold J. Strunk, Route 1, Goddard, KS 67052
AGENT: Cash Kimple, 500 N. Craig, Goddard, KS 67052
SURVEYOR/ENGINEER: Mark Savoy, Savoy, Ruggles, & Bohm, P.A., 924 North Main, Wichita, KS 67203

LOCATION: South of Central and east of 215th Street West

SITE SIZE: 2.01 Acres

NUMBER OF LOTS

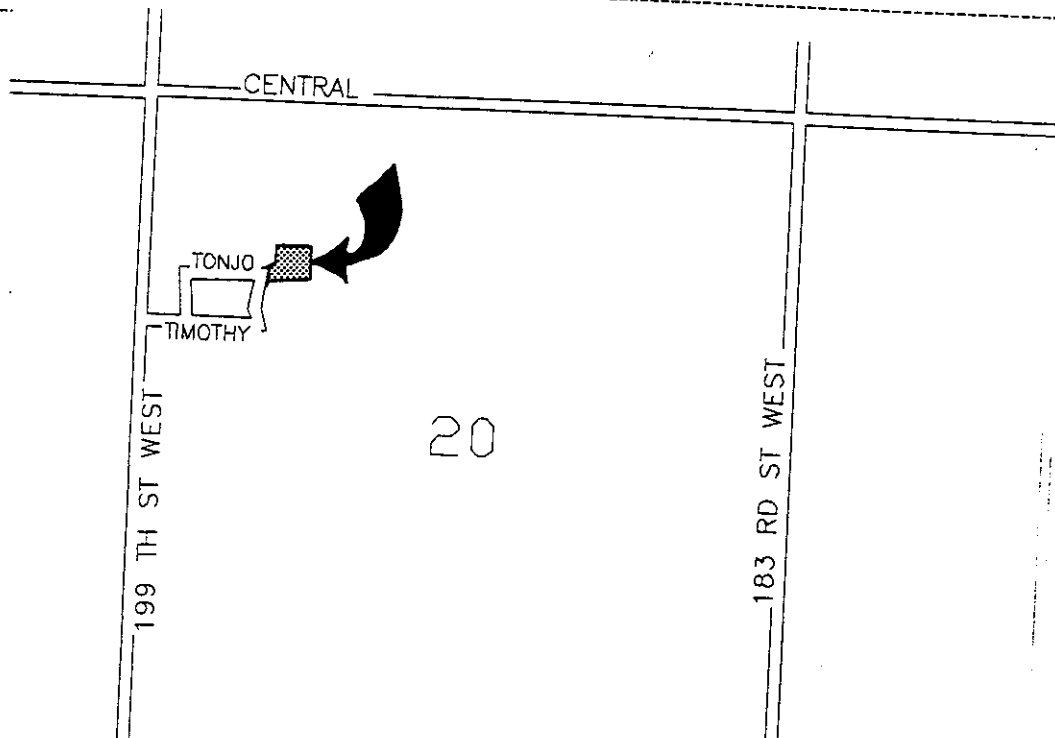
Residential: 1
Office:
Commercial:
Industrial:
Total: 1

MINIMUM LOT AREA: 87,664 sq. ft.

CURRENT ZONING: "R"

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat was originally submitted in 1993. However, the plat involved a site of only 1.46 Acres while zoning involved "R" County Rural Residential which has a two (2) acre requirement. The applicant was informed that either a revised plat would be needed of at least 2-acres, or a zone change obtained. The plat now being considered has been revised to include over 2-acres. The following comments are basically the same as provided for the original plat.

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. Based on the probable lot size being at or just above 2-acres, this approval will need to be for a septic system. (An October 1, 1993 memo has been submitted from Health indicating such approval.)
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant's agent should be prepared to explain the apparent gap existing along the west line of this plat and the adjacent Lot 1, Block 1 of the Strunk's Lake La Rock Addition. That is, is this piece of property part of that lot in the Strunk's Addition, or is it in some other ownership.
- D. In terms of the above indicated strip of property, County Engineering and the Utilities need to indicate if any easement needs to be obtained across the north 20 feet of this strip so as to avoid a gap in the east-west utility easement at this location.
- 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. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representative 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.

Project: KIMPLE

KIMPLE ADDITION

Lot Inverse

Tue Nov 14 18:23:28 1995

Lot name: 1

Line	North: 20970.1087	East: 20757.5226
Line	Length: 89.27	Course: S 12-12-00 W
Line	North: 20882.8550	East: 20738.6577
Line	Length: 339.37	Course: N 64-29-35 E
Line	North: 21028.9960	East: 21044.9522
Line	Length: 260.08	Course: N 00-00-00 E
Line	North: 21289.0802	East: 21044.9522
Line	Length: 223.95	Course: N 89-55-00 W
Line	North: 21289.4059	East: 20820.9991
Line	Length: 145.88	Course: S 10-44-15 W
Line	North: 21146.0801	East: 20793.8203
Line	Length: 30.08	Course: S 23-26-36 W
Line	North: 21118.4848	East: 20781.8539
Line	Length: 59.98	Course: S 53-45-20 W
Curve	North: 21083.0204	East: 20733.4767
Curve	Length: 67.89	Radius: 140.69
Curve	Delta: 27-38-53	Tangent: 34.62
Curve	Chord: 67.23	Course: S 22-25-14 E
Curve	Course In: S 53-45-20 W	Course Out: N 81-24-13 E
Curve	RP North: 20999.8400	East: 20620.0099
Curve	End North: 21020.8696	East: 20759.1194
Curve	Length: 51.07	Radius: 140.69
Curve	Delta: 20-47-47	Tangent: 25.82
Curve	Chord: 50.79	Course: S 01-48-06 W
Curve	Course In: S 81-24-13 W	Course Out: S 77-48-00 E
Curve	RP North: 20999.8400	East: 20620.0099
Curve	End North: 20970.1087	East: 20757.5226

Perimeter: 1267.58 Area: 87,664 2