

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # 7

July 28, 1988

STAFF REPORT
(Preliminary)

CASE NUMBER: S/D 88-59 - TIM LOEHR ADDITION

OWNER/APPLICANT: William L. Brown, Etal., 1208 North Sedgwick, Box 256,
Garden Plain, KS. 67050

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: Southeast of Garden Plain at the northwest corner
of 295th Street West and Pawnee.

SITE SIZE: 32 Acres.

NUMBER OF LOTS:

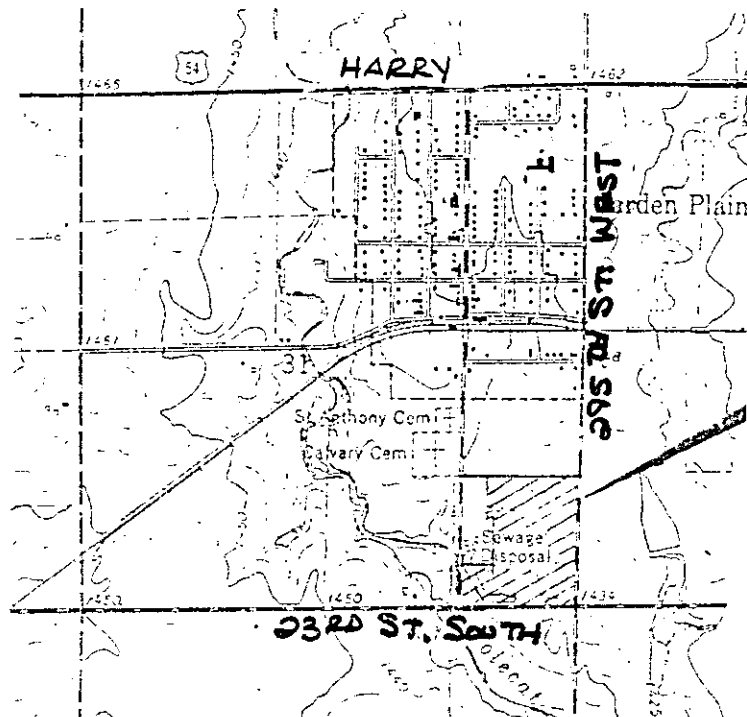
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "R-1"

VICINITY MAP:



NOTE: This plat is adjacent to the sewage disposal facility for the City of Garden Plain. A copy of this plat has been forwarded to officials of Garden Plain and we have requested their comments concerning this plat.

- A. A major issue which needs to be resolved with the preliminary plat is the appropriateness of creating five suburban sized lots so close to the City of Garden Plain. As stated in the above NOTE, staff has forwarded a copy of the preliminary plat to Garden Plain for comments. At the Subdivision Committee meeting, staff will advise of Garden Plain's input.

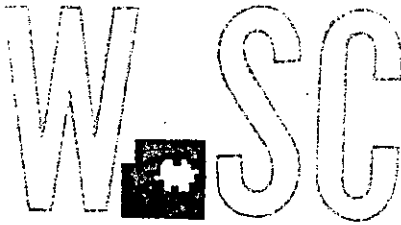
Regarding the appropriateness of the suburban lots, it should be noted that the subject property abuts Garden Plain's sewage treatment facility. The platlor's agent has advised that his client wishes to construct an on-site sewage lagoon on each of the five lots. The desirability of permitting lagoons to be constructed so near the city limits of Garden Plain needs to be discussed. Also, should this plat be required to grant an east/west utility easement(s) so as to provide a route for the future extension of a sanitary sewer to serve the property to the east of this plat?

In comment "H" of this staff report, a requirement is made for the dedication of half-street right-of-way for a future east/west road. Based upon staff review of Quarter Section Maps, it appears advisable to establish the location of this future road at this time. In the letter to Garden Plain, staff has asked for their views on this right-of-way request.

- B. If it is determined that neither municipal water nor sanitary sewer will be extended 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.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The final plat tracing shall indicate "complete access control" to 295th Street West and Pawnee across the south 40-foot and east 40-foot of Lot 4.
- F. The final plat tracing shall indicate the platting of "access control except for one opening per lot" to 295th Street West and Pawnee across the east line of Lots 1, 2, 3 and 4, and the south line of Lots 4 and 5. Access control, except for one opening shall also be shown from Lot 5 to Main Street.

- G. The final plat tracing shall indicate a 30-foot building setback from all perimeter streets (including Main).
- H. The final plat tracing shall indicate the dedication of the North 35 feet of Lot 1 as half-street right-of-way for 21st Street South. A 30-foot building setback shall be indicated from this half-street dedication.
- I. The final plat shall label the center lines of all perimeter streets. The amount of half-street right-of-way shall be dimensioned.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for proposed Lots 1, 2 and 3. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof".
- K. The final plat tracing shall reference a tie point to a previously platted lot corner or section corner.
- L. The final plat shall indicate angles or bearings for the perimeter of this plat.
- M. 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.
- N. 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.
- O. 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.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept.

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

July 29, 1988

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, Kansas 67202

Re: S/D 88-59 - TIM LOEHR ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 28, 1988, 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:

SEE EXHIBIT "A" - S/D 88-59

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

Sincerely,

Don Losew
Planner

DL/pb

Enclosure

cc: William L. Brown, Etal., 1208 North Sedgwick, Bx 256,
Garden Plain, Kansas 67050
Garden Plain Planning Commission, Attention Martin Kerschen, Chairman
Box 14, Garden Plain, Kansas 67050
Jim Weber, County Engineer
Mike Lindebak, City Engineer

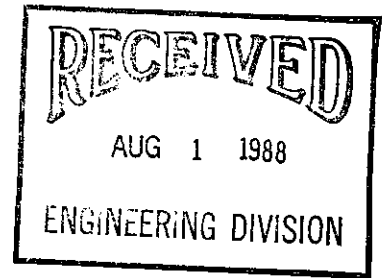
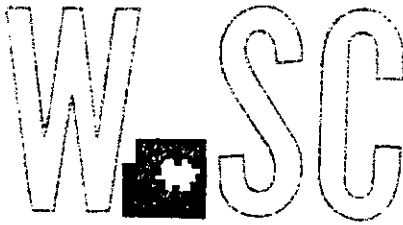


EXHIBIT "A" - S/D 88-59
TIM LOEHR ADDITION, PRELIMINARY PLAT
COMMENTS APPROVED BY THE S/D COMMITTEE 7/28/88

- A. If it is determined that neither municipal water nor sanitary sewer will be extended 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. Specifically tests need to verify if septic tank systems are appropriate for this site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate a 20-foot utility easement, extending from the Garden Plain Sewage Treatment Plant on the west side of the plat, all the way across to the east line of the plat at 295th Street West. This easement is needed to allow for future extension of sewer lines from this Plant.
- E. The final plat shall indicate "complete access control" to 295th Street West and Pawnee across the south 275-feet and east 275-feet of Lot 4.
- F. The final plat shall indicate the platting of "access control except for one opening per lot" to 295th Street West and Pawnee across the east line of Lots 1, 2, 3 and 4, and the south line of Lots 4 and 5. Access control, except for one opening shall also be shown from Lot 5 to Main Street.
- G. The final plat shall indicate a 30-foot building setback from all perimeter streets (including Main).
- H. The final plat shall indicate the dedication of the North 35 feet of Lot 1 as half-street right-of-way for 21st Street South. A 30-foot building setback shall be indicated from this half-street dedication.
- I. The final plat shall label the center lines of all perimeter streets. The amount of half-street right-of-way shall be dimensioned.
- J. Approval of this plat will require a waiver of the lot depth to which ratio of the Subdivision Regulations for proposed Lots 1, 2 and 3. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2½ times the width thereof".
- K. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- L. The final plat shall indicate angles or bearings for the perimeter of this plat.
- M. The final plat shall indicate the utility easements requested by KG&E and SW Bell and indicated on the enclosed "marked" copy of the plat.

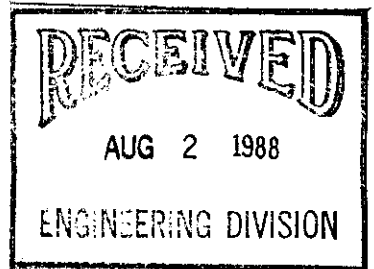
- N. The applicant shall submit the cross lot drainage agreement required by the drainage plan for this property.
- O. Prior to, or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- P. The applicant's engineer is advised 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. 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.
- S. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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



August 1, 1988

Terra Tech Land Surveying, Inc.
245 West Dewey
Wichita, Kansas 67202

Re: S/D 88-59 - TIM LOEHR ADDITION
(Revised Letter - Supersedes July 29, 1988 Letter)

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, July 28, 1988, 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:

SEE EXHIBIT "A" - S/D 88-59

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

Sincerely,

Don Losew
Planner

DL/pb

Enclosure

cc: William L. Brown, Etal, 128 North Sedgwick, Box 256, Garden Plain,
Kansas 67050
Garden Plain Planning Commission, Attention Martin Kerschen, Chairman
Jim Weber, County Engineer
Mike Lindebak, City Engineer

EXHIBIT "A" - S/D 88-59
TIM LOEHR ADDITION, PRELIMINARY PLAT
COMMENTS APPROVED BY THE S/D COMMITTEE 7/28/88

- A. If it is determined that neither municipal water nor sanitary sewer will be extended 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. Specifically tests need to verify if septic tank systems are appropriate for this site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat shall indicate a 20-foot utility easement, extending from the Garden Plain Sewage Treatment Plant on the west side of the plat, all the way across to the east line of the plat at 295th Street West. This easement is needed to allow for future extension of sewer lines from this Plant.
- E. The final plat shall indicate "complete access control" to 295th Street West and Pawnee across the south 275-feet and east 275-feet of Lot 4.
- F. The final plat shall indicate the platting of "access control except for one opening per lot "to 295th Street West and Pawnee across the east line of Lots 1, 2, 3 and 4, and the south line of Lots 4 and 5. Access control, except for one opening shall also be shown from Lot 5 to Main Street.
- G. The final plat shall indicate a 30-foot building setback from all perimeter streets (including Main).
- H. The final plat shall label the center lines of all perimeter streets. The amount of half-street right-of-way shall be dimensioned.
- I. Approval of this plat will require a waiver of the lot depth to which ratio of the Subdivision Regulations for proposed Lots 1, 2 and 3. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed $2\frac{1}{2}$ times the width thereof".
- J. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- K. The final plat shall indicate angles or bearings for the perimeter of this plat.
- L. The final plat shall indicate the utility easements requested by KG&E and SW Bell and indicated on the enclosed "marked" copy of the plat.
- M. The applicant shall submit the cross lot drainage agreement required by the drainage plan for this property.

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

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 8

September 8, 1988

STAFF REPORT
(Final Plat; Preliminary approved 7/28/88)

CASE NUMBER: S/D 88-59 - TIM LOEHR ADDITION

OWNER/APPLICANT: William L. Brown, Etal., 1208 North Sedgwick, Box 256,
Garden Plain, KS. 67050

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc.

LOCATION: Southeast of Garden Plain at the northwest corner of
295th Street West and Pawnee.

SITE SIZE: 32 Acres

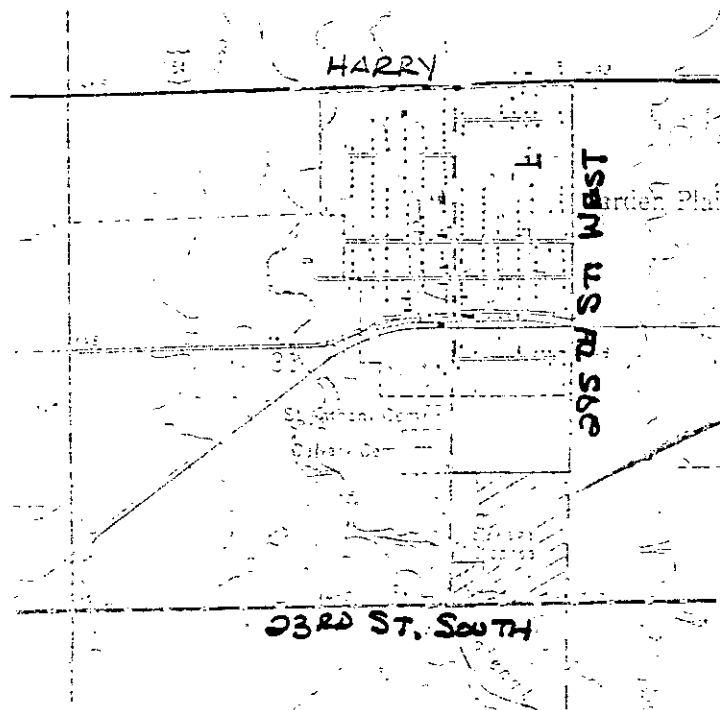
NUMBER OF LOTS

Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R-1"

VICINITY MAP:



STAFF COMMENTS:

- A. If it is determined that neither municipal water nor sanitary sewer will 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. Specifically, tests need to verify if septic tank systems are appropriate for this site.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. The final plat tracing shall indicate the platting of "access control except for one opening" from Lot 3 to Main Street. The platting of this access control shall be mentioned in the platting's text.
- E. Approval of this plat will require a waiver of the lot depth to which ratio of the Subdivision Regulations for proposed Lot 1. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2 1/2 times the width thereof".
- F. The applicant shall submit the cross lot drainage agreement required by the drainage plan for this property.
- G. On the final plat tracing, the platting's text shall be amended to reference that any work proposed within the floodway will need to be approved by the "appropriate engineer" not "appropriate governing body."
- H. On the final plat tracing, the centerline of adjacent Main Street shall be indicated. The amount of half-street right-of-way shall be dimensioned.
- I. 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.
- J. 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.
- K. 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.
- L. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

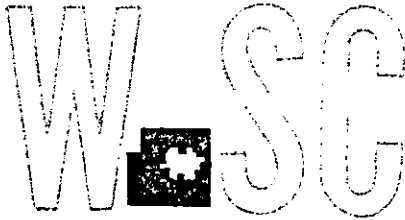
S/D 88-59 TIM LOEHR ADDITION (Final Plat)

September 8, 1988

PAGE 3

- M. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- N. Recording of the plat within 30 days after approval by the City Council.
- O. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.

WICHITA -- SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

September 12, 1988

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: S/D 88-59 - TIM LOEHR ADDITION, located southeast of Garden
Plain at the northwest corner of 295th St. W. and Pawnee.

Gentlemen:

At the regular meeting of the Subdivision Committee of the
Metropolitan Area Planning Commission on Thursday, September 8,
1988, the above-captioned plat was considered. The action of the
Committee was to recommend that this plat be approved, subject
to:

- A. Since sanitary sewer is available to this site through the
City of Garden Plain, the applicant shall make arrangements
with Garden Plain for assuring the extension of sanitary
sewer to the lots being platted. Before this plat is
released for County Commission review, the applicant shall
provide to the Planning Department a letter from Garden Plain
indicating that satisfactory arrangements have been made.
- B. If improvements are guaranteed by petition, a notarized
certificate listing the petitions shall be submitted to the
Planning Department for recording.
- C. The final plat tracing shall indicate the platting of "access
control except for one opening" from Lot 3 to Main Street.
The platting of this access control shall be mentioned in the
plattor's text.
- D. Approval of this plat will require a waiver of the lot depth
to which ratio of the Subdivision Regulations for proposed
Lot 1. The Subdivision Regulations state that, "the maximum
depth of all residential lots shall not exceed 2 1/2 times
the width thereof".
- E. The applicant shall submit the cross lot drainage agreement
required by the drainage plan for this property.

September 12, 1988

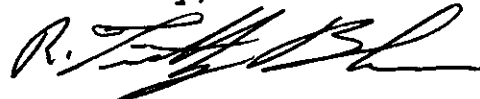
Page 2

- F. On the final plat tracing, the plattor's text shall be amended to reference that any work proposed within the floodway will need to be approved by the "appropriate engineer", not "appropriate governing body."
- G. On the final plat tracing, dimensions for Main Street shall be indicated from the adjacent section line.
- H. 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.
- I. 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.
- J. 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.
- K. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- M. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information and files.

This matter will be forwarded to the Planning Commission for its consideration on Thursday, September 15, 1988. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus
Junior Planner

RTB:jcm
Enclosure

cc: William L. Brown, et al., Box 256, Garden Plain, KS, 67050
Garden Plain Planning Commission, 505 N. Main, Garden Plain,
KS 67050
Jim Weber, County Engineer
Mike Lindebak, City Engineer



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

September 15, 1988

Terra Tech Land Surveying, Inc.
245 W. Dewey
Wichita, KS 67202

Re: S/D 88-59 - TIM LOEHR ADDITION, located southeast of Garden Plain at the northwest corner of 295th St. West and Pawnee.

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on September 15, 1988, the above-captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee, subject to the conditions stated in our letter of September 12, 1988.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plattor.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

R. Timothy Bickhaus
Junior Planner

RTB:jcm

cc: William L. Brown, et al., Box 256, Garden Plain, KS 67050
Garden Plain Planning Commission, 505 N. Main, Garden Plain,
KS 67050
Jim Weber, County Engineer
Mike Lindebak, City Engineer

CLOSURE COMPS.

*Don
Joseph
10th Floor*

LIETZ S3 SYSTEM SOFTWARE

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Serial No.: LTZCP251048
File Name : LOEHRC2
Disk Name : DIRECT9

Version: 1.91A
Date: 10-05-88
Start Time:13:41:29

COGO ROUTINE

RECEIVED

OCT 17 1988

METROPOLITAN PLANNING
ROUTE _____

----- CALCULATE AREA -----

LOT NO. 1

FROM	DIRECTION	LENGTH	NORTHING	EASTING	TO
7	N 89 12 05.9 E	892.467	1465.2480	2092.0530	7
317	S 01 50 54.9 W	350.000	1477.6831	2984.4337	317
324	S 89 12 05.9 W	892.597	1127.8653	2973.1433	324
327	N 01 52 11.1 E	350.006	1115.4283	2080.6331	327
			1465.2480	2092.0530	7

AREA = 312052.946 SQ. FT. OR 7.1637 ACRES

LOT NO. 2

FROM	DIRECTION	LENGTH	NORTHING	EASTING	TO
327	N 89 12 05.9 E	892.597	1115.4283	2080.6331	327
324	S 01 50 54.9 W	305.000	1127.8653	2973.1433	324
325	S 01 50 54.9 W	260.000	823.0240	2963.3045	325
326	S 89 12 05.9 W	260.000	563.1593	2954.9173	326
329	S 89 12 05.9 W	868.620	551.0565	2086.3820	329
5	N 01 50 34.8 E	242.810	793.7410	2094.1910	5
	S 89 57 24.2 W	24.060	793.7228	2070.1310	312
312	N 01 52 11.1 E	321.877	1115.4283	2080.6331	327

AREA = 497981.66 SQ. FT. OR 11.4321 ACRES

----- CALCULATE AREA -----

LOT NO. 3

FROM	DIRECTION	LENGTH	NORTHING	EASTING	TO
329	N 89 12 05.9 E	868.620	551.0565	2086.3820	329
326	S 01 50 54.9 W	111.464	563.1593	2954.9173	326
316	S 10 22 45.7 W	101.119	451.7534	2951.3217	316
315	S 01 50 54.9 W	177.382	352.2893	2933.1036	315
323	S 01 50 54.9 W	177.382	175.0000	2927.3816	323
323	N 90 00 00.0 W	177.382	175.0000	2750.0000	320
320	S 75 57 49.5 W	103.078	150.0000	2650.0000	321
321	S 90 00 00.0 W	823.780	150.0000	1826.2202	322
322	N 00 23 05.3 W	383.744	533.7350	1823.6430	3
3	N 89 57 24.2 E	262.188	533.9330	2085.8310	4
4	N 01 50 34.8 E	17.132	551.0565	2086.3820	329

AREA = 441734.595 SQ. FT. OR 10.1408 ACRES