

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 15

January 8, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 97-99 - NORTH WOOD ESTATES

OWNER/APPLICANT: Daniel J. Lauer, R.R.2, Clearwater, KS 67026

SURVEYOR/ENGINEER: Griffiths & Associates, Attn: Harlan Foraker, 438 North Ohio, Wichita, KS 67214

LOCATION: Southwest corner of 79th Street South and 135th Street West

SITE SIZE: 25 acres

NUMBER OF LOTS

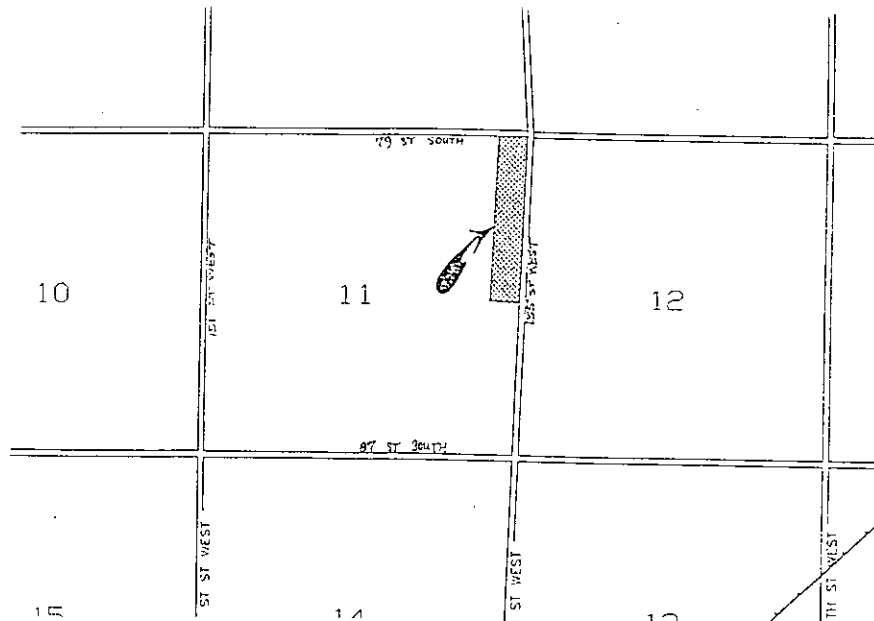
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in the Clearwater area of influence. The property is designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision".

STAFF COMMENTS:

- A. 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The Wichita-Sedgwick County Comprehensive Plan specifies that low-density residential lots are to be separated from section line roads. Therefore, the face of the plat and the plat's text should denote the dedication, or at least the contingent dedication of a 70-foot street right-of-way along the southerly line of the plat and between lots 2 and 3 and between lots 4 and 5.
- D. County Engineering needs to comment on the status of the applicant's drainage concept.
- E. County Engineering needs to comment on the acceptability of access controls. The plat denotes two access openings for each lot.
- F. Based upon the legal description shown on the plat, the site involves the area adjoining the northerly and easterly line of the section; and consequently the plat involves a dedication of street right-of-way for both 135th Street West and 79th Street South. Both the face of the plat and the plat's text should denote and reference such dedication.
- G. Based upon the platting binder, property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.
- H. 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.)

- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- K. 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 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5.

February 5, 1998

STAFF REPORT
(Final Plat, Preliminary Plat-Approved 01/08/98)

CASE NUMBER: S/D 97-99 - NORTH WOOD ESTATES

OWNER/APPLICANT: Daniel J. Lauer, R.R.2, Clearwater, KS 67026

SURVEYOR/ENGINEER: Griffiths & Associates, Attn: Harlan Foraker,
438 North Ohio, Wichita, KS 67214

LOCATION: Southwest corner of 79th Street South and 135th Street West

SITE SIZE: 25 acres

NUMBER OF LOTS

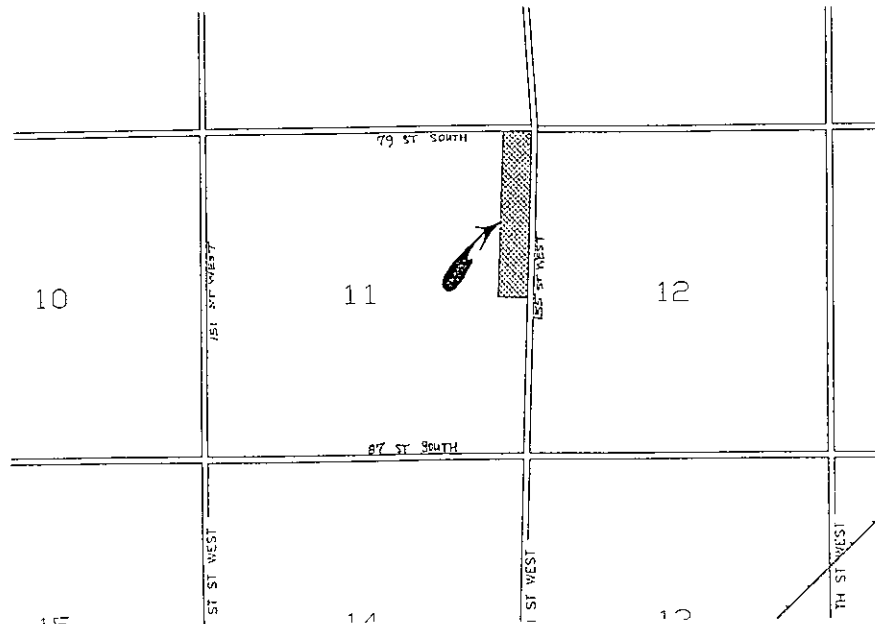
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 5.0 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in the Clearwater area of influence. The property is designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision".

STAFF COMMENTS:

- A. 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. **Standard soil testing is required.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The Wichita-Sedgwick County Comprehensive Plan specifies that low-density residential lots are to be separated from section line roads. Therefore, the face of the plat and the plattor's text should denote the dedication, or at least the contingent dedication of a 70-foot street right-of-way along either lots 1 and 2, or between lots 3 and 4. Joint access is also recommended between lots 1 and 2, and between lots 3 and 4. **County Engineering has recommended one opening per lot, and a contingent dedication of right-of-way at the southern line of the plat.**

The Subdivision Committee has approved MAPD's above recommendations.

The final plat has indicated one opening for lots 1 through 4; and one opening for each street frontage for lot 5. A 70-ft contingent right-of-way has been dedicated along the southern line of the plat.

- D. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- E. The plattor's text shall include language referencing the contingent dedication.
- F. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- G. Based upon the platting binder, property taxes are still outstanding. Before the plat is released for recording, proof shall be provided indicating that all applicable property taxes have been paid.
- H. 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.)
- 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.
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$\frac{N\ 12666.20}{E\ 10000.00}$ 480.46 $\frac{N\ 12658.96}{E\ 10480.41}$

S89°08'12" E

**CLOSURE
COMPUTATIONS
FOR
"NORTH WOOD
ESTATES"**

Misclose: 0.0006'
Accuracy is 1:1,008,109

2666.20
N0°00'00" E

2667.89
E 00°00'00" E

$\frac{N\ 10000.00}{E\ 10000.00}$ 480.49 $\frac{N\ 9991.07}{E\ 10480.41}$

N88°56'04" W