

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9

September 30, 1993

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 93-59 WALTANA ESTATES

OWNER/APPLICANT: Dr. Ronald Higgins, D.D.S., Box 519 - 136 N. Gorin,
Clearwater, KS 67026

SURVEYOR/ENGINEER: S. E. Anderson, Rt. 1 - Box 196, Whitewater, KS
67154

LOCATION: Northwest of 55th Street South and 231st Street West

SITE SIZE: 42 Acres

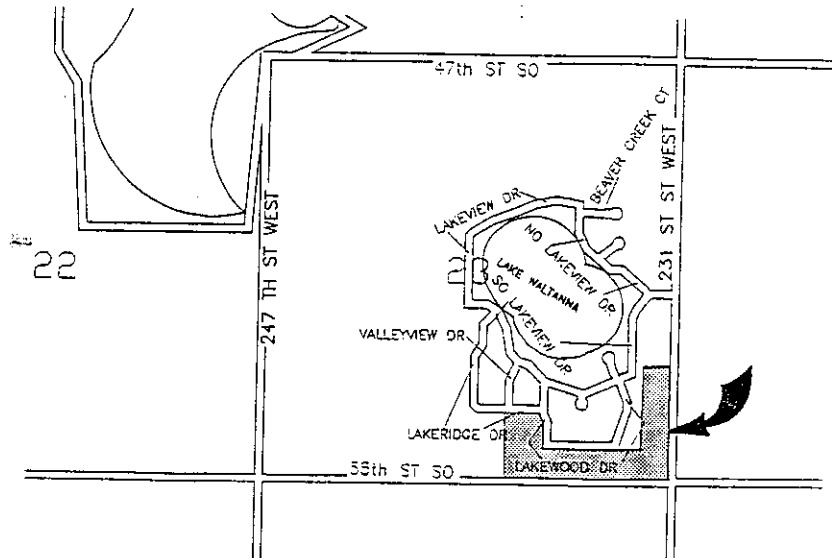
NUMBER OF LOTS

Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 4.5 acres.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



NOTE: The Miles Country Club Estates Addition to the north of this site was platted with public streets. However, Lakewood Drive immediately north of Lots 5, 6, and 7 of this plat is only shown as having half of the street created by the Miles Plat; the remaining or southern portion of this street segment apparently having been dedicated in some other manner (separate instrument). Based upon this preliminary plat, not only was the southern portion of this street dedicated separately rather than being platted, but Reserve strips have apparently been purposely created to prevent property from the south the use of this street. Overall, the area to the north has been platted into approximately 100 residential lots with only one point of entrance being provided from 231st Street West. Although this Addition is proposing only 8-lots, all of these lots are indicated as requiring access from the adjacent arterials rather than through an interior residential street such as Lakewood Drive.

STAFF COMMENTS:

- A. The Subdivision Regulations indicate that residential lots should be oriented such that access is provided from interior streets rather than directly onto adjacent arterials such as 55th Street South and 231st Street West. In terms of this plat, a public street could/should be considered along the north line of Lots 3, 4 and 5 which would connect to Lakewood Drive just south of Lot 9, Block 8 of the Miles Country Club Estates Addition. Such a street would also provide the Miles Addition with a second point of entrance for emergency purposes.

However, as indicated in the note such a street may be precluded from being provided due to the indicated Reserves. Also, a significant section of such a street would be next to and within a Pipeline easement. Such a pipeline easement may also have conditions that would prevent a street, even if unpaved from being placed over the easement.

The applicant's agent should be prepared to discuss the possibility of the above indicated street. Information and recorded documents shall be submitted which indicate how the southern half of Lakewood Drive and the Reserves were created and that public access has consequently been restricted to this street from this site. Also a copy of the pipeline easement needs to be provided and reviewed by the agent noting if any restrictions for a public street exist within the easement agreement. Unless prohibited by any of these conditions, the final plat shall be redesigned with a public street extending from 231st Street West across the northerly line of Lots 3, 4, & 5

to a connection with Lakewood Drive. Such a revised plat shall be submitted as a preliminary so that appropriate conditions can be determined for such a revised plat.

The following comments shall apply to this preliminary plat if it is indicated that a public street as noted above cannot be created and/or if the Subdivision Committee acts to not require such a street in any case.

- B. As required by the Subdivision Regulations for a multilot residential addition anticipating to use on-site water and sanitary sewer (lagoons), all lots shall at a minimum, exclusive of street right-of-way, contain at least 5-acres. Lots 3 through 7 of this plat range from 3.7 acres to 4.6 acres. Unless this site (lots) can be approved for septic systems, the final plat shall be reconfigured such that only 4-lots are shown in the area now occupied by Lots 3, 4, 5, 6 and 7. That is, one less lot shall be platted.
- 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. On the final plat tracing and within the platting's text, access controls shall be indicated to 55th and 231st Streets. Except for the lot at the intersection, access control except for (1) one opening shall be dedicated. For the lot at the intersection, while 1-opening may be indicated to each street, 100-feet of complete access control shall be noted from this lot's southeast corner and extending back along both streets.
- F. The applicant shall submit a copy of the instrument which establishes the high pressure gas pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.

- G. For the pipeline easement on this property, the final plat shall include in the labeling of the easement the name of the company benefiting from the easement agreement.
- H. The final plat shall indicate the recording information for the gas line easement on this property.
- I. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- J. On the final plat, additional dimensions shall be indicated from the lot corners to the pipeline (easement) so as to precisely locate the pipeline on these lots.
- K. The final plat shall reference a tie point to a previously platted lot corner or section corner.
- L. On the final plat tracing, angles or bearings shall be indicated for all side lot lines which are not at right angles with or radial to adjacent street lines.
- M. The final plat tracing shall indicate angles or bearings for the perimeter of this plat.
- N. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- 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 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.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

October 28, 1993

STAFF REPORT
(Final Plat, Preliminary Plat Approved 9/30/93)

CASE NUMBER: S/D 93-59 WALTANA ESTATES

OWNER/APPLICANT: Dr. Ronald Higgins, D.D.S., Box 519 - 136 N. Gorin,
Clearwater, KS 67026

SURVEYOR/ENGINEER: S. E. Anderson, Rt. 1 - Box 196, Whitewater, KS
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LOCATION: Northwest of 55th Street South and 231st Street West

SITE SIZE: 42 Acres

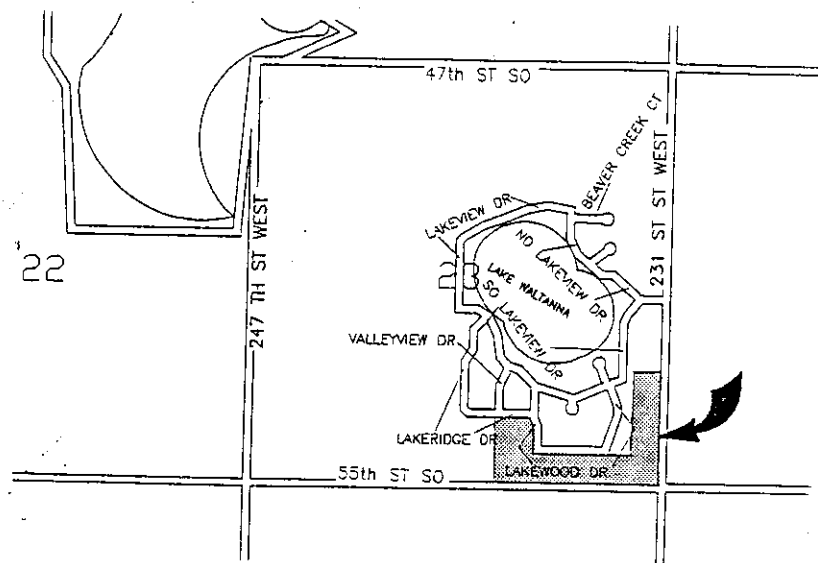
NUMBER OF LOTS

Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 3.7 acres.

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



STAFF COMMENTS:

- A. As required by the Subdivision Regulations for a multilot residential addition anticipating to use on-site water and sanitary sewer (lagoons), all lots shall at a minimum, exclusive of street right-of-way, contain at least 5-acres. Lots 3 through 7 of this plat range from 3.7 acres to 4.6 acres. Unless this site (lots) can be approved for septic systems, the final plat shall be reconfigured such that only 4-lots are shown in the area now occupied by Lots 3, 4, 5, 6 and 7. That is, one less lot shall be platted.
- The representative from the County Health Department needs to indicate if any information has been obtained which indicates that septic systems would not be acceptable on any of the lots under 5-acres in size.
- 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.
- C. On the final plat tracing, the areas of "complete access control" for Lot 3 shall also be labeled on the face of the plat.
- D. The applicant shall submit copies of the instruments which establish the Kansas Gas Supply and Gas Service Company Easements on this property. The applicant's agent shall determine any setback requirements from the pipelines by researching the text of the pipeline agreements. If setbacks from the pipeline easements are provided for in the pipeline easement agreements, they shall be indicated on the face of the plat.
- E. According to the platting binder, The Drillers Gas Company holds an easement on this site. A review of that easement appears to indicate that this is a blanket easement. No information indicates that this easement has been released or confined. Prior to releasing this plat for County Commission review, the applicant shall provide proof that this easement has been released or confined to another easement either now being shown on the plat or if need be shall be shown on the final plat tracing.
- F. The final plat tracing shall indicate the recording information for any

- additional gas line easements on this property.
- G. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
 - H. On the final plat tracing, additional dimensions shall be indicated from the lot corners to the Kansas Gas Supply Pipeline (easement) so as to precisely locate the pipeline on these lots.
 - I. Since this plat is now indicating the platting of a floodway, the plattor's text shall reference the standard floodway language. If a minimum building pad elevation is required, this shall also be noted in the plattor's text in addition to being shown on the face of the plat. It shall be indicated if such elevation is for the lowest floor or opening level and both on-site and off-site benchmarks shall be noted.
 - J. The final plat tracing shall indicate the utility easements requested by K.G.& E. - Gas and Electric which were indicated on the "marked" copy of the preliminary plat previously supplied to the applicant. The applicant shall also submit a letter from KG&E indicating that arrangements have been made for the relocation of any KG&E facilities not being covered by an easement.
 - 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. 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.
 - M. 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.
 - N. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - O. Recording of the plat within 30 days after approval by the City Council.
 - P. The representatives from the utility companies should be prepared to

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comment on the need for utility easements to be platted on this property.

- Q. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan and any requirements for minimum building pad elevations.