

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 8, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-27 MEADOWLARK ESTATES ADDITION

OWNER/APPLICANT: TMB Land Company, Inc. P. O. Box 155, Cheney, KS 67025

SURVEYOR/ENGINEER: Macon Company, 200 East 4th, Newton, KS 67114

TOWNSHIP: Gerald O. Whisman, Trustee, Afton Township, 12 Lakewood, Goddard, KS 67052

LOCATION: North of MacArthur and west of 231st Street West

SITE SIZE: 80 Acres

NUMBER OF LOTS

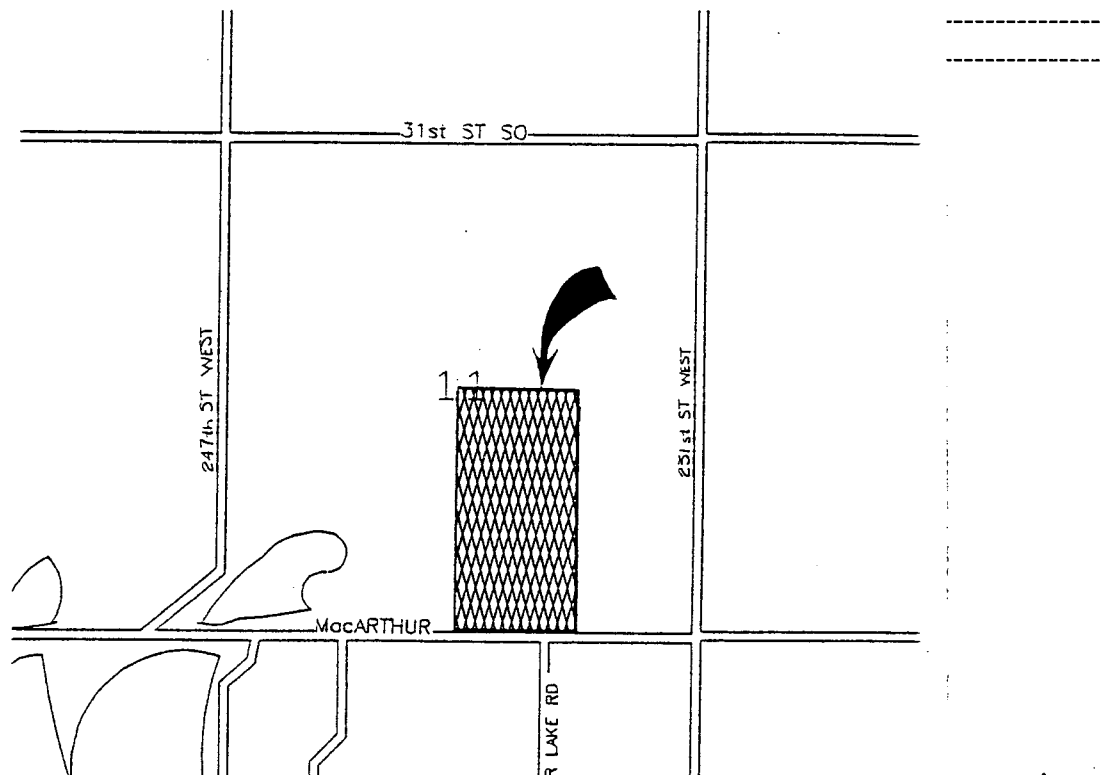
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

MINIMUM LOT AREA: 5.1 acres

CURRENT ZONING: "R"

PROPOSED ZONING:

VICINITY MAP:



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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the installation of streets to the suburban street standard for gravel type streets. Such guarantee cannot, however, be provided by petition.
- D. On the final plat, the use of the suffix "Road" for street names may need to be deleted. County Fire Department and Central Inspection staff need to comment on the indicated street names. For the street segment north of Bluejay, this section of street shall be labeled a circle, e.g., Manly Circle.
- E. On the final plat, the various sections separated by streets shall each be labeled a Block (1, 2, & 3) with lot numbers starting at 1 through the number of involved lots within each block.
- F. The dedication of access control to MacArthur shall also be noted in the platting's text.
- G. 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.)
- H. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- I. 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.
- J. 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.
- K. 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.
- L. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks,

P. O. 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.

- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering particularly needs to indicate if any drainage easements, reserves, etc. need to be platted.

July 20, 1995

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6\8\95)

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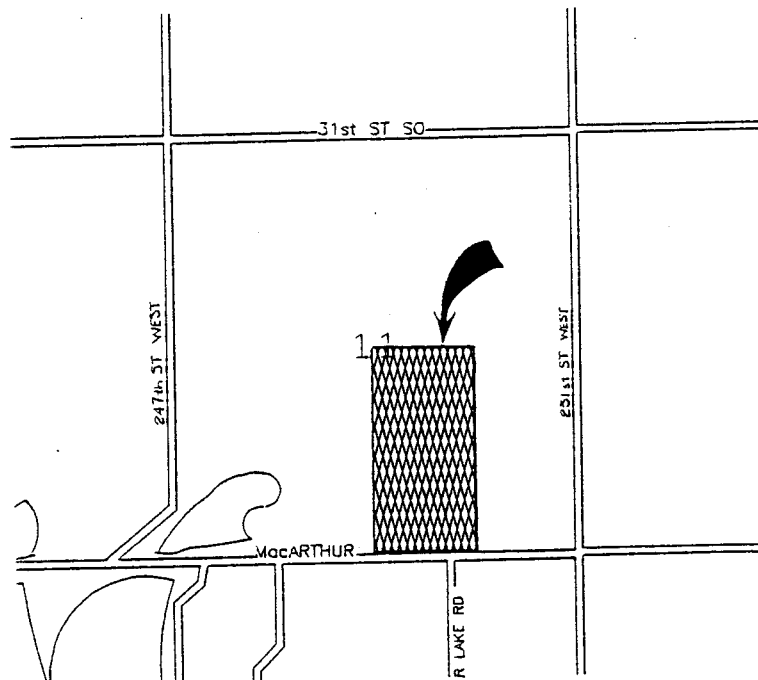
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Residential:	12
Office:	
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Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 5.1 acres

CURRENT ZONING: "R"

VICINITY MAP:



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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the installation of streets to the suburban street standard for gravel type streets. Such guarantee cannot, however, be provided by petition.
- D. According to the platting binder, TMB Land Company, Inc., has an interest in this site. The final plat tracing shall therefore include this party as a signatory under the platting certificate.
- E. On the final plat tracing, the solid line at the intersection of Manly Row and Bluejay Road shall be deleted.
- F. County Engineering needs to indicate if the use of the prefix E. is appropriate for MacArthur Road at this location.
- G. 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.)
- 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. The applicant is advised that various State and Federal requirements [specifically but not limited to the Army Corps of Engineers, David Hibbs, Kanopolis Project Office, Rt. 1, Box 30, Marquette, KS 67464 (913-546-2294) or Ron Little, Kansas Department of Wildlife and Parks, P. O. 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.
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. Recording of the plat within 30 days after approval by the City Council.
- M. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan.