

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

NOVEMBER 5, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-100 - LAGALY THIRD ADDITION

OWNER/APPLICANT: Cleo Lagaly

SURVEYOR/ENGINEER:

LOCATION: Southeast corner of 199th Street West and 6th Street South.

SITE SIZE: 10 Acres

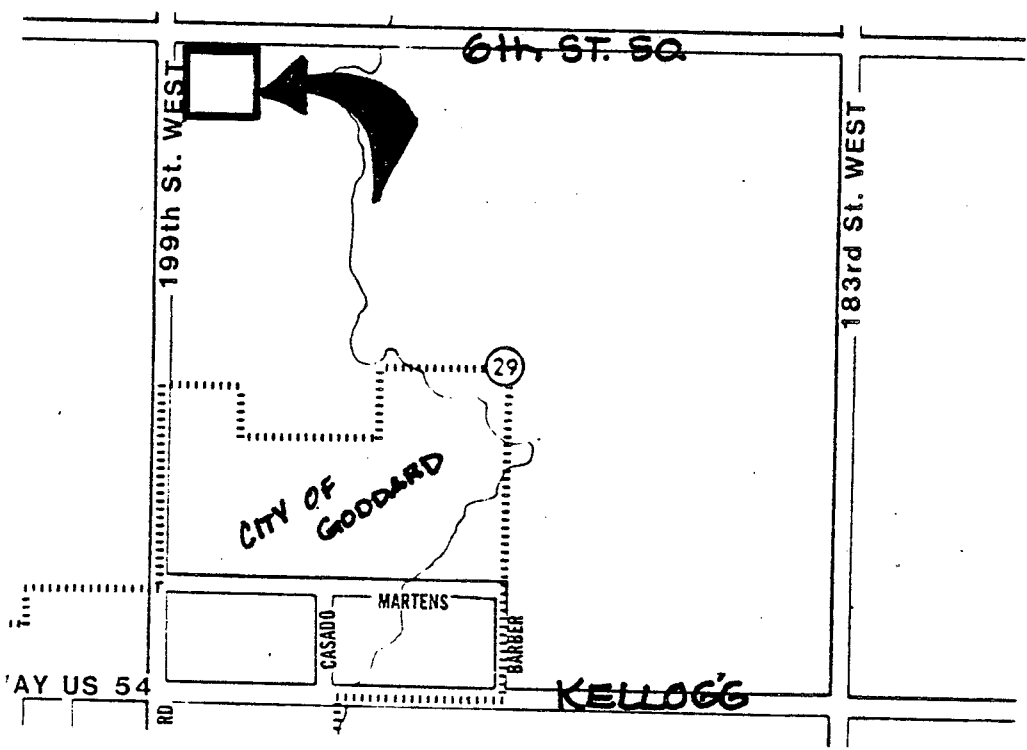
NUMBER OF LOTS:
Residential: 2
Office:
Commercial:
Industrial:
Total: 2

MINIMUM LOT AREA: 3.62 Acres

CURRENT ZONING: "R"

PROPOSED ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

- NOTE: As no one appeared to answer questions about this preliminary plat, this plat was deferred for two weeks at the October 22, 1987 Subdivision Committee meeting.
- 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. In accordance with Section 7-201(H) of the Subdivision Regulations, the final plat shall indicate the 75 feet of half-street right-of-way required at the intersection of arterial streets. Since both 199th Street West and 6th Street South are section line roads, they are also considered to be arterial streets.
 - C. After dedicating the required rights-of-way for the adjacent section line roads, Lot 1 will contain approximately .36 acres and Lot 2 will contain 4.4 acres. If the Health Department is unable to approve septic tank systems for the two lots, due to unsuitable soils, a problem will exist in that neither lot will contain the needed 5 acres required for an on-site sewage lagoon. If this problem materializes, the final plat shall indicate an adjustment of the plat's perimeter so as to provide a minimum lot area of 5 acres, exclusive of land being dedicated for street right-of-way. The prohibition of including street right-of-way as part of a lot's area, is clearly stated in Section 7-204(F) of the Subdivision Regulations. As can be noted from the preliminary plat, the applicant owns the property to the south of this subdivision.
 - D. The applicant shall guarantee any drainage improvements required by the platting of this property.
 - E. On the final plat, the centerline of the 20-foot utility easement, centered on the lot line common to Lots 1 and 2, shall be labeled.
 - F. On the final plat, "complete access control" shall be indicated to 199th Street West from the north 40 feet of Lot 1 and "complete access control" shall be indicated to 6th Street North from the west 40 feet of Lot 1.
 - G. The final plat shall indicate the drainage easement or floodway reserve needed on this property. If a floodway reserve is indicated, the standard floodway language shall be included as a part of the plat's text.
 - H. The final plat shall indicate the existing Southwestern Bell easement existing adjacent to the west line of the plat. The recording information for this existing easement shall be referenced.

LAGALY THIRD ADDITION
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- G. 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.
- 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. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).

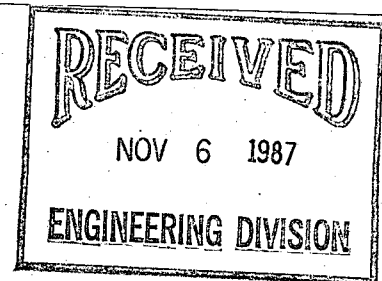
WICHITA - SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

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

November 5, 1987



Cleo Lagaly
R.R. #1
2751 N. 21st St. N.
Colwich, KS 67030

Re: Preliminary Plat S/D 87-100 - LAGALY THIRD ADDITION

Dear Mr. Lagaly:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 5, 1987, 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:

- A. In accordance with Section 7-201(H) of the Subdivision Regulations, the final plat shall indicate the 75 feet of half-street right-of-way required at the intersection of arterial streets. Since both 199th Street West and 6th Street South are section line roads, they are also considered to be arterial streets.
- B. The Health Department has advised that the soils on this site are appropriate for the construction and operation of a sewage lagoon. Additionally, the Health Department is recommending a variance of the minimum 5-acre lot size for lagoons. This variance is being granted on a one-time only basis. The variance is needed because both proposed lots have been prematurely sold to new owners and the obtaining of additional usable land is doubtful because of the drainage characteristics of the plat and surrounding areas.
- C. The applicant shall guarantee any drainage improvements required by the platting of this property.
- D. On the final plat, the centerline of the 20-foot utility easement, centered on the lot line common to Lots 1 and 2, shall be labeled.
- E. On the final plat, "complete access control" shall be indicated to 199th Street West from the north 40 feet of Lot 1 and "complete access control" shall be indicated to 6th Street North from the west 40 feet of Lot 1.

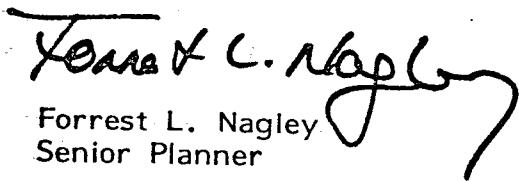
WICHITA - SEDGWICK COUNTY

Preliminary Plat S/D 87-100 - LAGALY THIRD ADDITION
Page 2

- F. The final plat shall indicate the drainage easement or floodway reserve needed on this property. If a floodway reserve is indicated, the standard floodway language shall be included as a part of the plat's text.
- G. The final plat shall indicate the existing Southwestern Bell easement existing adjacent to the west line of the plat. The recording information for this existing easement shall be referenced.
- H. 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.
- 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. 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).

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

Sincerely,


Forrest L. Nagley
Senior Planner

FLN:dlk

Enclosure

cc: Jim Weber, County Bureau of Public Services
Jack Brown, Health Department
✓ Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING
COMMISSION

AGENDA ITEM # _____

OCTOBER 22, 1987

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 87-100 - LAGALY THIRD ADDITION

OWNER/APPLICANT: Cleo Lagaly

SURVEYOR/ENGINEER: D.L. Winfrey, P.E.

LOCATION: Southeast corner of 199th Street West and 6th Street South.

SITE SIZE: 10 Acres

NUMBER OF LOTS:

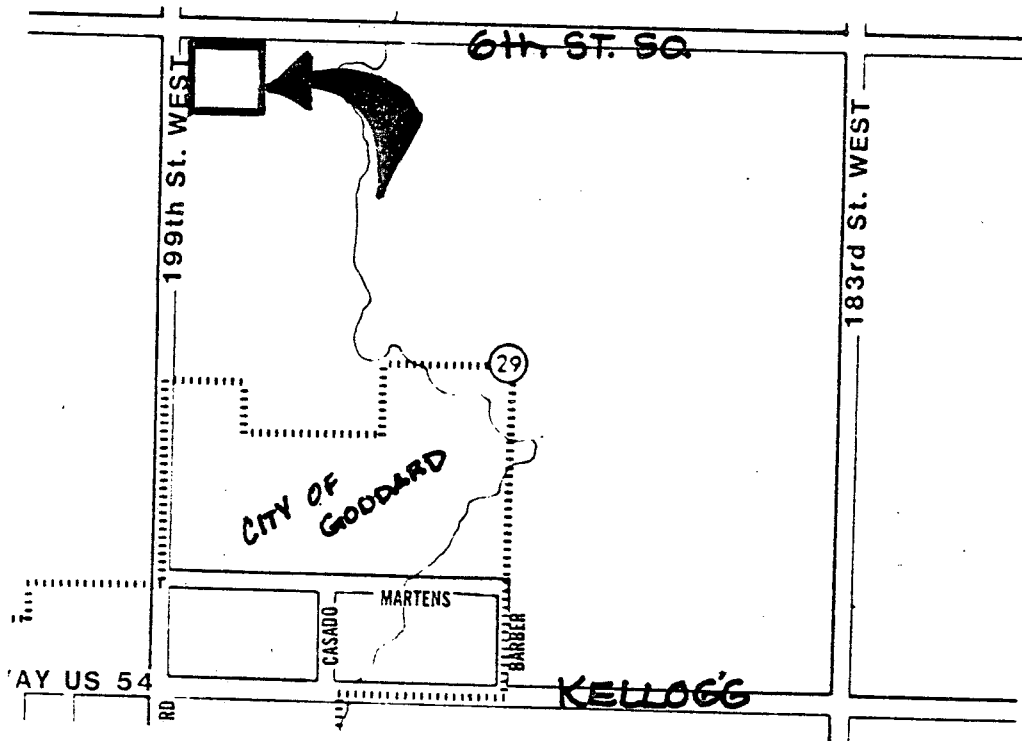
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 3.62 Acres

CURRENT ZONING: "R"

PROPOSED 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. In accordance with Section 7-201(H) of the Subdivision Regulations, the final plat shall indicate the 75 feet of half-street right-of-way required at the intersection of arterial streets. Since both 199th Street West and 6th Street South are section line roads, they are also considered to be arterial streets.
- C. After dedicating the required rights-of-way for the adjacent section line roads, Lot 1 will contain approximately 3.6 acres and Lot 2 will contain 4.4 acres. If the Health Department is unable to approve septic tank systems for the two lots, due to unsuitable soils, a problem will exist in that neither lot will contain the needed 5 acres required for an on-site sewage lagoon. If this problem materializes, the final plat shall indicate an adjustment of the plat's perimeter so as to provide a minimum lot area of 5 acres, exclusive of land being dedicated for street right-of-way. The prohibition of including street right-of-way as part of a lot's area, is clearly stated in Section 7-204(F) of the Subdivision Regulations. As can be noted from the preliminary plat, the applicant owns the property to the south of this subdivision.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. On the final plat, the centerline of the 20-foot utility easement, centered on the lot line common to Lots 1 and 2, shall be labeled.
- F. On the final plat, "complete access control" shall be indicated to 199th Street West from the north 40 feet of Lot 1 and "complete access control" shall be indicated to 6th Street North from the west 40 feet of Lot 1.
- G. 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.
- 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. 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.
- J. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. 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

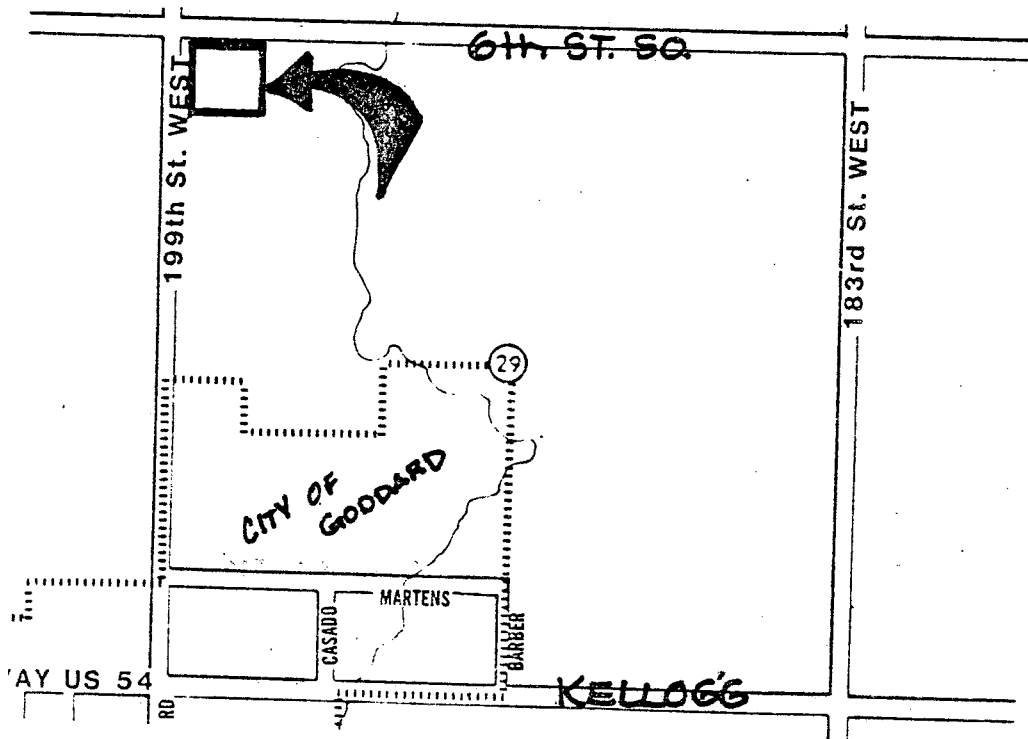
AGENDA ITEM # _____

JANUARY 14, 1988

STAFF REPORT
(Final Plat; Preliminary Approved 11/5/87)

CASE NUMBER: S/D 87-100 - LAGALY THIRD ADDITION
OWNER/APPLICANT: Cleo Lagaly
SURVEYOR/ENGINEER:
LOCATION: Southeast corner of 199th Street West and 6th Street South.
SITE SIZE: 10 Acres
NUMBER OF LOTS:
Residential: 2
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Industrial:
Total: 2
MINIMUM LOT AREA: 3.62 Acres
CURRENT ZONING: "R"
PROPOSED ZONING: "R"

VICINITY MAP:



STAFF COMMENTS:

- A. The Health Department has advised that the soils on this site are appropriate for the construction and operation of a sewage lagoon. Additionally, the Health Department is recommending a variance of the minimum 5-acre lot size for lagoons. This variance is being granted on a one-time only basis. The variance is needed because both proposed lots have been prematurely sold to new owners and the obtaining of additional usable land is doubtful because of the drainage characteristics of the plat and surrounding areas.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The platting text shall be amended to state that the access controls are being dedicated to the appropriate governing body.
- D. On the final plat tracing, the appropriate year (1988) should be inserted where necessary.
- 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.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- H. Recording of the plat within 30 days after approval by the City Council.
- I. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage plan.