

S/D No.: 86-13 Name: DAVE WATERS ADDITION

Preliminary Approved:
Scheduled S/D Meeting: 1/30/86

DESCRIPTION

General Location: East of Hydraulic and south of 68th Street South.
Owner: Dave Waters, 1817 E. 68th Street South, Wichita, KS 67233
Surveyor/Engineer: Moehring & Associates

1. Gross Acreage of Plat: 0.72 Acre ±
2. Number of Lots:
Residential:
Office:
Commercial:
Industrial: 1
Total: 1
3. Minimum Lot Area: 31,530 Sq. Ft.
4. Existing Zoning: "R-1"
5. Proposed Zoning: "E" (SCZ-0552)

STAFF COMMENTS:

NOTE: The applicant's associated County zone case (SCZ-0552), requesting "R-1" Suburban Residential to "E" Light Industrial has been approved subject to platting.

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If the 10-foot utility easement, adjacent to the east line of the lot, is to terminate at the northerly line of the K.G.& E. easement, a north/south dimension shall be provided for the utility easement.
- 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. Requirements for a final plat (see pages 20-25, Part 4, Article 5 of the MAPC Subdivision Regulations).
- G. The representative from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Specifically, are any drainage guarantees required with the platting of this property?

S/D No.: 86-13 Name: DAVE WATERS ADDITION

Preliminary Approved: 1/30/86
Scheduled S/D Meeting: 9/11/86

DESCRIPTION

General Location: East of Hydraulic and south of 68th Street South.
Owner: Dave Waters, 1817 E. 68th Street South, Wichita, KS 67233
Surveyor/Engineer: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

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- 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. If the Health Department can verify that the soil conditions existing on this site are suitable for the use of a septic tank, and that the waste to be generated by the intended use of the property is likewise suitable for the operation of a septic system, approval of this plat will require the waiver of the 40,000 square foot minimum lot area standard required for lots without municipal water or sanitary sewer. Section 8-103(C)(4)(A). If the Health Department can find that the factors involved with this case support the authorization of a septic system, the waiver of Section 8-103(C)(4)(A) of the Subdivision Regulations is recommended given the amount of adjacent land area devoted to floodway use.
- 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. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(C).
- F. Recording of the plat within 30 days after approval by the Board of City Commissioners.
- G. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, are any drainage guarantees required, is the proposed minimum building pad correct, is the perimeter of the floodway reserve acceptable and has Army Corp of Engineer approval been obtained? Army Corp of Engineer approval is required since this site is a designated 25-year ponding area.