

Note: A zone change (SCZ-0750) from SF-20, Single-Family to GC, General Commercial was approved for this site by the Board of County Commissioners on October 22, 1997 subject to replatting. This site is located in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. It appears City water is available to serve the site. City Engineering needs to verify if any other guarantees are required.
- B. The applicant needs to obtain a memorandum of approval for on-site sanitary sewerage services from the Environmental Health Division of the Health Department.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage concept.
- E. Engineering needs to comment on the need, if any, for improvements to West Street.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- 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. 3

January 22, 1998

STAFF REPORT

(Final Plat, Preliminary Plat-Approved 12/11/97)

CASE NUMBER: S/D 97-92 - LUCAS SPRINGS ADDITION

OWNER/APPLICANT: Mark W. Springs and Kelly J. Springs
3523 W. 48th Street South, Wichita, KS 67217

SURVEYOR/ENGINEER: Terra Tech Land Surveying, c/o Michele Goodrich
239 N. Ohio, Wichita, KS 67214

LOCATION: North of MacArthur Road, East side of West Street

SITE SIZE: .7 acres

NUMBER OF LOTS

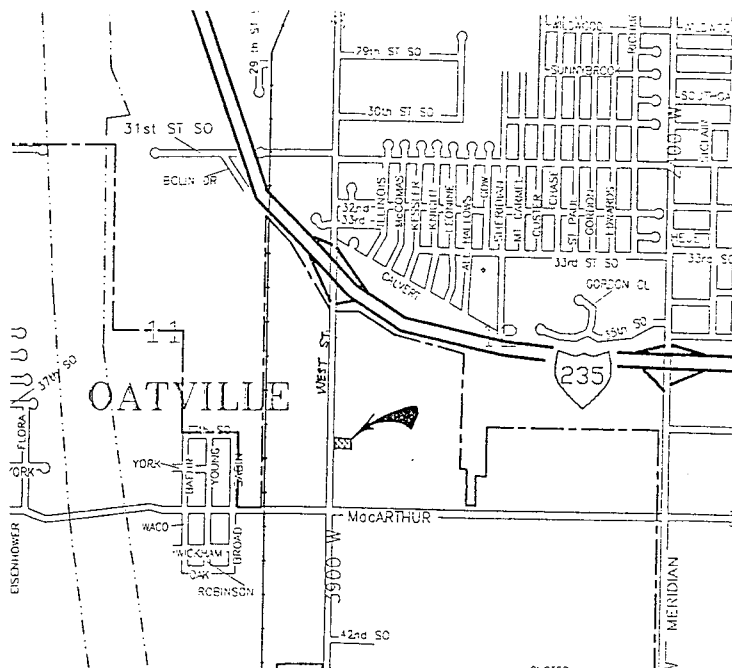
| | |
|--------------|----------|
| Residential: | |
| Office: | |
| Commercial: | 1 |
| Industrial: | |
| Total: | <u>1</u> |

MINIMUM LOT AREA: 31,500 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: GC, General Commercial

VICINITY MAP



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STAFF COMMENTS:

- A. It appears City water is available to serve the site. **City Engineering** needs to verify if any other guarantees are required. **A petition for future extension of sanitary sewer will be needed.**
- B. The applicant needs to obtain a memorandum of approval for on-site sanitary sewerage services from the Environmental Health Division of the **Health Department**. **Health Department requests information regarding number of customers and employees to determine sewage estimates.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- E. **County Engineering** needs to comment on the need, if any, for improvements to West Street. **County Engineering has restricted access to one opening. No improvements to West Street are required.**

The final plat denotes one access opening along the south side of the lot at the location of the existing driveway.

- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. Based upon the platting binder, property taxes are still outstanding. Before the plat is released for review by the County, proof shall be provided indicating that all applicable property taxes have been paid.

- H. The MAPC Chair should read Richard Lopez on the final plat tracing.
- 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. (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.)
- 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.
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- N. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- O. 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.
- P. 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.

Job ID : TMP
 Job name : Closure comps on Lucas Springs
 Description :
 Reference :
 Projection : None
 Date printed: 06/02/98 9:05am

Sequential report

| Point | Azimuth | Distance | Northing | Easting | Elevation | Name |
|-------|-------------|----------|----------|----------|-----------|------|
| 1 | - | - | 1000.000 | 1000.000 | <Null> | |
| 2 | S89x28'49"E | 231.890 | 997.897 | 1231.880 | <Null> | I/P |
| 3 | S0x06'03"W | 135.910 | 861.987 | 1231.641 | <Null> | I/P |
| 4 | N89x29'35"W | 231.650 | 864.036 | 1000.000 | <Null> | I/P |
| 1 | N0x00'01"W | 135.964 | 1000.000 | 1000.000 | <Null> | |