

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11.

April 9, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-31 - SPRAY LAKE ADDITION

OWNER/APPLICANT: James R. & Karen L. Beebe, 2301 N. Redbud,
Wichita, KS 67204

SURVEYOR/ENGINEER: Griffiths & Associates, Inc., 438 N. Ohio,
Wichita, KS 67214

LOCATION: South side of 63rd St. South, West of Hydraulic

SITE SIZE: 68.2 acres

NUMBER OF LOTS

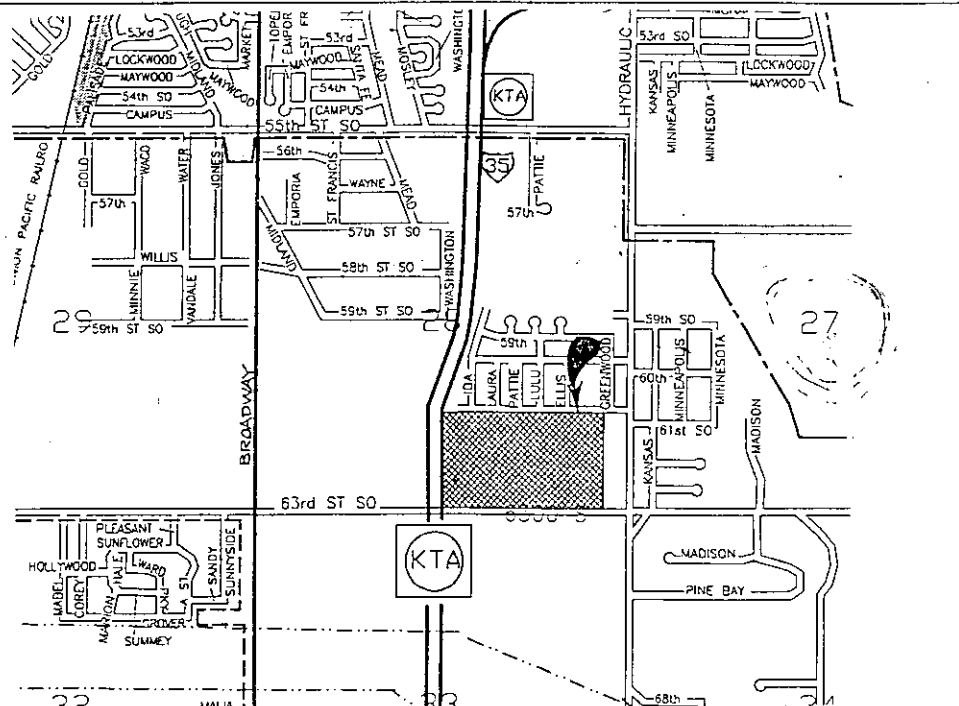
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 2.26 acres

CURRENT ZONING: RR, Rural Residential, and SF-20, Single-Family

PROPOSED ZONING: Same

VICINITY MAP



Notes: This site is located in the County within three miles of the Wichita boundary. It is in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan. The site is within the Haysville Area of Influence and the plat has been forwarded to the Haysville Planning Commission for their review and comments. The site was approved for a sand extraction operation (CU-217) in 1979 which required platting of the entire 80 acres, which included the area currently platted as an Exception along the west side of Hydraulic Avenue.

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 before this plat is forwarded to City Council for consideration.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Engineering needs to comment on the need, if any, for improvements or the dedication of additional right-of-way along perimeter streets.
- E. County Engineering needs to comment on the acceptability of the indicated access controls. The plat denotes one opening per lot along 63rd Street South.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- G. The site was approved for a sand extraction operation (CU-217) in 1979 which required platting of the entire 80 acres, which included the area currently platted as an Exception along the west side of Hydraulic Avenue. The Applicant must indicate to the Subdivision Committee an unwarranted hardship in order for the MAPC to approve a modification of the condition that required platting

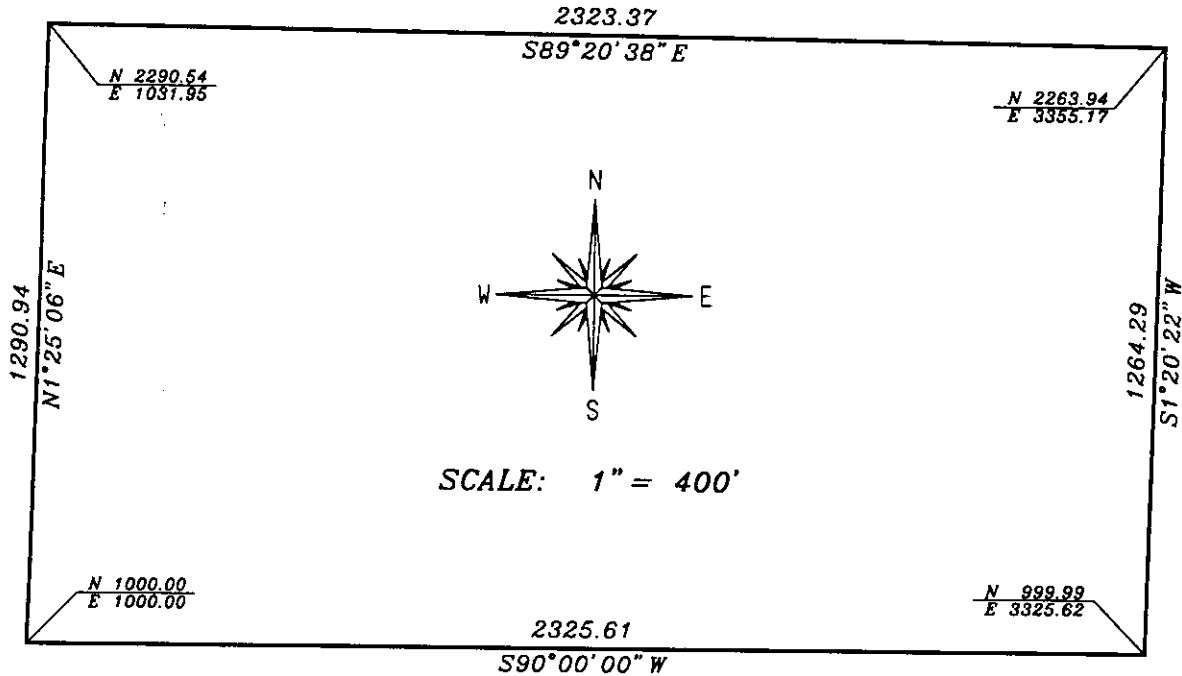
of the entire 80 acres.

- 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. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- 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

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tracing to the Planning Department detailing this plat. This will be used by the
City and County GIS Department.

CLOSURE COMPUTATIONS FOR SPRAY LAKE



Line	Azimuth	Raw Data Distance	Northing	Easting
1	N1°25'06"E	1290.940	1290.544	31.953
2	S89°20'38"E	2323.370	1263.939	2355.171
3	S1°20'22"W	1264.290	-0.005	2325.618
4	S90°00'00"W	2325.610	-0.005	0.008
Misclose	S56°08'42"E	0.009	0.005	-0.008
Accuracy	1 : 790375	Area	68.1648 acres	