

Preliminary plat
SUBDIVISION REPORT

SUBDIVISION COMMITTEE
METROPOLITAN AREA
PLANNING COMMISSION

S/D No. 83-106 Name Spring Creek Family Golf Center
Date Application Rec'd. 11-22-83 Preliminary Approval _____
Scheduled S/D Meeting 12-8-83

DESCRIPTION

General Location East side 127th St. E. in an area north of the
Kansas Turnpike

Owner William E. Lusk, Jr.
Surveyor/Engineer Baughman Company, P.A.
Address 330 Laura, Wichita, Ks. Zip Code 67211 Phone 262-7271

- | | |
|--|-------------------------------|
| 1. Gross Acreage of Plat <u>45.6 acres</u> | 7. Lineal Feet of New Street |
| 2. Number of Lots : | a. _____ R/W _____ ft. |
| Residential _____ | b. _____ R/W _____ ft. |
| Commercial <u>1</u> | c. _____ R/W _____ ft. |
| Industrial _____ | d. _____ R/W _____ ft. |
| Other _____ | e. _____ R/W _____ ft. |
| Total Number of Lots <u>1</u> | TOTAL _____ ft. |
| 3. Minimum Lot Frontage <u>1899.9 ft.</u> | 8. Sidewalk adjacent to all |
| 4. Minimum Lot Area <u>45 acres</u> | streets _____ yes <u>X</u> no |
| 5. Existing Zoning <u>AA</u> | |
| 6. Proposed Zoning <u>C (Z-2546 & DP-133)</u> | |
| 9. Is public water available <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | |
| 10. Is sanitary sewer available _____ Yes <u>X</u> No, Name _____ | |
| 11. Has Health Dept. approval been obtained (where applicable) _____ Yes _____ <u>X</u> No | |
| 12. City of Wichita <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | |

STAFF COMMENTS:

Note: The applicant's associated zone case requesting "AA" to "C" (Z-2546) has been approved subject to platting. This property is subject to the provisions of Community Unit Plan #DP-133.

- A. The representative from the City Engineer's office should be prepared to comment on the applicant's drainage concept for this property.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the extension of municipal water to serve this property.
- D. Municipal sewer is presently not available to serve this property. The applicant shall contact the Environmental Health Division of the Health Department to find out what standards are to be met and what tests may be required for approval of on-site sewage for this commercial property. A memorandum shall be obtained specifying approval. At the time of final plat review, the applicant and the Health Department representative shall be prepared to discuss what type of system is to be utilized.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. On the final plat, the building setbacks should not be shown. Instead, reference shall be made in the plat's text that building setbacks are per Community Unit Plan #DP-133 and a similar note shall be indicated on the face of the plat.
- G. As a large floodway is proposed as part of this one-lot plat, the final plat shall reference in the plat's text the standard floodway language.
- H. The final plat shall not indicate the proposed K-96 (N.E. Circumferential) right-of-way. Setbacks from this possible roadway are provided for by the associated Community Unit Plan.

- I. The final plat shall indicate the amount of half-street right-of-way for 127th Street East adjacent to this plat and the amount of right-of-way being dedicated for this road by way of this plat.
- 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).

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 Scheduled S/D Meeting 3-1-84

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| 6. Proposed Zoning | <u>C (Z-2546 & DP-133)</u> | | |
| 9. Is public water available | <u>X</u> Yes _____ No, Name <u>City of Wichita</u> | | |
| 10. Is sanitary sewer available | _____ Yes <u>X</u> No, Name _____ | | |
| 11. Has Health Dept. approval been obtained (where applicable) | _____ Yes _____ No | | |
| 12. City of Wichita | <u>X</u> 3-Mile Area _____ Outside of 3-Mile Area _____ | | |

STAFF COMMENTS:

- Elev in City Data*
- A. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan for this final plat. Specifically, are there any drainage improvements which need to be guaranteed, are the dimensions of the floodway adequate, and is the proposed minimum building pad acceptable?
- B. The applicant shall guarantee the extension of municipal water to serve this property.
- C. Municipal sewer is presently not available to serve this property. The Health Department has stated that a waste stabilization pond will be required but that prior to giving approval for such a facility, the applicant needs to submit water usage estimates. When requirements have been met, a memorandum shall be obtained specifying approval.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. The representative from County Public Works should be prepared to state if the location of the 30-foot wide east/west utility easement is appropriately located.
- F. Closure computations shall be submitted with the final plat tracing.
- G. Recording of the plat within 30 days after approval by the Board of City Commissioners.