

STAFF REPORT  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2001-16 -- J AND D ADDITION

**OWNER/APPLICANT:** Jose J. and Deborah M. Garcia, 3527 W. MacArthur, Wichita, KS 67217

**SURVEYOR/ENGINEER:** Benchmark Land Surveying, Attn: Jeff Dettman, 309 S. Laura, Suite 214, Wichita, KS 67211

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

**SITE SIZE:** 1.83 Acres

**NUMBER OF LOTS**

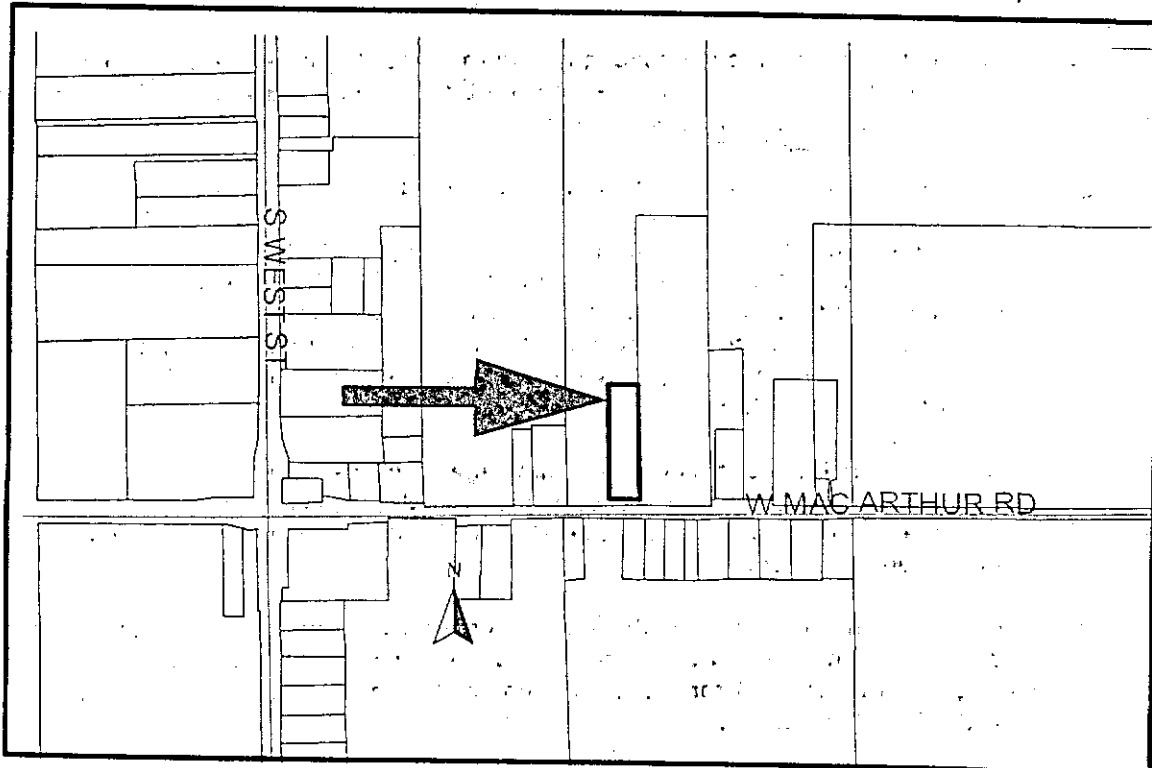
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

**MINIMUM LOT AREA:** 13,939 Sq. Ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**Note:** This property is located in the County within three miles of Wichita's City limits. It is located in an area designated as "2010 Urban Service Area" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

The applicant will be submitting a restrictive covenant tying the lots together and limiting the site to one dwelling unit until the property is annexed by the City and Wichita and municipal water and sanitary sewer services become available.

**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. Due to the size of the site, approval will be needed for the use of septic systems.
- B. **City Engineering** needs to indicate if petitions for the future extensions of municipal water and sanitary sewer need to be provided at this time.
- 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. *The Master Drainage Plan needs to be reviewed before release of the plat for recording.*
- E. **County Engineering** has requested that the contingent street dedication be platted along the west side of the plat in addition to an adjacent off-site dedication of right-of-way. MAPD recommends that the one proposed opening along MacArthur be aligned with the contingent street dedication.
- F. The applicant shall submit a restrictive covenant tying the lots together and limiting the site to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available.
- G. The signature line for the County Commissioners need only reference the Chair.
- H. 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.
- I. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (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.)

- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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LOCATION: North side of MacArthur, East of West Street

SITE SIZE: 1.83 Acres

NUMBER OF LOTS

Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

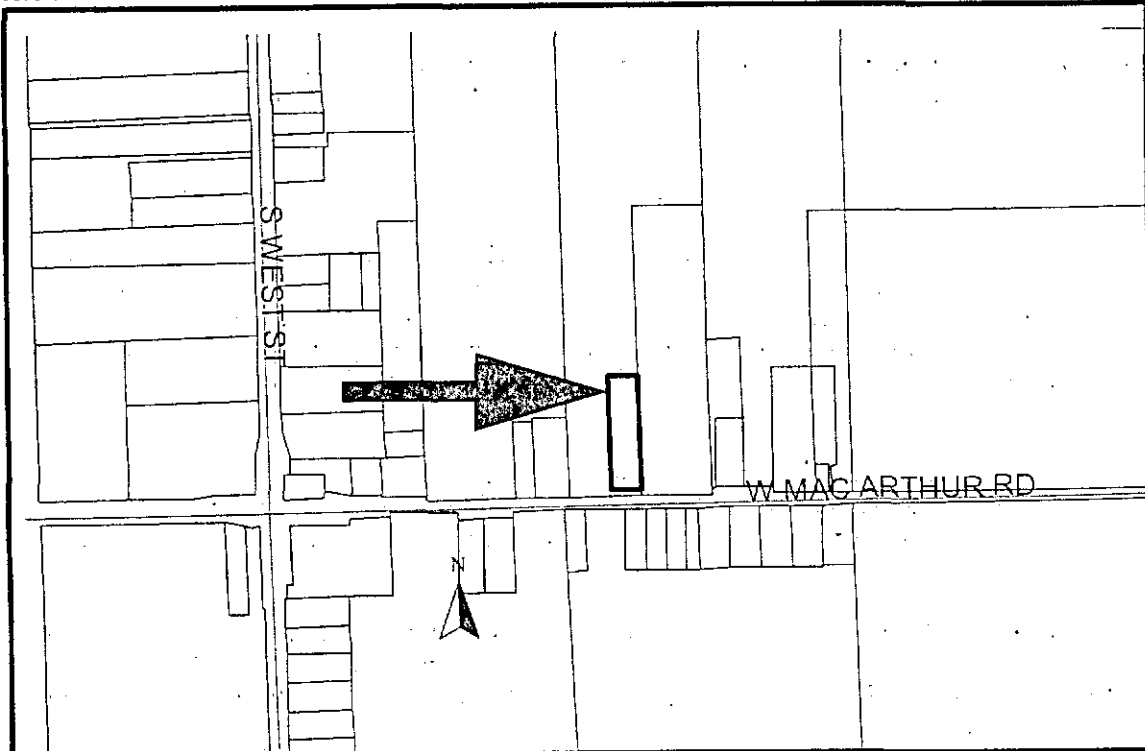
MINIMUM LOT AREA: 13,939 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

*SS & W  
Conversion of medley  
street is in*

VICINITY MAP



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**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. Due to the size of the site, approval will be needed for the use of septic systems.
- B. **City Engineering** needs to indicate if petitions for the future extensions of municipal water and sanitary sewer need to be provided at this time.
- 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. *The Master Drainage Plan needs to be reviewed before release of the plat for recording.*
- E. **County Engineering** has requested that the contingent street dedication be platted along the west side of the plat in addition to an adjacent off-site dedication of right-of-way. MAPD recommends that the one proposed opening along MacArthur be aligned with the contingent street dedication.
- F. The applicant shall submit a restrictive covenant tying the lots together and limiting the site to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available.
- G. The signature line for the County Commissioners need only reference the Chair.
- H. 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.
- I. The plat's text shall include language that a drainage plan has been developed for the plat and that all drainage easements, rights-of-way, or reserves shall remain at established grades or as modified with the approval of the applicable City or County Engineer, and unobstructed to allow for the conveyance of stormwater.
- 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. (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.)

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- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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.
- R. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

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(Revised One-Step Final Plat Deferred 3/29/01 and 3/1/01)

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**SITE SIZE:** .98 Acres

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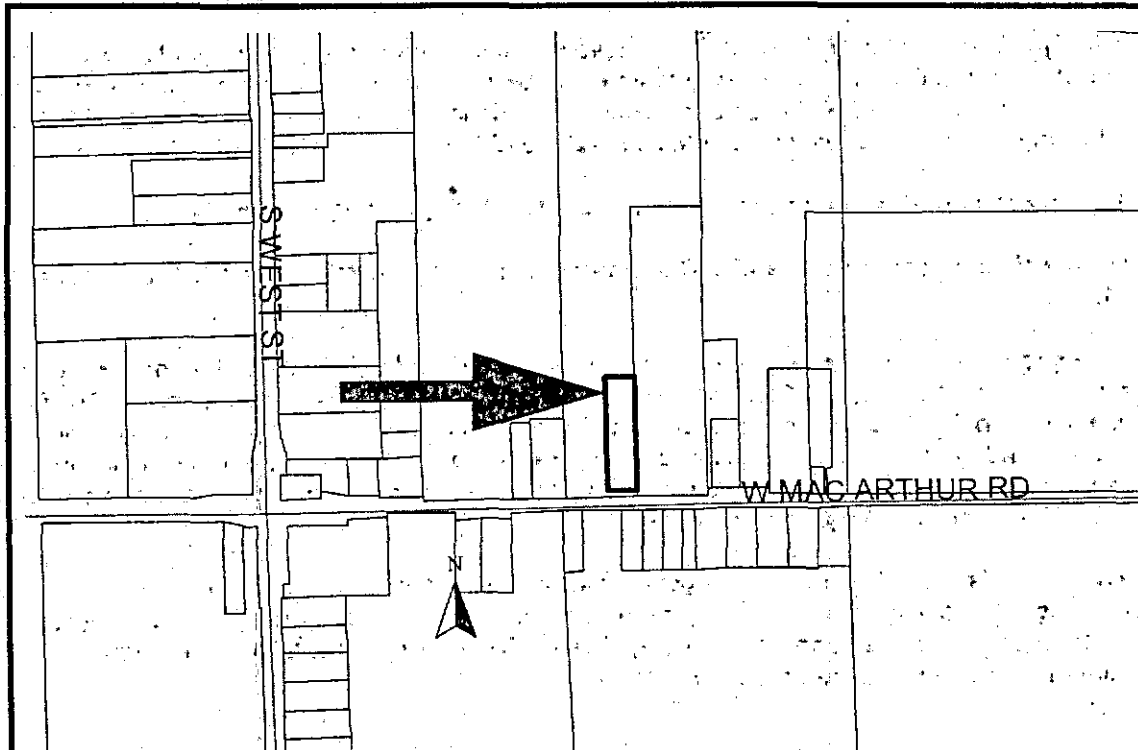
Residential:	3
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Industrial:	
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**MINIMUM LOT AREA:** 13,939 Sq. Ft.

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**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. Due to the size of the site, approval will be needed for the use of septic systems: A site plan is requested.
- B. City Engineering requests petitions for the future extensions of municipal water and sanitary sewer.
- 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. The Revised Master Drainage Plan needs to be reviewed before release of the plat for recording.
- E. MAPD recommends that the one proposed opening along MacArthur be aligned with the contingent street dedication. In the alternative, an access opening along MacArthur will be permitted contingent upon its closure when the internal street is constructed.
- F. The Applicant shall submit a restrictive covenant tying the lots together and limiting the site to one dwelling unit until the property is annexed by the City of Wichita and municipal water and sanitary sewer services become available. Additional development shall be prohibited until adjoining off-site right-of-way is obtained and a petition for paving is provided.
- G. The driveway shall be in accordance with County Fire Department specifications.
- H. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- I. 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.
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