

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-90 -- SPURRIER'S SUNSWEPT ACRES 2ND ADDITION

OWNER/APPLICANT: Felicia Heredia, 2023 S. Crest, Wichita, KS 67207

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: East side of Greenwich, North of Pawnee

SITE SIZE: 7.57 Acres

NUMBER OF LOTS

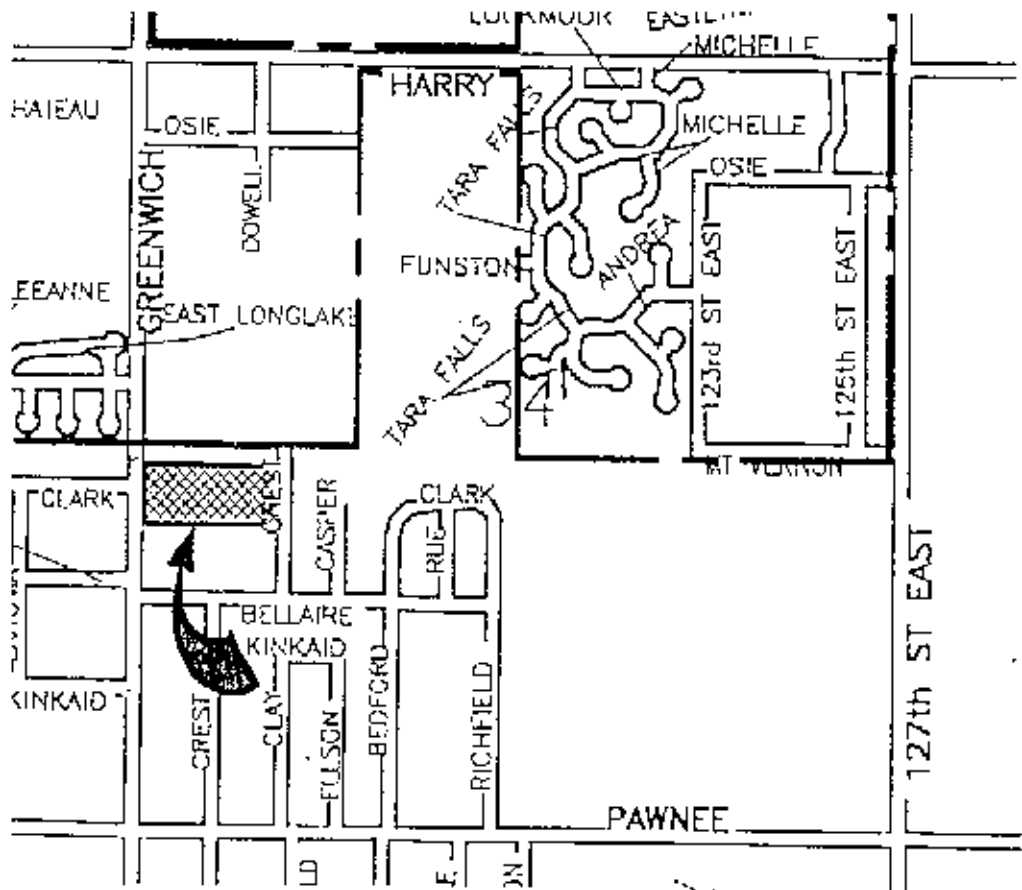
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 7.57 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's city limits. This is a replat of the Spurrier's Sunswept Acres 2nd Addition.

Since this plat is located in an area where public services are available for higher density development, MAPD requests a concept plan indicating a resubdivision of this lot in the future to urban-scale lots. The final plat shall contain contingent street dedications and special building setbacks in accordance with the concept plan to facilitate subdivision into smaller lots in the future.

STAFF COMMENTS:

- A. MAPD requests a concept plan indicating a resubdivision of this lot in the future to urban-scale lots. The final plat shall contain contingent street dedications and special building setbacks in accordance with the concept plan to facilitate subdivision into smaller lots in the future. The plat text shall indicate that the contingent street dedication shall be effective upon the replatting of an adjoining lot.
- B. A restrictive covenant shall be provided restricting the location of structures on this lot to avoid interference with the possible future streets and setbacks.
- C. City water appears to be available to serve the site. An Outside-the-City Water Agreement shall be provided.
- D. County Engineering needs to comment on the need for any additional guarantees at this time.
- E. This site is located within the Four Mile Creek sanitary sewer service area, system. The Applicant shall guarantee the extension of sanitary sewer if the building location is on the Crest St. side of the lot.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- G. County Engineering needs to comment on the status of the applicant's drainage plan. A drainage easement and guarantee is needed for improvement from the cross-road culvert on Crest Street, west to the pond.
- H. County Engineering needs to comment on the need for access controls. Distances should be shown for all segments of access control. The final plat tracing shall reference the access controls in the plat's text. Access control except for one opening needs to be dedicated along Greenwich.
- I. The MAPC Chairman should be revised to reference "Christopher S. Carraher".
- J. County Engineering needs to comment on the need for additional right-of-way along Greenwich or Crest Street. An additional 10 feet of right-of-way is needed along Crest Street. An additional 20 feet of right-of-way is needed along Greenwich (60-ft half street right-of-way).
- K. The plat should be revised by replacing Mt. Vernon with Clark Street.
- L. A benchmark elevation needs to be added on the final plat tracing.

- M. The applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. The platting 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

CLOSURE-SPURRIER'S SUNSWEPT ACRES 2ND ADDITION

1	North: 5020.1623	East : 4609.5806
Line Course:	N 00-00-00 E	Length: 467.66
2	North: 5487.8223	East : 4609.5806
Line Course:	S 85-46-55 E	Length: 595.23
3	North: 5444.0417	East : 5203.1983
Line Course:	N 89-52-34 E	Length: 120.89
4	North: 5444.3031	East : 5324.0880
Line Course:	S 00-02-57 E	Length: 423.99
5	North: 5020.3132	East : 5324.4519
Line Course:	S 89-59-14 W	Length: 714.88
	North: 5020.1538	East : 4609.5719

Error Closure:	0.0022	Course: S 45-36-58 W
Error North:	-0.00152	East : -0.00155
Precision 1:	1,067,745.79	