

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-49 -- SPOTSWOOD ADDITION

OWNER/APPLICANT: David T. Spotswood, 10830 E. MacArthur Road, Derby, KS 67037-9103

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

LOCATION: North side of MacArthur Road, West of Greenwich Road

SITE SIZE: 44.05 Acres

NUMBER OF LOTS

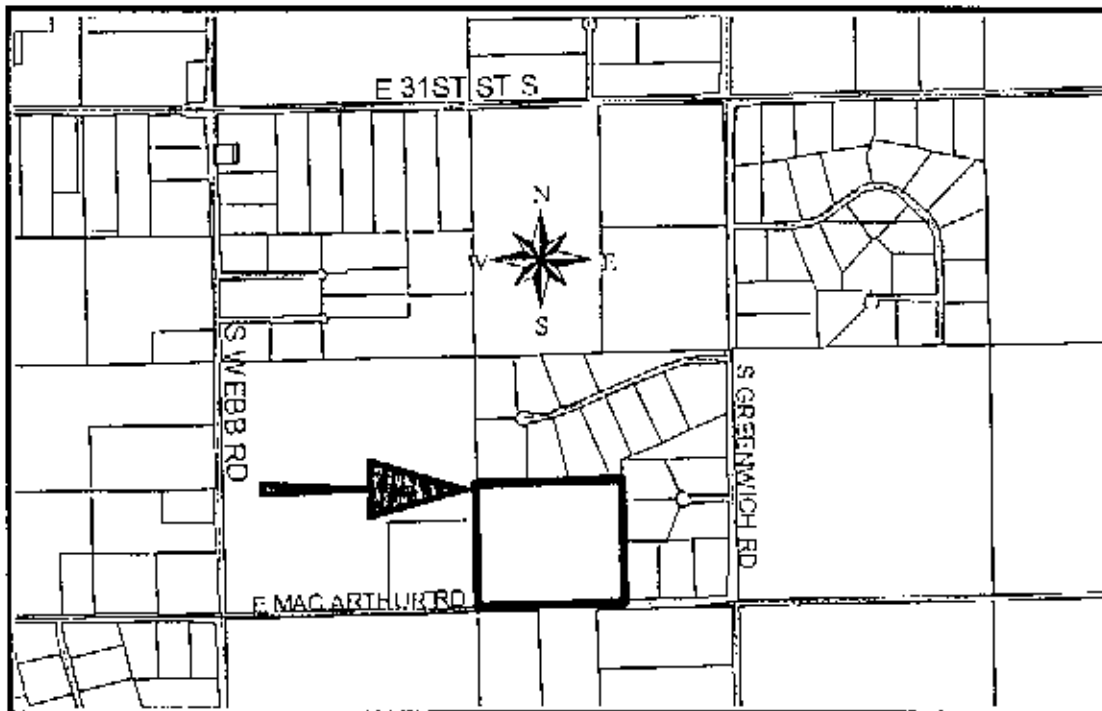
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 4.51 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. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site is located within the 100-year floodplain.

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. The applicant proposes sewage lagoons for eight (8) lots. Health Department should comment on floodway reserve constraints.
- B. City Water and Sewer Department should comment on the need for a petition for future extension of City water and sewer services.
- 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 and the need for platting a reserve for Lots 1, 2, 3, Block 1. *A flood study is required. A minimum pad elevation needs to be established. A drainage reserve is required between Lots 6 and 7.*
- E. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- F. The applicant shall dedicate 30 feet for street right-of-way and reference said dedication in the plat's text.
- G. The diameter of the turnaround should be increased to 150 feet to conform to Subdivision Regulations.
- H. County Engineering needs to comment on the access controls. The plat proposes one access opening along MacArthur Road for Lot 1, Block 2.
- I. The plat shall be included within one block. Lot 1, Block 2, should be labeled as Lot 8.
- J. The applicant shall guarantee the installation of the proposed street to the 36-foot rock suburban street standard.
- K. 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.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.

- M. On the final plat tracing, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- N. The County Commissioners signature block needs to only reference the Chair.
- O. The applicant is advised that if ~~platted~~, the building setbacks must be 35 feet along MacArthur Road to conform with the Zoning setback standard for County section line roads.
- P. Approval of this plat will require a waiver of the lot depth to width ratio for Lot 4, Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- Q. The County Fire Department needs to comment on the plat's street names.
- R. Lot 4, Block 1, does not meet the ~~200-ft~~^{100'} lot width requirement which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- S. Approval of this plat will require a waiver for Lot 4, Block 1, which does not conform to the 100 ft minimum lot frontage requirement. The Subdivision Regulations require the lot frontage to be 50% of the required lot width.
- T. The plat~~or~~'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.
- U. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.

- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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.

Benchmark Land Survey



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SPOTSWOOD ADDITION

CLOSURE

1) SW corner	N 89°38'45" E	1515.61'
2) SE corner	N 00°06'09" E	1267.50'
3) NE corner	S 89°37'00" W	1513.93
4) NW corner	S 00°10'36" W	1266.74'

Precision: 1:119,117