

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7.

March 19, 1998

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 98-25 - SCHUETTE'S FIRST ADDITION

OWNER/APPLICANT: Lyle Schuette, 15001 E. 79th St. South, Derby, KS 67037

SURVEYOR/ENGINEER: Booker and Associate, 225 N. Market, Suite 350, Wichita, KS 67202

LOCATION: East of 143rd Street East, South side of 79th Street South

SITE SIZE: 5 acres

NUMBER OF LOTS

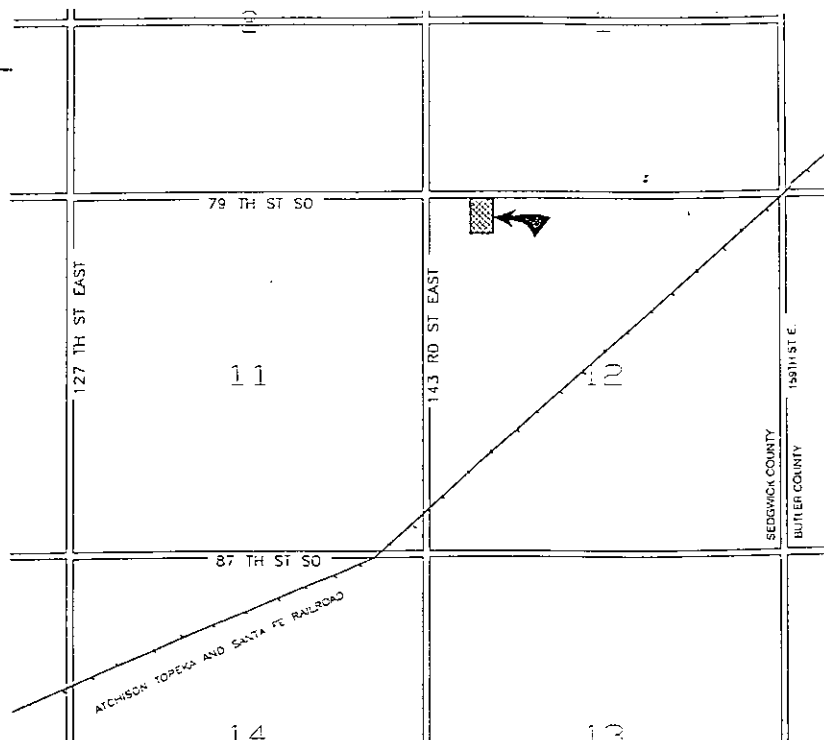
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.57 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County and is designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision".

STAFF COMMENTS:

- A. 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. A memorandum shall be obtained specifying approval. The lot will contain approximately 4.57 acres after the roadway dedication, which is less than the 5 acre minimum sewage lagoon requirement. However, the Subdivision regulations allow for a reduction to 4.5 acres for a one-lot residential subdivision.
- B. The site is currently served by Rural Water District #3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. The face of the plat and the plat's text should denote a contingent dedication of a 35-foot half street right-of-way along the western line of the plat along with a temporary right-of-way at the terminus for a turnaround. The plat's text shall denote that the contingent street dedication shall become effective upon the platting of any adjacent subdivision.
- E. **County Engineering** needs to comment on the status of the applicant's drainage concept and the need for any minimum building pad elevations.
- F. The north line of the plat should be located 50 feet from the centerline of 79th Street North. The face of the plat and the plat's text shall note the dedication of street to and for the use of the public.
- G. The applicant needs to revise the distances on the drawing (1332.45') to correspond with the legal description, in addition to depicting them to scale.
- H. The final plat shall denote access control except for one opening along 79th Street South.

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

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

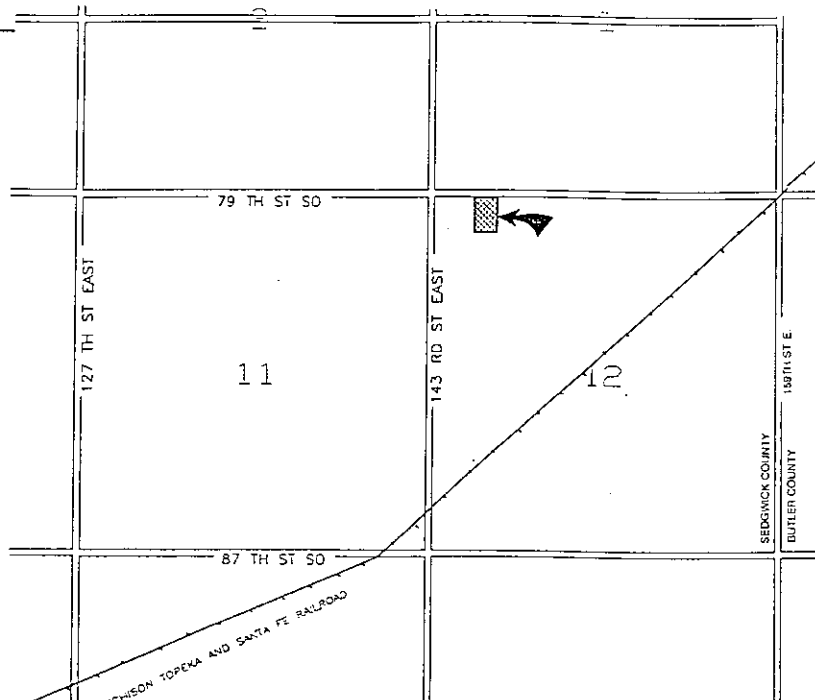
AGENDA ITEM NO. 13.

May 7, 1998

STAFF REPORT
(Final Plat, Preliminary Plat approved 3/19/98)

- CASE NUMBER:** S/D 98-25 - SCHUETTE'S FIRST ADDITION
- OWNER/APPLICANT:** Lyle Schuette, 15001 E. 79th St. South,
Derby, KS 67037
- SURVEYOR/ENGINEER:** Booker and Associate, 225 N. Market, Suite 350,
Wichita, KS 67202
- LOCATION:** East of 143rd Street East, South side of 79th Street
South
- SITE SIZE:** 5 acres
- NUMBER OF LOTS**
- | | |
|--------------|----------|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>1</u> |
- MINIMUM LOT AREA:** 4.57 acres
- CURRENT ZONING:** RR, Rural Residential
- PROPOSED ZONING:** Same

VICINITY MAP



Note: This site is located in the County and is designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan and is classified as a "suburban subdivision".

STAFF COMMENTS:

- A. 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. A memorandum shall be obtained specifying approval. The lot will contain approximately 4.57 acres after the roadway dedication, which is less than the 5 acre minimum sewage lagoon requirement. However, the Subdivision regulations allow for a reduction to 4.5 acres for a one-lot residential subdivision. **County Health has approved the site for sewage lagoons.**
- B. The site is currently served by Rural Water District #3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. **The face of the plat and the plattor's text should denote a contingent dedication of a 47.69 foot street right-of-way along the western line of the plat (to connect with the 22-foot strip adjoining this plat to the west totaling a 70-foot future street right-of-way). A temporary right-of-way at the terminus for a turnaround is also needed. The plattor's text shall denote that the contingent street dedication shall become effective upon the platting of any adjacent subdivision. Applicant will meet with County Engineering to further discuss this issue.**

Pursuant to the preliminary plat review, the applicant purchased the adjoining property to the west and the final plat encompasses the 22-foot strip noted above. The final plat does not indicate the 70-foot contingent right-of-way dedication as requested.

- E. **County Engineering** needs to comment on the status of the applicant's drainage plan and the need for any minimum building pad elevations. **A floodway reserve is needed to cover the existing waterway along the front 80 to 120 feet.**

The final plat does not denote the floodway reserve as requested.

- F. The north line of the plat should be located 50 feet from the centerline of 79th Street North. The face of the plat and the platlor's text shall note the dedication of street to and for the use of the public. **An additional 20-foot of right-of-way is required to be dedicated.**

This dedication shall be indicated on the final plat tracing. The north line of the plat should be denoted by a solid line.

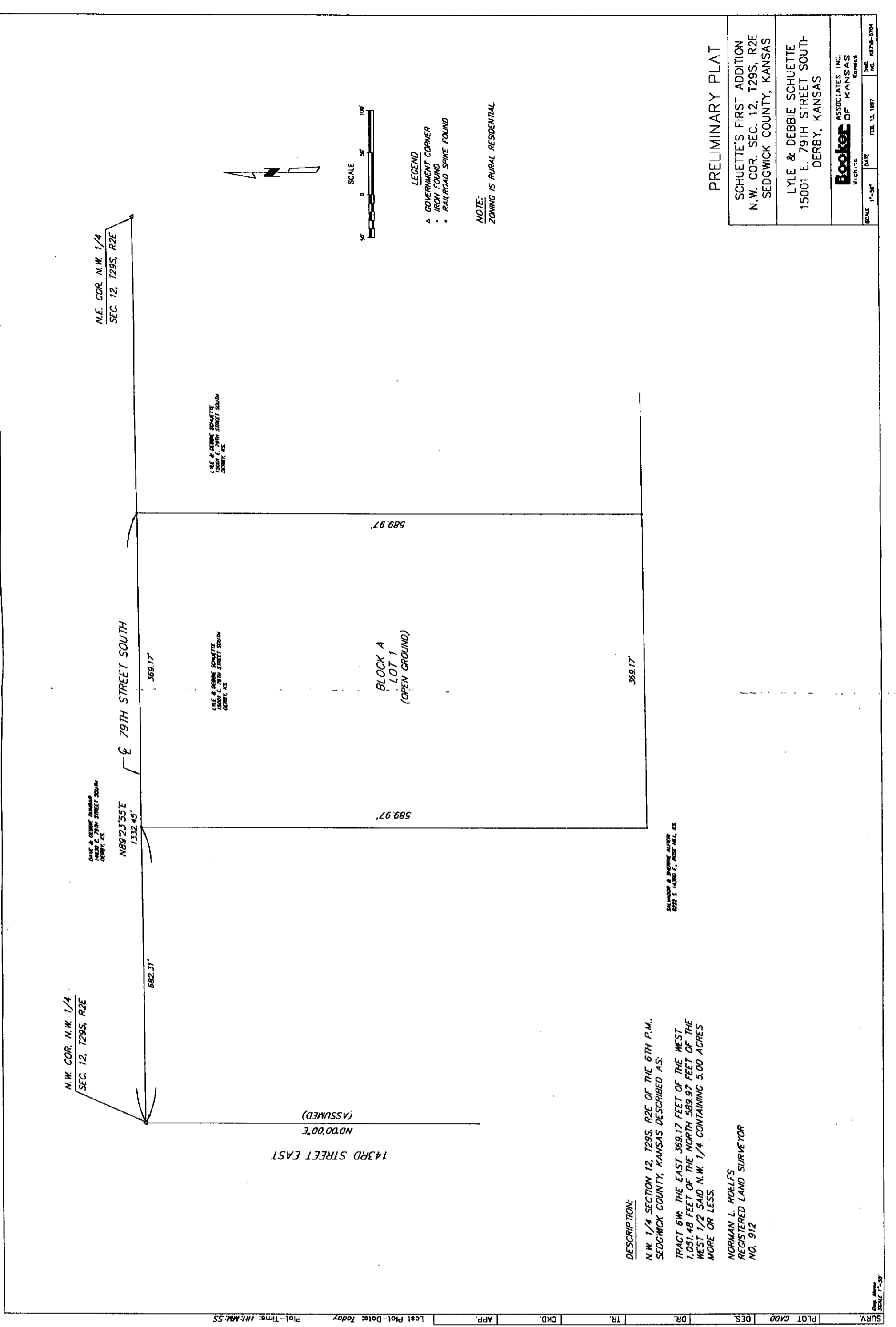
- G. The final plat tracing shall denote the appropriate names on the signature blocks.
- H. The final plat shall denote access control except for one opening along 79th Street South.

Access control has been depicted as requested.

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



PRELIMINARY PLAT

SCHUETTE'S FIRST ADDITION
 N.W. COR. SEC. 12, T29S, R2E
 SEDGWICK COUNTY, KANSAS

LYLE & DEBBIE SCHUETTE
 15001 E. 79TH STREET SOUTH
 DERBY, KANSAS

Booker ASSOCIATES, INC.
 SURVEYORS
 OF KANSAS

SCALE 1"=50' DATE FEB. 13, 1997 DMC NO. 18716-0704

DESCRIPTION:
 N.W. 1/4 SECTION 12, T29S, R2E OF THE 6TH P.M.,
 SEDGWICK COUNTY, KANSAS DESCRIBED AS:
 TRACT 6W: THE EAST 369.17 FEET OF THE WEST
 1,051.48 FEET OF THE NORTH 589.97 FEET OF THE
 WEST 1/2 SAID N.W. 1/4 CONTAINING 5.00 ACRES
 MORE OR LESS.

NORMAN L. ROELFS
 REGISTERED LAND SURVEYOR
 NO. 912

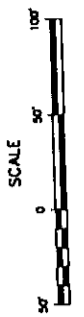
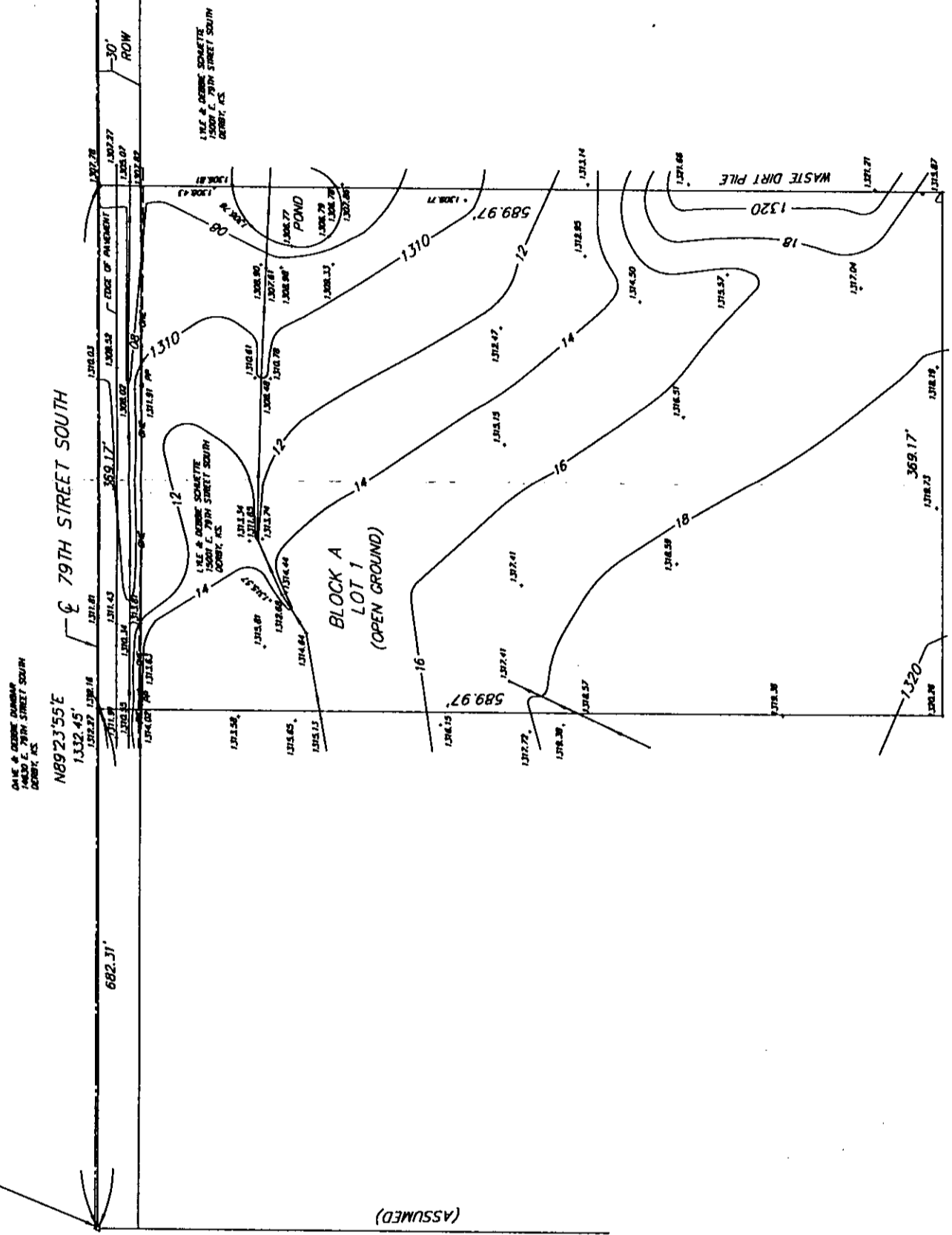
SURV.	DES.	DR.	TR.	CKD.	APP.	Lost Plot-Date: Today	Plot-Time: HH:MM:SS
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Booker
 SCALE 1"=50'

N.W. COR. N.W. 1/4
SEC. 12, T29S, R2E

N.E. COR. N.W. 1/4
SEC. 12, T29S, R2E

E 79TH STREET SOUTH



- LEGEND**
- ▲ GOVERNMENT CORNER
 - IRON FOUND
 - RAILROAD SPIKE FOUND
 - POWER POLE
 - OVERHEAD ELECTRIC
 - O&E
 - FLOW LINE

NOTE:
ZONING IS RURAL RESIDENTIAL.

DESCRIPTION:
N.W. 1/4 SECTION 12, T29S, R2E OF THE 6TH P.M.,
SEDGWICK COUNTY, KANSAS DESCRIBED AS:
TRACT 6W: THE EAST 369.17 FEET OF THE WEST
1,051.48 FEET OF THE NORTH 589.97 FEET OF THE
WEST 1/2 SAID N.W. 1/4 CONTAINING 5.00 ACRES
MORE OR LESS.

NORMAN L. ROELS
REGISTERED LAND SURVEYOR
NO. 912

EDWARD & DEBBIE SCHUETTE
15001 E. 79TH STREET SOUTH
DERBY, KS

PRELIMINARY PLAT

SCHUETTE'S FIRST ADDITION
N.W. COR. SEC. 12, T29S, R2E
SEDGWICK COUNTY, KANSAS

LYLE & DEBBIE SCHUETTE
15001 E. 79TH STREET SOUTH
DERBY, KANSAS

Booker ASSOCIATES INC.
OF KANSAS
KANSAS

SCALE 1"=50' DATE FEB. 13, 1997 DWG. NO. RPT18-004

SURV.	PLAT CAD	DES.	DR.	TR.	CKD.	APP.	Lost Plat-Date: Today	Plot-Time: HHT-MM-SS
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Doc. No. 912
Scale 1"=50'

