

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 15.

May 21, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-52 - MOORE ADDITION

OWNER/APPLICANT: Don Klausmeyer Construction,
716 N. 119th St. West, Wichita, KS 67235;
Steve Moore, 412 E. Catalpa, Derby, KS 67037

SURVEYOR/ENGINEER: LDJ Surveying, Inc., Attn: Lowell High, P.O. Box
781489, Wichita, KS 67278

AGENT: Austin Miller P.A., Attn: Tim Austin, 254 S. Laura, Suite
210, Wichita, KS 67211

LOCATION: Southeast corner of 47th St. North and Ridge Road

SITE SIZE: 4.95 acres

NUMBER OF LOTS

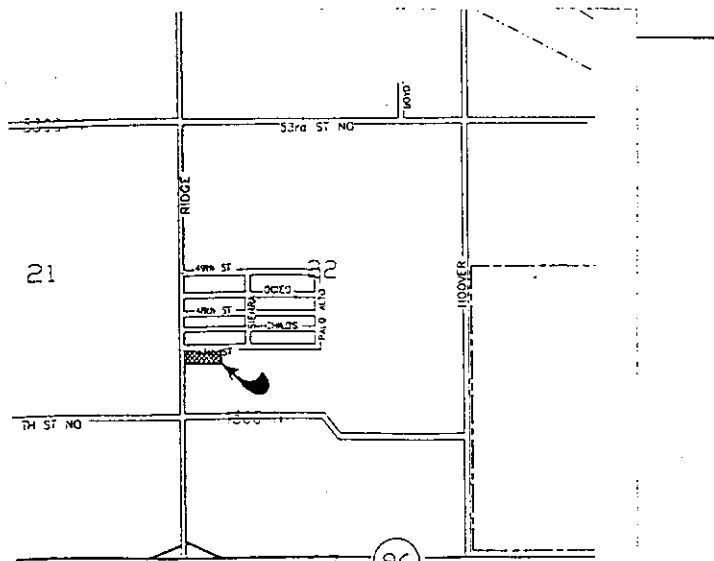
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 177,336 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of the City's boundary in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan.

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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. The final plat tracing shall reference the access controls in the plat's text.
- E. 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.
- F. Based upon the platting binder, a mortgage is being held by a bank. This party needs to be a signatory to the plat.
- G. The lot depth exceeds its width by more than 2½ times, and approval of this plat will require a waiver of this Subdivision regulation.
- H. The plat must contain the appropriate City Council and County Commissioner signature blocks.
- I. The tie points should be corrected to reference "26S".
- J. County Engineering needs to comment on the need for improvements to perimeter streets.

- K. The final plat tracing shall be submitted with a revised name as an Addition now within Wichita exists with the name Moore. It is recommended that a greater name distinction be created by adding an initial(s).
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.

S/D 98-52 -- One-Step Final Plat of MOORE ADDITION
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- T. 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. 17.

June 4, 1998

STAFF REPORT
(One-Step Final Plat-Approved 5/21/98)

CASE NUMBER: S/D 98-52 - MOORE ADDITION

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716 N. 119th St. West, Wichita, KS 67235;
Steve Moore, 412 E. Catalpa, Derby, KS 67037

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Suite 210, Wichita, KS 67211

LOCATION: Southeast corner of 47th St. North and Ridge Road

SITE SIZE: 4.95 acres

NUMBER OF LOTS

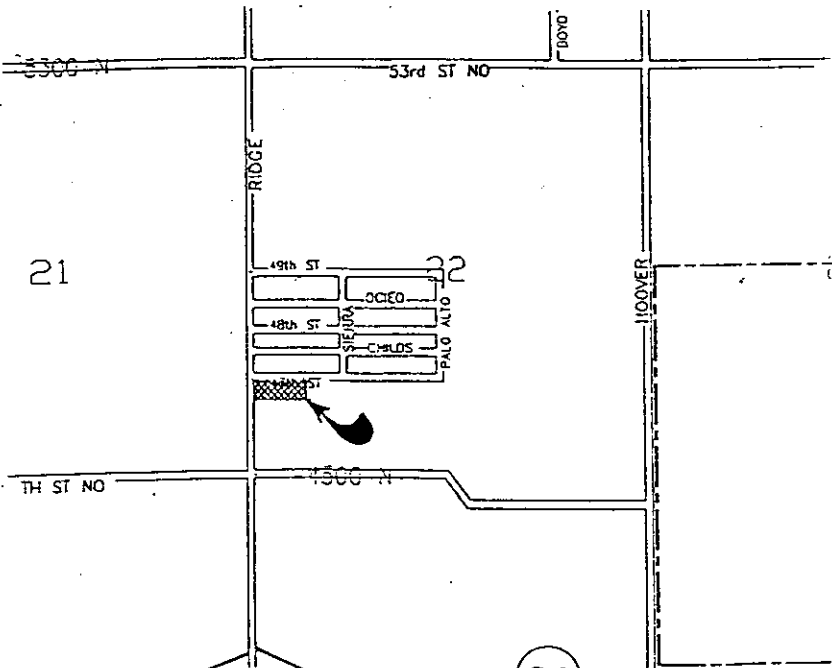
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Total:	<u>1</u>

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PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of the City's boundary in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan.

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. Standard soil testing is required. Due to shallow groundwater a specially designed system is expected.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- D. The final plat tracing shall reference the access controls in the plat's text. County Engineering requests complete access control along Ridge Road.
- E. 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.
- F. Based upon the platting binder, a mortgage is being held by a bank. This party needs to be a signatory to the plat.
- G. The lot depth exceeds its width by more than 2½ times, and approval of this plat will require a waiver of this Subdivision regulation.
- H. The plat must contain the appropriate City Council and County Commissioner signature blocks.
- I. The tie points should be corrected to reference "26S".
- J. County Engineering needs to comment on the need for improvements to

perimeter streets. *No improvements are required.*

- K. The final plat tracing shall be submitted with a revised name as an Addition now within Wichita exists with the name Moore. It is recommended that a greater name distinction be created by adding an initial(s).
- L. 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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- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- S. 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.
- T. 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.

RECEIVED
MAY 29 1998
CITY - ENGINEERING