

Note: This site is presently in the County, but is adjacent to Wichita City limits, and annexation will need to be requested. The site is located in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Prior to this site being scheduled for City Council review, the applicant shall submit a request for annexation.
- B. 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.
- C. City Engineering needs to indicate the status of Wichita water and sanitary sewer service for this area and what guarantees need to be provided at this time.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage concept, and the verification of the minimum building pad elevation denoted on the plat.
- F. County Engineering needs to comment on the need for access controls. MAPD recommends dedication of access control along West Street except for one opening for lots 2 and 3. Access to Lot 1 shall be from Turkey Run.
- G. Since the plat is dedicating right-of-way for West Street, the plattor's text of the final plat shall indicate the dedication of the street to and for the use of the public.
- 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. It is recommended that the front yard utility easements are eliminated and replaced with rear yard utility easements. Overly wide utility easements (30 foot) are recommended to be platted in the rear of lots 3 and 4 to allow for the installation of utilities without damage to existing tree rows.
- J. The applicant needs to place a point of beginning on the drawing, and correct the distances on the face of the plat to match those in the legal description.
- K. County Engineering needs to comment on the need for improvements to perimeter streets.
- 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. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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 98-21 -- Preliminary Plat of VANDERHOFF ESTATES
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- S. 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. **8.**

August 20, 1998

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/5/98)

CASE NUMBER: S/D 98-21 - VANDERHOFF ESTATES

OWNER/APPLICANT: Bill Vanderhoff, 6220 W. 47th St. South,
Wichita, KS 67215

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich,
239 N. Ohio, Wichita, KS 67214

LOCATION: North side of 55th Street South, East side of West Street

SITE SIZE: 12.4 acres

NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

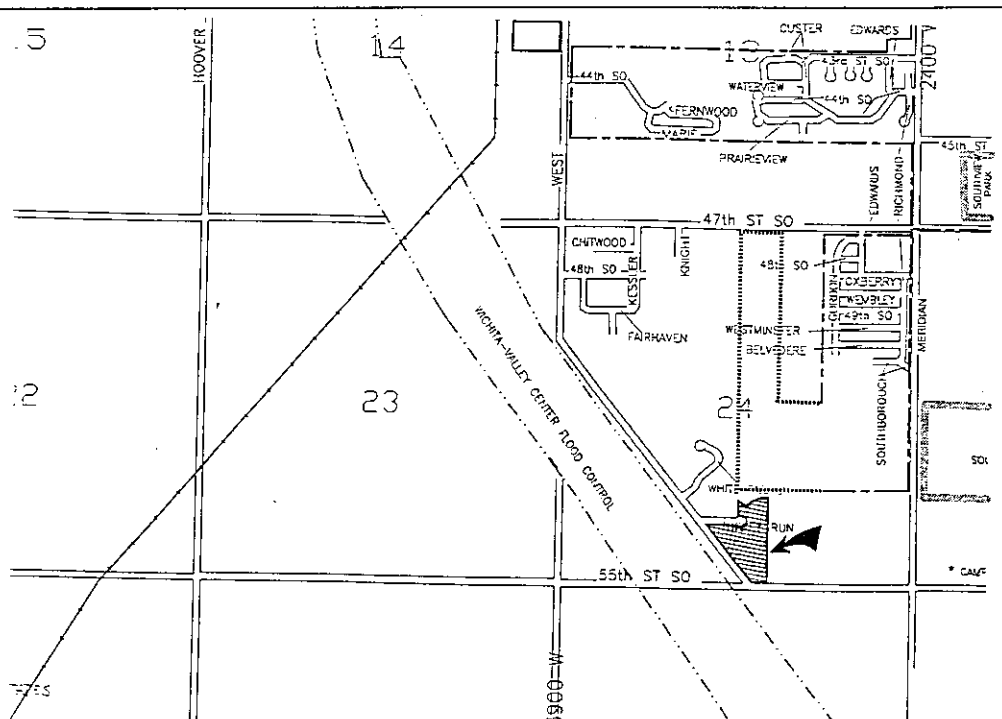
NPDES Language

MINIMUM LOT AREA: 1.2 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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STAFF COMMENTS:

- A. Prior to this site being scheduled for City Council review, the applicant shall submit a request for annexation.
- B. 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.
- C. **City Engineering** needs to indicate the status of Wichita water and sanitary sewer service for this area and what guarantees need to be provided at this time. **Guarantees will be required for future City water and sanitary sewer. An easement for future location of sanitary sewer needs to be denoted on plat.**
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- E. County Engineering and MAPD recommends dedication of access control along West Street except for one opening each for lots 2 and 3. Access to Lot 1 shall be from Turkey Run. Subdivision Committee approves said openings in addition to an opening from Lot 3 to 55th Street South per applicant's desire to maintain an existing opening.**

The requested access controls have been denoted on the final plat.

- G. 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.

- H. It is recommended that the front yard utility easements are eliminated and replaced with rear yard utility easements. Overly wide utility easements (30 foot) are recommended to be platted in the rear of lots 3 and 4 to allow for the installation of utilities without damage to existing tree rows. **Subdivision Committee approved both front and rear yard easements to give developer an option of their location.**

The final plat denotes the requested 30-foot easement in the rear of lots 3 and 4.

- I. **County Engineering** needs to comment on the need for improvements to perimeter streets.
- 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.
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- 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.