

STAFF REPORT
(One-Step Final Plat Deferred from 1/06/2000)

CASE NUMBER: S/D 99-88 - BURKE FIRST ADDITION

OWNER/APPLICANT: Larry Ryan Burke, 1200 North High, Wichita, KS 67203

SURVEYOR/ENGINEER: Austin Miller P.A., 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: East of West Street, North side of 11th St. North

SITE SIZE: .54 Acres

NUMBER OF LOTS

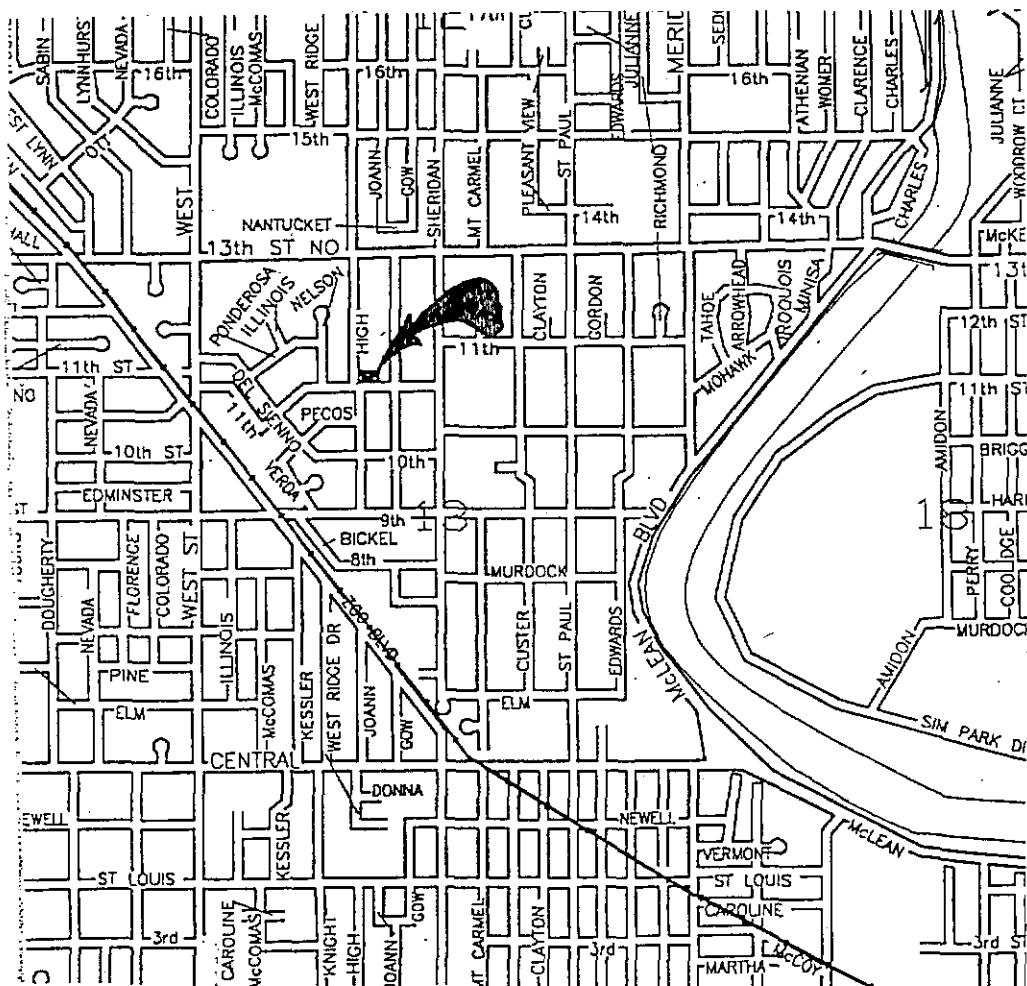
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 11,760 Sq. Ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This unplatted site is located within the City.

STAFF COMMENTS:

- A. Existing sanitary sewer and municipal water appear to be available to serve this site. City Engineering needs to indicate the need for any paving or drainage guarantees or additional easements. The utility easement along the east line of the plat shall be increased to ten feet in accordance with Subdivision regulations.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The platting binder indicates a party holding a mortgage on the site. Unless this mortgage has been released, this party must sign the final plat tracing.
- E. The Applicant is advised that if under separate ownership, the accessory structure on Lot 2 would not be allowed without a principal structure also being located on the same lot.
- F. The Applicant is advised that the structure on Lot 2 encroaches upon the 25-foot zoning setback. Establishing a platted building setback line of 24 feet on this lot may be desired in order to bring the structure into compliance.
- G. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- H. The legal description in the plattor's text shall replace reference to "parcel" with "lot" and be revised to accurately portray the land being platted.
- I. The curve data shall be indicated.
- J. All found and set monuments need to be denoted.
- K. The County Surveyor requests additional information regarding description and location of the benchmark.
- L. It is requested that the final plat reference a tie point to a section corner.
- M. The plattor'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.
- N. 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.)

- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

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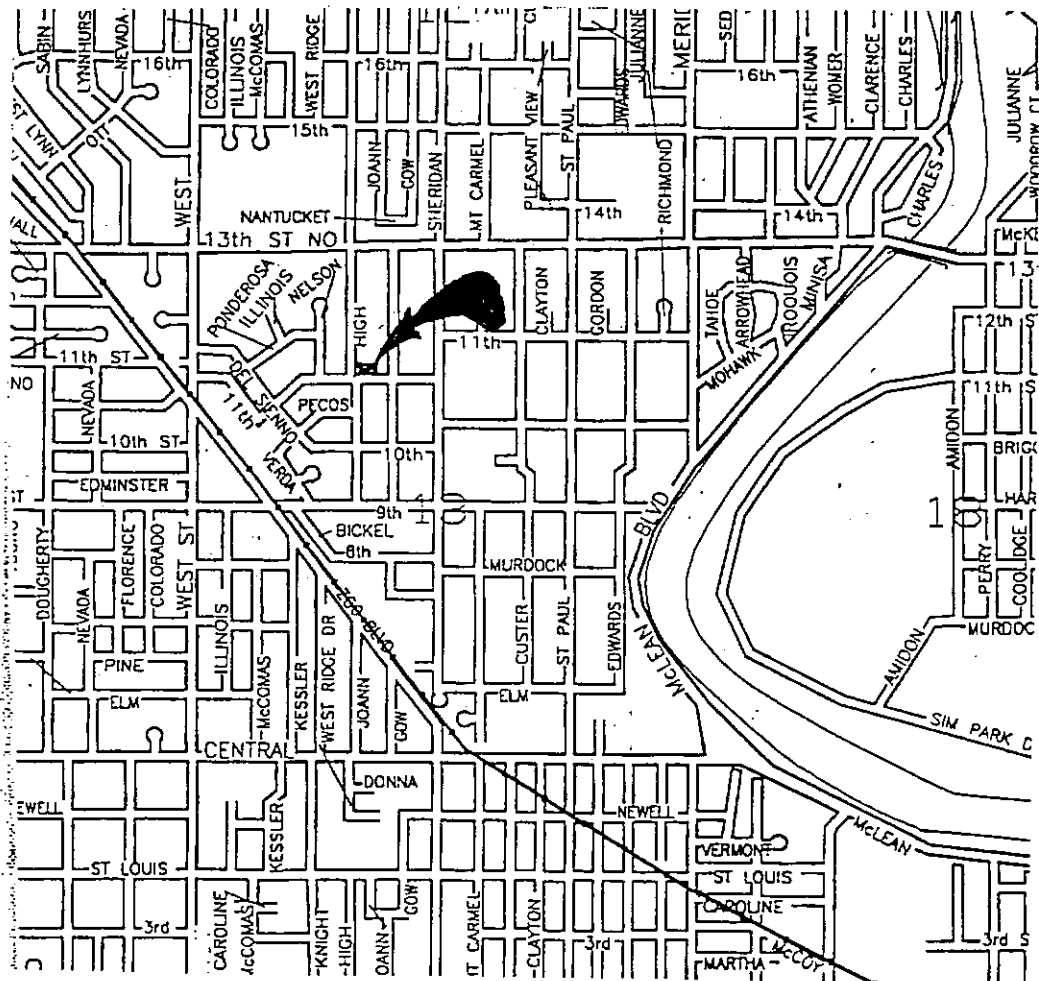
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*Ext. 55 & W
Provides Easement
Per. 11th attempt Plat,
& NO protest,
Increase E Easement to 10'*

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