

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-13 - BOOHER 2ND ADDITION

OWNER/APPLICANT: James Family Trust, P.O. Box 607, Buhler, KS 67522

AGENT: Harold Swann, 1110 Greenfield, Wichita, KS 67217

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

LOCATION: West side of Seneca, South of 55th St. South

SITE SIZE: 20.08 acres

NUMBER OF LOTS

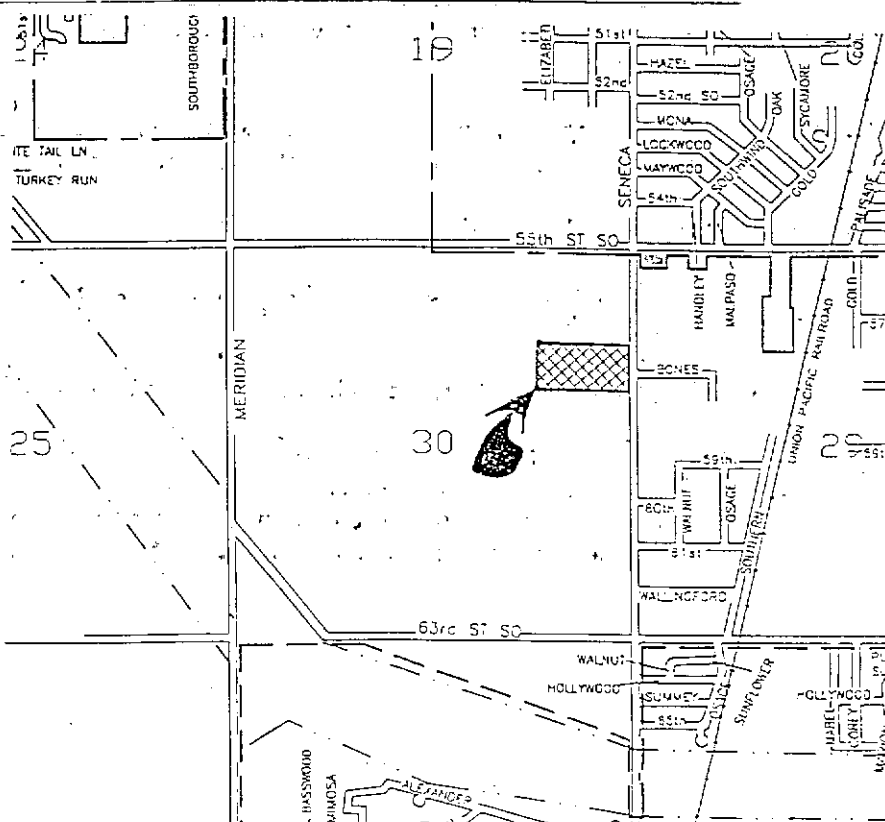
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 5.02 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes a private street to access the four lots.

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 net area of each lot will be below the 5-acre minimum required lot size for sewage lagoons and a modification is needed to the Subdivision regulations.

- B. Since this site is within one-quarter mile of the City limits, City Engineering needs to comment if guarantees for future extension of sanitary sewer and City water need to be provided at this time.
- 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.
- E. The applicant proposes a private street to access the four lots. Subdivision regulations require private streets to be platted as reserves. These reserves need to be platted as distinct entities and not denoted as part of any adjoining lot.
- F. A covenant shall be submitted regarding the reserve platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes along with ownership and maintenance responsibilities.
- G. The final plat tracing shall denote complete access control along Seneca to the north and south of the private street. Access controls shall be referenced in the plat's text.
- H. The private street shall be designated a name and approved by the County Fire Department.
- I. The County Commissioners signature block needs to be revised to reference "Thomas G. Winters" and "Bill Hancock".
- J. The MAPC signature block needs to be revised to reference "William M. Johnson".
- K. According to the platting binder, a blanket pipeline easement appears to have been granted over the plat. The applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of the easement if on this plat shall be shown and the pipeline's name and recording information shown.

- L. The applicant shall guarantee the installation of the private street to a public street standard. As a private improvements, such guarantee shall not be provided through the use of a petition.
- M. County Fire needs to comment on the acceptability of the hammerhead turnaround.
- 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.
- W. 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

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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.



Armstrong Land Survey, P.A.

DONN C. ARMSTRONG, R.L.S.

250 MATHEWSON
WICHITA, KANSAS 67214
(316) 263-0082

October 14, 1999

CLOSURE COMPUTATIONS FOR BOOHER 2ND ADDITION

Closure = 0.01ft per 3849.2 ft of circumference

= 1 part in 384,920 or 1/384,920 ft.