

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-21 -- BIG FOOT ESTATES

OWNER/APPLICANT: John A. Hattan Revocable Trust, 6 Lakeridge Dr., Goddard, KS 67052

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: North side of 55th St. South, West of 231st St. West

SITE SIZE: 8.70 Acres

NUMBER OF LOTS

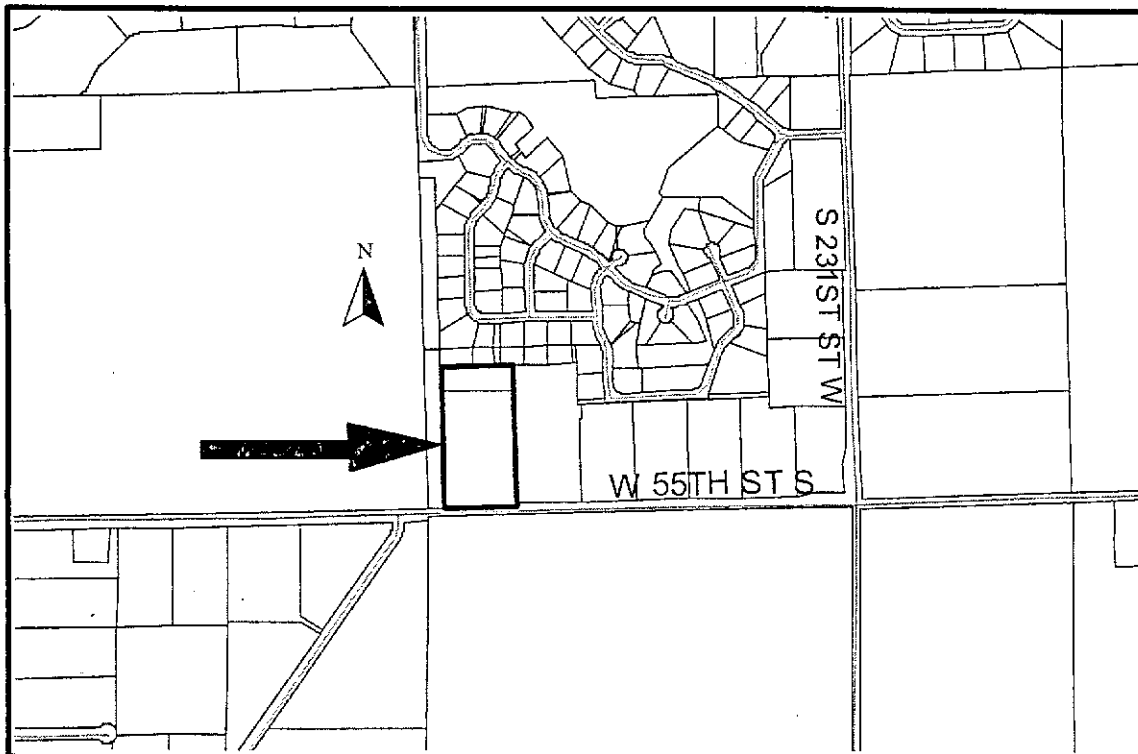
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 2.34 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This property is located in the County in an area designated as "Rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval. Due to the size of Lot 1, approval will be needed for the use of a septic system.
- B. The site is currently served by Rural Water District No. 4. 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 to that effect.
- 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 concept.
- E. County Engineering needs to comment on the access controls. The plat proposes one access opening along the east line of the property. The final plat shall reference the access controls in the plat's text.
- F. County Fire Department needs to comment on the proposed access easement for Lot 2.
- G. To provide for access to Lot 2, an access easement needs to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. County Engineering recommends the dedication of a 70-ft contingent street right-of-way for a future street to serve Lot 2, Block A or any future replats.
- I. On the final plat, the street dedication needs to be referenced in the plat's text.
- J. County Engineering recommends a utility easement be platted to cover the existing gas line located on Lot 2, Block A.
- K. If platted, the building setbacks must be a minimum of 35 feet to conform with the required setbacks from County roads.
- L. The southwest corner of Lot 8, Waltana Estates is incorrectly labelled.
- M. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- N. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

SUB 2001-21 -- Preliminary Plat of BIG FOOT ESTATES
March 1, 2001 - Page 3

- O. 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.
- P. The platlor'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.
- Q. 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.)
- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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 AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(Final Plat, Preliminary Plat Approved 3/1/01)

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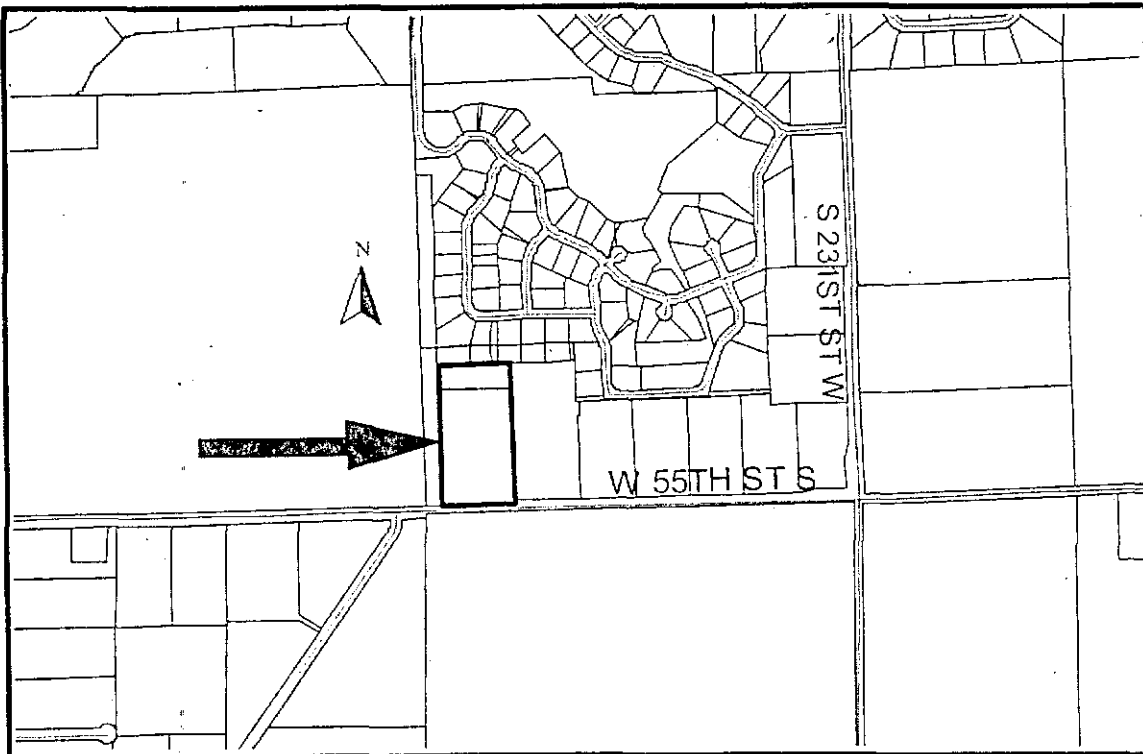
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Note: This property is located in the County in an area designated as "Rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval. *A restrictive covenant is required that limits Lot 1 to non-domestic uses on the site until public sewer is available.*
- B. The site is currently served by Rural Water District No. 4. 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 to that effect.
- 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. *The drainage plan needs to be reviewed.*
- E. County Fire Department needs to comment on the proposed access easement for Lot 2. *No building shall be constructed until the driveway is built.*
- F. To provide for access to Lot 2, an access easement needs to be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument. *County Engineering has required a 50-ft access easement.*
- G. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- H. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- I. On the final plat tracing, the plat'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.
- 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.

SUB 2001-21 -- Final Plat of BIG FOOT ESTATES

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- 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.
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- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
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Closure-Bigfoot Estates

1	North: 1842.0883	East : 2982.0489
Line	Course: S 89-40-11 E	Length: 443.3600
2	North: 1839.5326	East : 3425.4015
Line	Course: S 00-01-40 E	Length: 903.5300
3	North: 936.0027	East : 3425.8396
Line	Course: N 89-50-04 W	Length: 444.0000
4	North: 937.2856	East : 2981.8414
Line	Course: N 00-00-48 E	Length: 904.8000
1	North: 1842.0856	East : 2982.0520
Line	Course: N 48-54-43 W	Length: 0.0041
Error Closure:	0.0000	Course: N 48-51-01 W
Error North:	0.00000	East : -0.00000

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1	North: 1842.0856	East : 2982.0520
Line	Course: N 48-54-43 W	Length: 0.0041
Error Closure:	0.0000	Course: N 48-51-01 W
Error North:	0.00000	East : -0.00000