

STAFF REPORT  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2004-83 – CLARKDALE FOURTH ADDITION

**OWNER/APPLICANT:** D & M Enterprises, LLC, Attn: D. Niedens, 1143 N. Denene, Wichita, KS 67212

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

**LOCATION:** North of 63rd St. South, East side of Seneca

**SITE SIZE:** .94 Acres

**NUMBER OF LOTS**

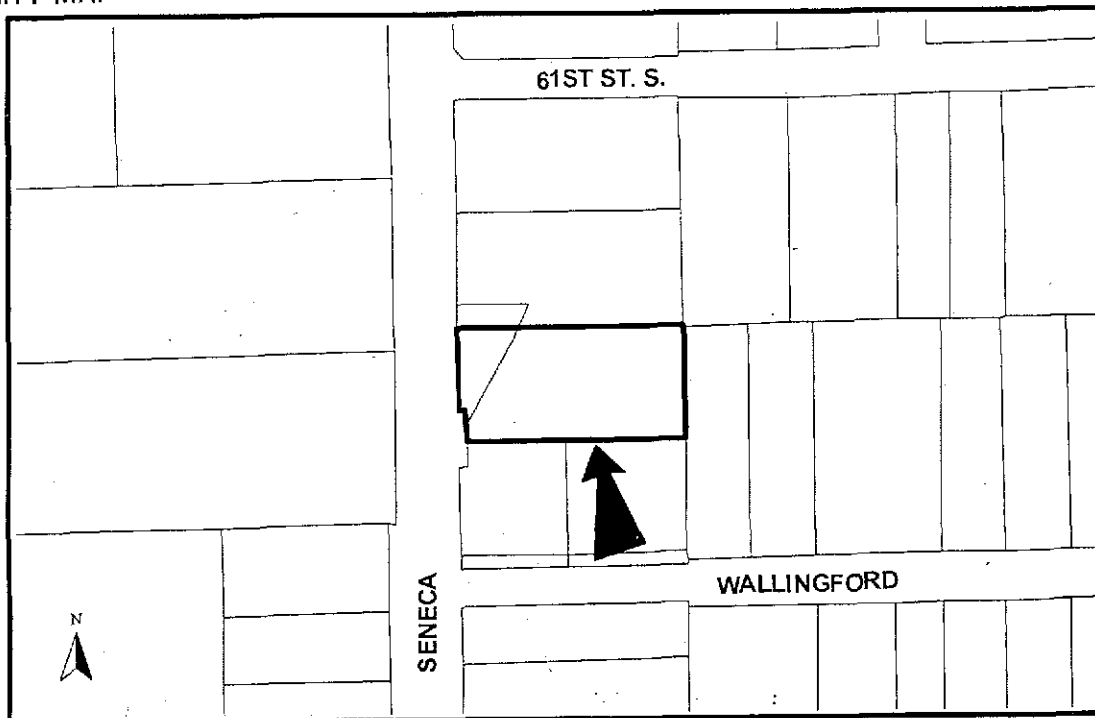
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 42,775 Sq. Ft.

**CURRENT ZONING:** SF-5, Single-Family Residential; GC, General Commercial

**PROPOSED ZONING:** OW, Office Warehouse

VICINITY MAP



**NOTE:** This is a replat of Lot 13, Clarkdale Subdivision. The site has been approved for a zone change (ZON 2002-73) from SF-5, Single-Family Residential and GC, General Commercial to OW, Office Warehouse. The site is located within the 100-year floodplain.

**STAFF COMMENTS:**

- A. City water services are available to serve the site.
- B. Since sanitary sewer is unavailable to serve this property, the applicant shall contact City Environmental 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.
- C. City Water and Sewer Department requests a petition for future extension of sanitary sewer services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. City Engineering needs to comment on the status of the applicant's drainage plan.
- F. Traffic Engineering needs to comment on the need for any improvements to Seneca. *No improvements are needed.*
- G. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Seneca. *One access opening is approved at the north property line limited to rights-in/out only.*
- H. Traffic Engineering has requested a cross-lot access agreement with the commercial property to the north to allow for access to the rear of the property.
- I. 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.
- J. 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.
- K. The platting 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.
- L. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)

SUB 2004-83 -- One-Step Final Plat of CLARKDALE FOURTH ADDITION

July 15, 2004 - Page 3

- 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: 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 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 compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - CLARKDALE 4TH ADDITION

PT 01	North: 5813.1229	East :	6553.4909
Line	Course: N 00-00-00 E	Length:	145.03
PT 02	North: 5958.1529	East :	6553.4909
Line	Course: N 89-47-10 E	Length:	284.94
PT 03	North: 5959.2166	East :	6838.4289
Line	Course: S 00-00-14 W	Length:	145.00
PT 04	North: 5814.2166	East :	6838.4190
Line	Course: S 89-46-50 W	Length:	284.93
PT 01	North: 5813.1253	East :	6553.4911