

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 19.

May 7, 1998

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 98-42 - CUSTER ADDITION

OWNER/APPLICANT: L.W. Rudd and Lavina P. Rudd,
3041 N. Charles, Wichita, KS 67204

CONTRACT PURCHASER: Jay W. Russell, 12602 W. 13th, Wichita, KS 67235

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

LOCATION: South side of 27th St. South, West of Meridian

SITE SIZE: 18.08 acres

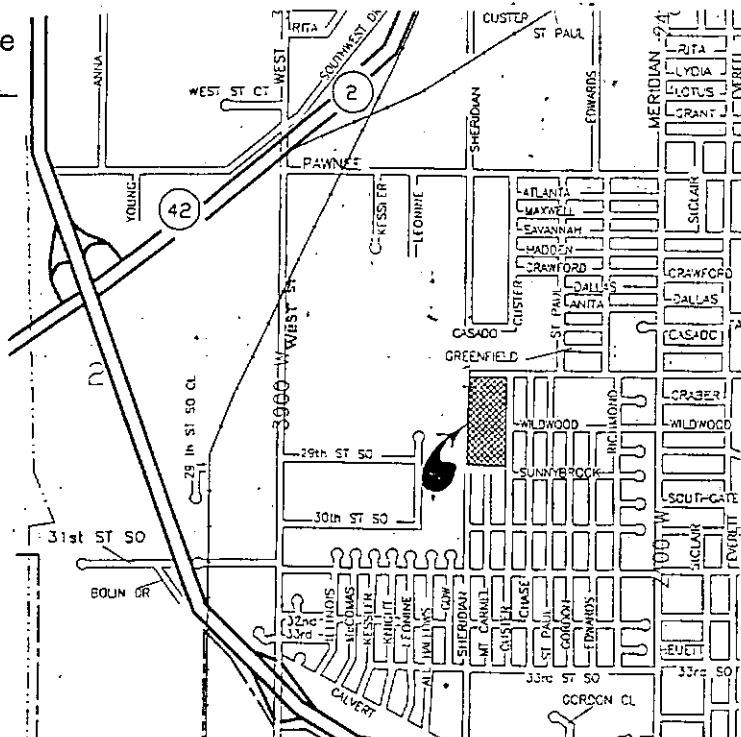
NUMBER OF LOTS
Residential: 75
Office:
Commercial:
Industrial:
Total: 75

MINIMUM LOT AREA: 7,834 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- 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. City Engineering needs to comment on the acceptability of the vacation of the maintenance access easement along the west line of the plat.
- D. The applicant shall guarantee the paving of the proposed interior streets. The proposed streets have been platted with a 60-foot right-of-way, which coincides with the streets platted in the surrounding developed area. A roadway width of 31 feet from back-of-curb to back-of-curb shall be required.
- E. Traffic Engineering needs to comment on the need for improvements to Custer Avenue.
- F. City Fire Department needs to comment on this plat's street names.
- G. The plat's text associated with the owner should be revised to correct the spelling of the word "lowest".
- 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. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAC 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.)
- J. 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.

- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- 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.

CLOSURE- CLUSTER ADD.

L001

1	EAST	663.920	N	5000.000	E	5000.000	S	0+00
2			N	5000.000	E	5663.920	S	6+63.920
3	S 00-12'48.0"W	1328.740	N	3671.269	E	5658.973	S	19+92.660
4	N 89-41'17.0"W	664.810	N	3674.889	E	4994.172	S	26+57.470
1	N 00-15'07.1"E	1325.124	N	5000.000	E	5000.000	S	39+82.594
LENGTH=		3982.594	AREA=		881563.105 SF	20.238 ACRES		