

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 13
December 10, 1998**

**STAFF REPORT
(One-Step Final Plat)**

CASE NUMBER: S/D 98-117 - DEATHERAGE ADDITION

OWNER/APPLICANT: Jack Deatherage, 3146 Bennett, Wichita, KS 67217

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

LOCATION: South of 45th St. North, East side of Seneca

SITE SIZE: 6.62 acres

NUMBER OF LOTS

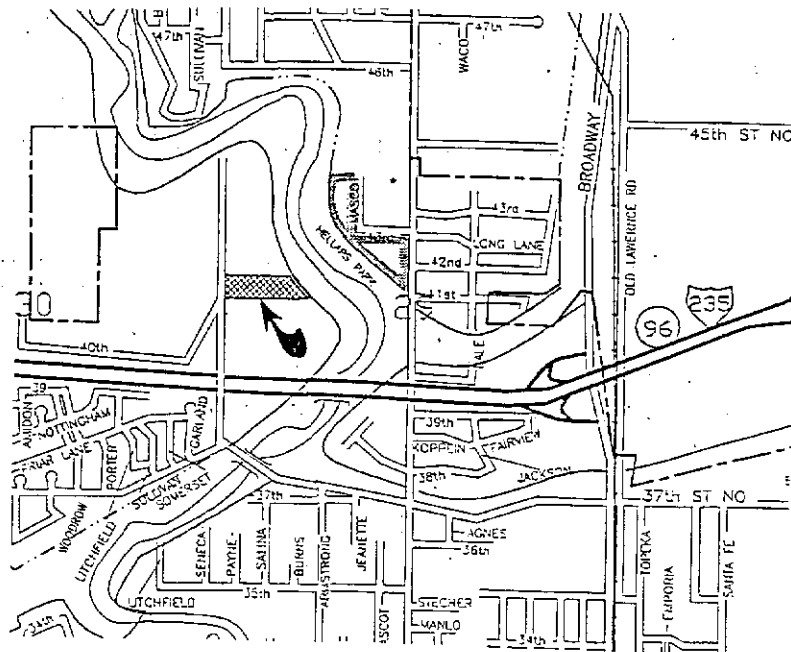
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.19 acres

CURRENT ZONING: SF-6, Single-Family Residential,

PROPOSED ZONING: Same

VICINITY MAP



SS # 23

Note: This site is currently unplatted.

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.
- B. City Engineering should comment on the need for petitions for future extensions of City water and sanitary sewer.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. City Engineering needs to comment on the status of the applicant's drainage plan.
- E. 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.
- F. The distances and degrees on the drawing need to coincide with those in the legal description.
- G. The lot depth-to-width ratio exceeds the maximum of 2.5, and a modification will need to be granted for the approval of this plat.
- H. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to

the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- J. The MAPC Chairman should be revised to read, "William M. Johnson".
- K. 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.
- L. 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.)
- 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 316-729-0102) 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 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.

- R. Recording of the plat within thirty (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 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.

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
FAX (316) 268-4114

February 22, 1999

Mr. Jack Deatherage
3146 Bennett
Wichita, KS 67217

(Via Facsimile: 942-0215)

Dear Sir:

This is to confirm that the City's sewer system is not available to Lot 1, Deatherage Addition, at this time or in the near future.

Sincerely,

Vicky Huang, P.E.
Subdivision Design Engineer

VH:mjm



FAX TRANSMITTAL COVER SHEET

CITY OF WICHITA



DEPT. OF PUBLIC WORKS

City Engineer's Office

455 North Main, 7th Floor
Wichita, Kansas 67202

TO: Name: Jack Deatherage
Company: _____
Phone: _____
Fax Number: 942-0215

FROM: Name: Vicky Huang Date: 2/22/99
Phone: _____
Fax Number: (316) 268-4114

Number of pages including cover sheet: 2

COMMENTS: _____

CLOSURE - DEATHERAGE ADD.

L001

Station	Direction	Distance	North	East	South	Station
1			5000.000	E	5000.000	S 0+00
	NORTH	302.870				
2			5302.870	E	5000.000	S 3+02.870
	S 89-55'40.0"E	883.380				
3			5301.756	E	5883.379	S 11+86.250
	S 19-45'40.0"E	76.890				
4			5229.395	E	5909.376	S 12+63.140
	S 25-24'54.0"E	98.630				
5			5140.310	E	5951.705	S 13+61.770
	S 30-44'13.0"E	101.270				
6			5053.266	E	6003.464	S 14+63.040
	S 36-27'40.0"E	67.870				
7			4998.681	E	6043.797	S 15+30.910
	N 89-55'39.3"W	1043.798				
1			5000.000	E	5000.000	S 25+74.708
			288531.728	SF	6.624	ACRES
LENGTH=		2574.708	AREA=			