

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

**CASE NUMBER:** S/D 99-85 -- DONALDSON-TALBERT ADDITION

**OWNER/APPLICANT:** Sherman Donaldson, 3330 W. MacArthur, Wichita, KS 67217

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, Inc., 239 N. Ohio, Wichita, KS 67214

**LOCATION:** North side of MacArthur Road, East of West Street

**SITE SIZE:** 2.58 Acres

**NUMBER OF LOTS**

Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

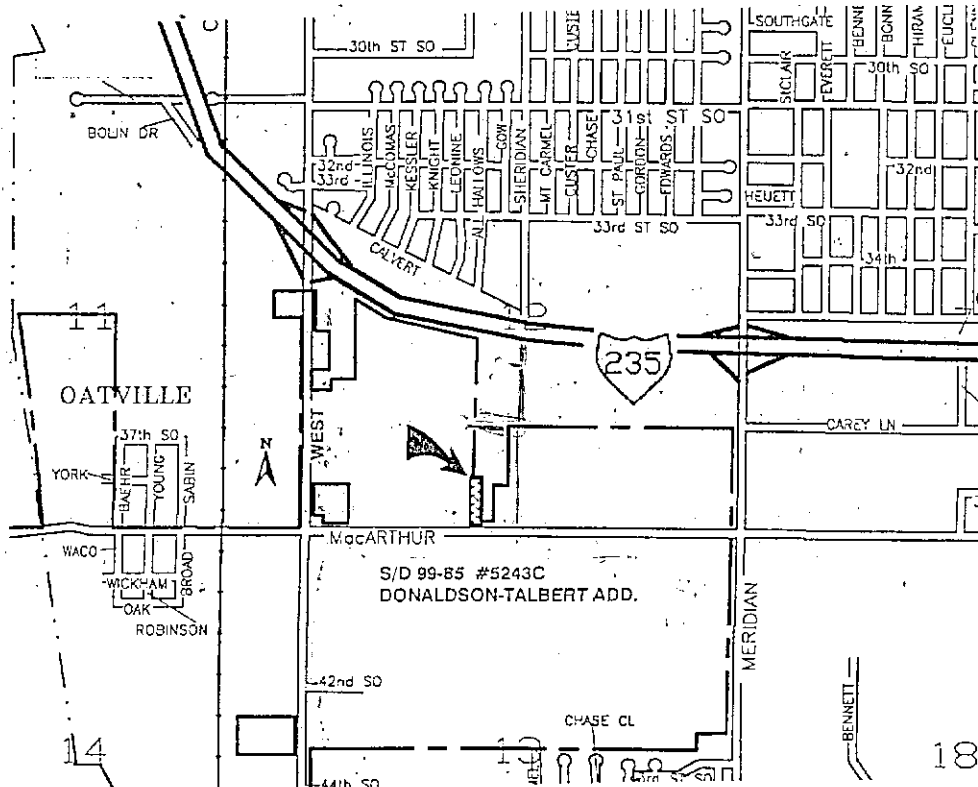
**MINIMUM LOT AREA:** 40,000 Sq.Ft.

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same

*Ext. SS, W*

**VICINITY MAP**



Note: This unplatted site is located in the County adjoining Wichita's city limits and annexation is required.

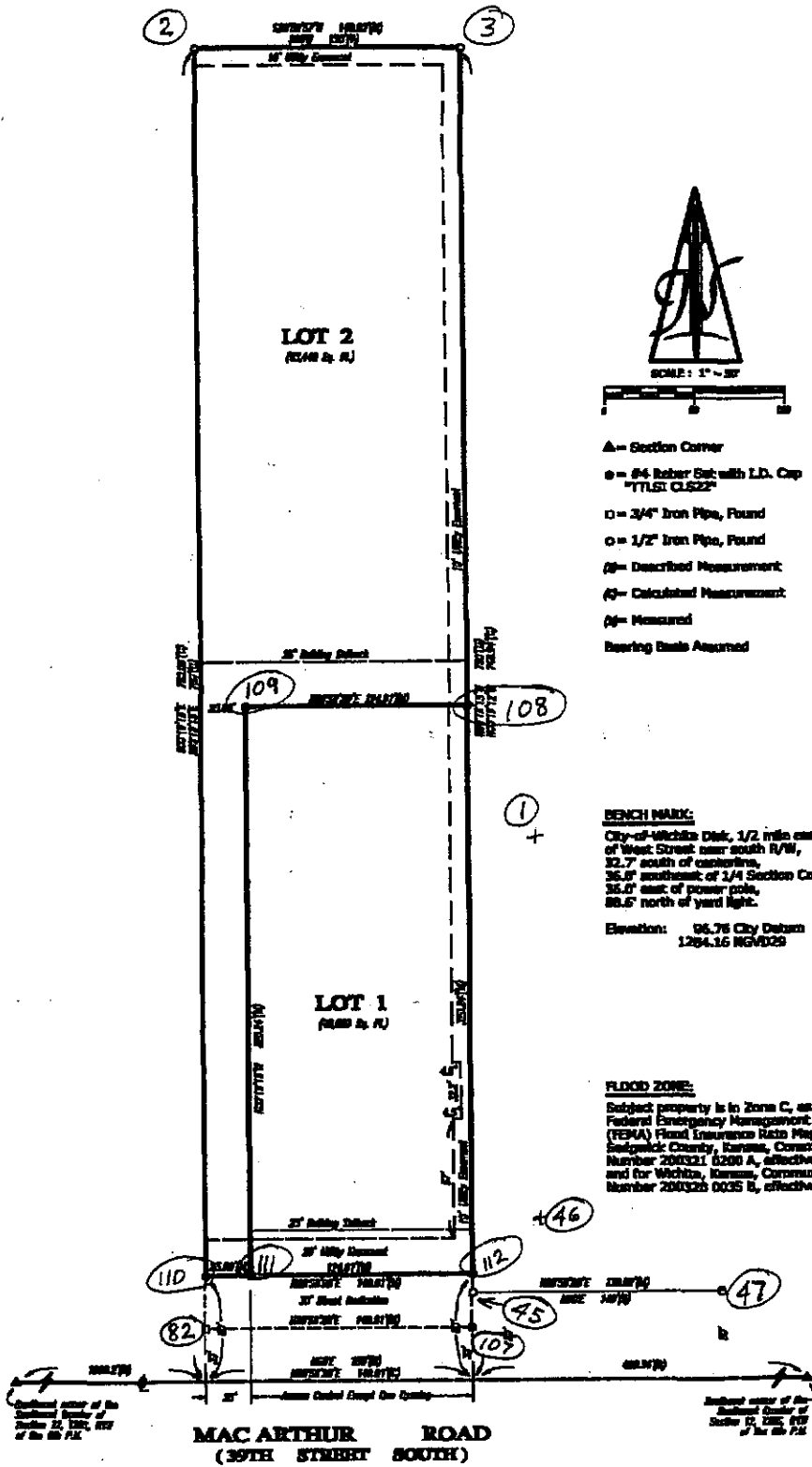
**STAFF COMMENTS:**

- A. Since this property is adjacent to the City of Wichita, the Applicant shall request annexation into the City. Upon annexation, the property will be zoned SF-6, Single Family Residential. If annexation is completed prior to the plat's submittal for City Council review, the County Commissioner's signature block may be eliminated.
- B. 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.
- C. City Engineering requests a guarantee for future City water and sewer.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan.
- E. City Fire Department requires a 20-foot gravel road with a turnaround to within 150 feet of the most remote point of any structure. A site plan shall be submitted to City Fire Department prior to the issuance of a building permit.
- F. Complete access control should be dedicated along the frontage to Lot 1. The width of the "flagpole" should be increased to 40 feet. An access easement should be platted within the flagpole for the benefit of Lot 1.
- G. 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.
- 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 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.
- 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.
- N. 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.
- 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.
- Q. 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.
- R. 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.

CLOSURE COMPUTATIONS  
FOR  
"DONALDSON-TALBERT ADDITION"

TERRA TECH  
LAND SURVEYING



Job ID : DT1  
 Job name : "Donaldson-Talbert Addition" Closure Computations  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 31/03/00 9:06am

Initial parcel PARENT TRACT

Point	Bearing	Distance
82		
107	N89°56'28"E	149.906
3	N0°19'12"W	719.939
2	S89°59'57"W	149.918
82	S0°19'15"E	720.091

Area: 2.4779 acres  
 Lot misclose: no misclose

Initial parcel PLAT PERIMETER

Point	Bearing	Distance
110		
112	N89°56'28"E	149.906
3	N0°19'12"W	689.939
2	S89°59'57"W	149.918
110	S0°19'15"E	690.091

Area: 2.3747 acres  
 Lot misclose: no misclose

Initial parcel LOT 1

Point	Bearing	Distance
111		
112	N89°56'28"E	124.906
108	N0°19'12"W	320.240
109	S89°56'28"W	124.911
111	S0°19'15"E	320.240

Area: 0.9183 acres  
 Lot misclose: no misclose

Initial parcel LOT 2  
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Point	Bearing	Distance
110		
111	N89°56'28"E	25.000
109	N0°19'15"W	320.240
108	N89°56'28"E	124.911
3	N0°19'12"W	369.699
2	S89°59'57"W	149.918
110	S0°19'15"E	690.091

Area: 1.4564 acres

Lot misclose: no misclose