

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2001-85 -- DORE ADDITION

OWNER/APPLICANT: David L. Dore, 11678 NW 160th St., Newton, KS 67114

SURVEYOR/ENGINEER: Reiss and Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: South side of 125th St. North, East of Oliver St.

SITE SIZE: 7.49 Acres

NUMBER OF LOTS

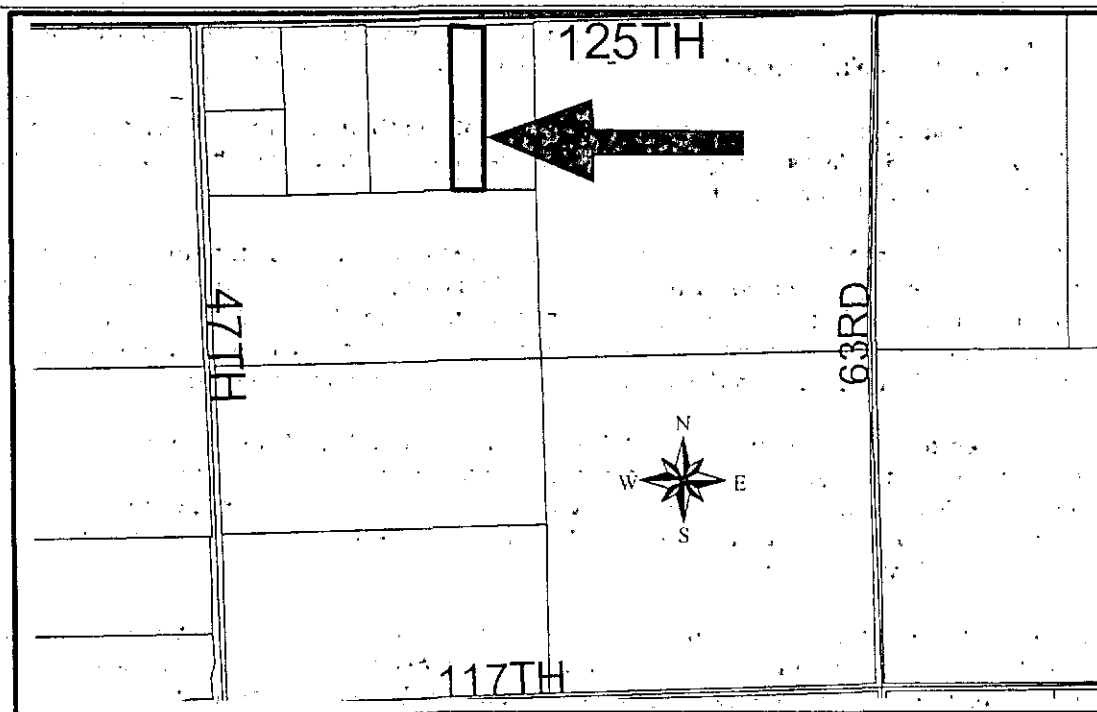
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 7.49 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site 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 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. A drainage plan is needed.
- D. The Applicant should provide a 35-ft contingent dedication of street right-of-way along the east and south property lines in order to provide potential street connection to adjoining properties. On the final plat tracing, the contingent dedication of right-of-way needs to be referenced in the plat's text.
- E. The plat proposes one access opening along 125th St. North. MAPD recommends that the opening be in alignment with the contingent right-of-way. In the alternative, the opening would be required to be closed upon the construction of the internal road.
- F. The signature line for the County Commissioners need only reference "Carolyn McGinn".
- G. The Applicant is advised that if platted, the building setback must be increased to 35 feet to conform with the Zoning setback standard for County section line roads.
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- I. The Applicant has provided a pipeline easement agreement which appears to indicate a blanket easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- J. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- K. 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.

- 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 316-946-4556) 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 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 AutoCAD. This will be used by the City and County GIS Department.

User Name: Matt
Project: Su0501 - Dore Addition, Sedgwick Co.
Create Mapcheck Reports

Date: 09-20-01
Time: 11:27:54
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Lot Name: LOT ONE
Lot Area (Square Feet): 326083.42
Lot Area (Acres): 7.49
Lot Perimeter: 3117.15
Closing Direction: S07°31'22"E
Closing Distance: 0.0039

Course Data: (Mapcheck Through Radius Points Method)

Point Northing Easting Direction Distance
Begin 0.0000 0.0000 N00°00'00"E 1310.65
 1310.6500 0.0000 S89°28'21"E 249.01
 1308.3575 248.9994 S00°00'00"W 1308.49
 -0.1325 248.9994 N89°58'07"W 249.00
End 0.0039 -0.0005
Error of Closure 1 : 791173
Departure in Y (Northing): -0.0039
Departure in X (Easting): 0.0005

User Name: Administrator
Project: SU0401 - Cox Communications Addition
Create Mapcheck Reports

Date: 07-27-01
Time: 15:44:31
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Lot Name: LOT 1
Lot Area (Square Feet): 6254.01
Lot Area (Acres): 0.14
Lot Perimeter: 319.48
Closing Direction: N90°00'00"E
Closing Distance: 0.0000

Course Data: (Mapcheck Through Radius Points Method)

Point Northing Easting Direction Distance
Begin 0.0000 0.0000 N90°00'00"E 70.00
 0.0000 70.0000 N05°23'30"E 89.74
 89.3430 78.4323 N90°00'00"W 73.00
 89.3430 8.4323 S05°23'30"W 89.74
End 0.0000 0.0000
Error of Closure 1 : 0
Departure in Y (Northing): -0.0000
Departure in X (Easting): -0.0000