

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-75 -- DREILING ACRES ADDITION

OWNER/APPLICANT: Kenneth Weber, C/O Paul Dreiling, 2406 N. Pine Grove, Wichita, KS 67205

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: South side of 31st St. South, East of 167th St. West

SITE SIZE: 6.01 Acres

NUMBER OF LOTS

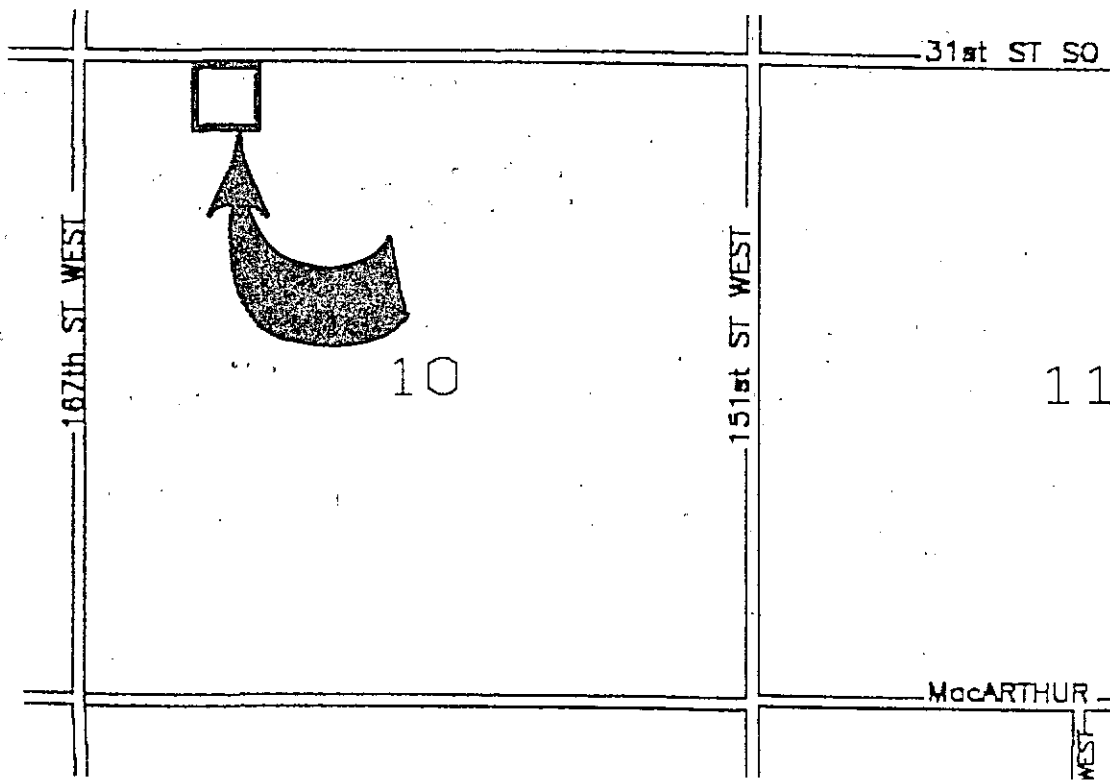
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.43 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 Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence and located within the 100-year floodplain.

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. The Applicant shall coordinate removal of the terraces with Natural Resources Conservation Service (721-6127). A minimum pad of 1418 M.S.L. shall be established. The Engineer shall meet with County Engineering to discuss the Floodway Reserve.
- D. County Engineering needs to comment on the access controls. The plat proposes two access openings along 31st St. South. County Engineering has required access control except for one opening.
- E. As this plat is located within three miles of the City of Wichita, the final plat tracing shall include a signature block for the Wichita City Council.
- F. For those reserves being platted for floodway purposes, a covenant is required which provides for ownership and maintenance of the reserves and shall grant, to the appropriate governing body, the authority to maintain the 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 the governing body.
- 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. 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.
- I. 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.)
- 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 in digital format in AutoCAD. This will be used by the City and County GIS Department.

BOUNDARY CLOSURE:
DREILING ACRES
SEDGWICK COUNTY, KANSAS

North: 20000.000	East : 21335.774
Line Course: N 90-00-00 W Length: 504.00	
North: 20000.000	East : 20831.774
Line Course: S 00-37-42 E Length: 519.75	
North: 19480.281	East : 20837.474
Line Course: S 90-00-00 E Length: 504.00	
North: 19480.281	East : 21341.474
Line Course: N 00-37-42 W Length: 519.75	
North: 20000.000	East : 21335.774

Perimeter: 2047.50 Area: 261,938 sq.ft. 6.01 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.000 Course: S 90-00-00 E
Error North: 0.0000 East : 0.0000
Precision 1: 2,047,500,000.00