

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-37 -- HEIMERMAN MEADOWS ADDITION

OWNER/APPLICANT: Doyle Heimerman, 12406 E. Smoots Creek Road, Cheney KS 67025

SURVEYOR/ENGINEER: Moehring & Associates, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: West of 343rd Street West, North side of 4th Street North

SITE SIZE: 20 Acres

NUMBER OF LOTS

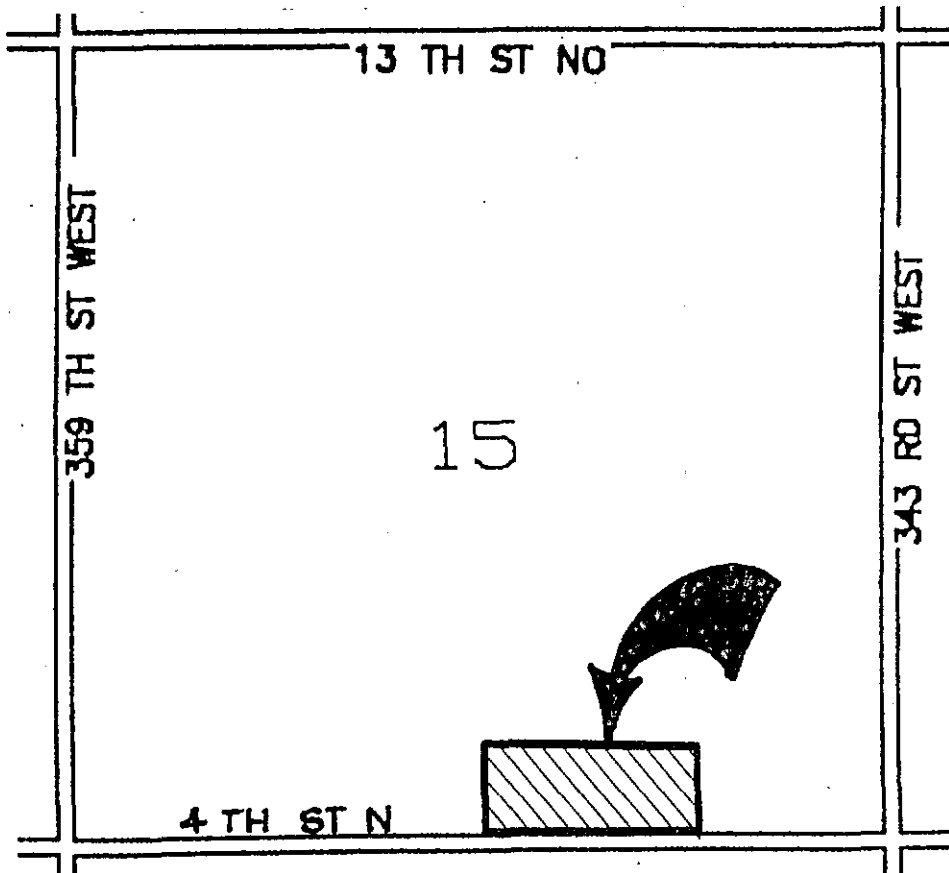
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: .62 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

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 concept. *The removal or modification of terraces should be coordinated with NRCS. The Floodway reserve shall cover the waterway(s) after the terraces are removed. The Floodplain shall be denoted on the east side of Lot 3. A Floodway Reserve shall be denoted or a Letter of Map Amendment obtained from FEMA.*
- D. The applicant should provide a 35-foot contingent dedication of half-street right-of-way adjoining the western property line to improve access to future lots to the north.
- E. **County Engineering** needs to comment on the need for access controls. MAPD recommends that the opening for Lot 1 be located along the western property line to coincide with the requested contingent right-of-way dedication. On the final plat tracing, the platator's text shall note that the access controls are being dedicated to the appropriate governing body and that the location of the openings are subject to the approval of the appropriate Engineer.
- F. If a building setback is platted, the Zoning regulations permit a 35-ft setback from a County section line road.
- 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 platator'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.

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- 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/8/00)

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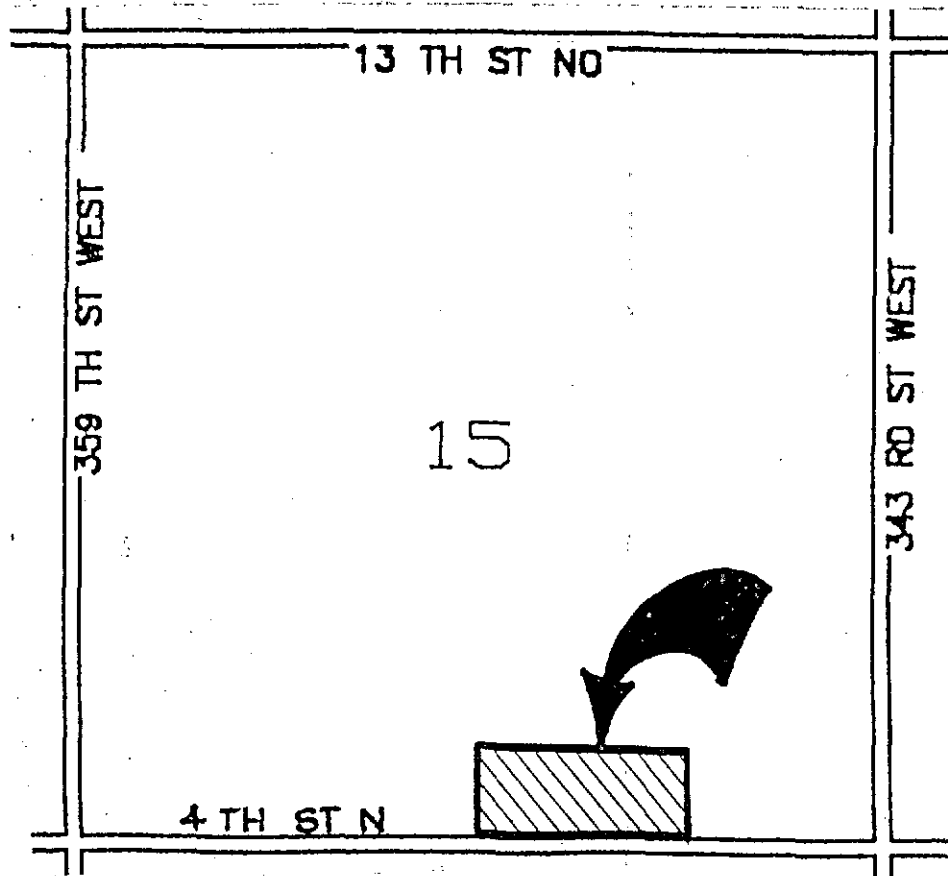
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 4.62 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.

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. Standard soil testing is required.
- 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 concept. The removal or modification of terraces should be coordinated with NRCS. The Floodway reserve shall cover the waterway(s) after the terraces are removed. The Floodplain shall be denoted on the east side of Lot 3. A Floodway Reserve shall be denoted or a Letter of Map Amendment obtained from FEMA.
- D. The applicant should provide a 35-ft contingent dedication of half-street right-of-way adjoining the western property line to improve access to future lots to the north.
- The requested contingent right-of-way has been provided; however it needs to be referenced in the plat's text.
- E. The final plat shall dedicate access control except for one opening per lot. The plat shall dedicate 100 feet of complete access control from the east line of the contingent dedication.
- The requested access controls have been dedicated.
- F. Since this plat is located in the County, the City Council signature block may be deleted.
- G. The County Commissioners' signature block need only include the signature of the Chairman.
- H. A dimension on the east line of Lot 3 needs to be added.
- I. The Deputy County Surveyor has advised that the plat does not meet the minimum standards adopted by the Kansas State Board of Technical Professions (Regulation #66-12-1, K.S.A. 74-7037): Plat of Certificate of Survey, item #1.
- J. If a building setback is platted, the Zoning regulations permit a 35-ft setback from a County section line road.
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- L. 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.

- M. 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.)
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Heimerman Meadows
 Addition
 Perimeter Closure

10-09-***

PAGE

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DESCRIBE FIGURE BEARINGS 1

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
1			.0000	.0000
2	N 90 00 00.000 W	1323.6400	.0000	-1323.6400
3	N 00 56 38.000 W	658.2400	658.1507	-1334.4833
4	N 89 58 35.000 E	1324.1300	658.6963	-10.3534
5	S 00 54 02.000 E	658.7800	-.0023	.0006
1	N 14 52 10.634 W	.0024	.0000	.0000

CLOSURE 1 5

LENGTH OF TRAVERSE = 3964.7924
 CLOSURE DISTANCE = .0024
 CLOSURE DIRECTION = S 14 52 10.634 E
 CLOSURE RATIO = 1/ 1678422.5

PRINTER OFF

** PRINTER HAS BEEN TURNED OFF