

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

**CASE NUMBER:** S/D 99-75 -- HILLSIDE PARK ADDITION

**OWNER/APPLICANT:** Tim Reed, 2006 S. Waco, Wichita, KS 67213

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

**LOCATION:** Northeast corner of Hillside and 69<sup>th</sup> St. North

**SITE SIZE:** 24.3 Acres

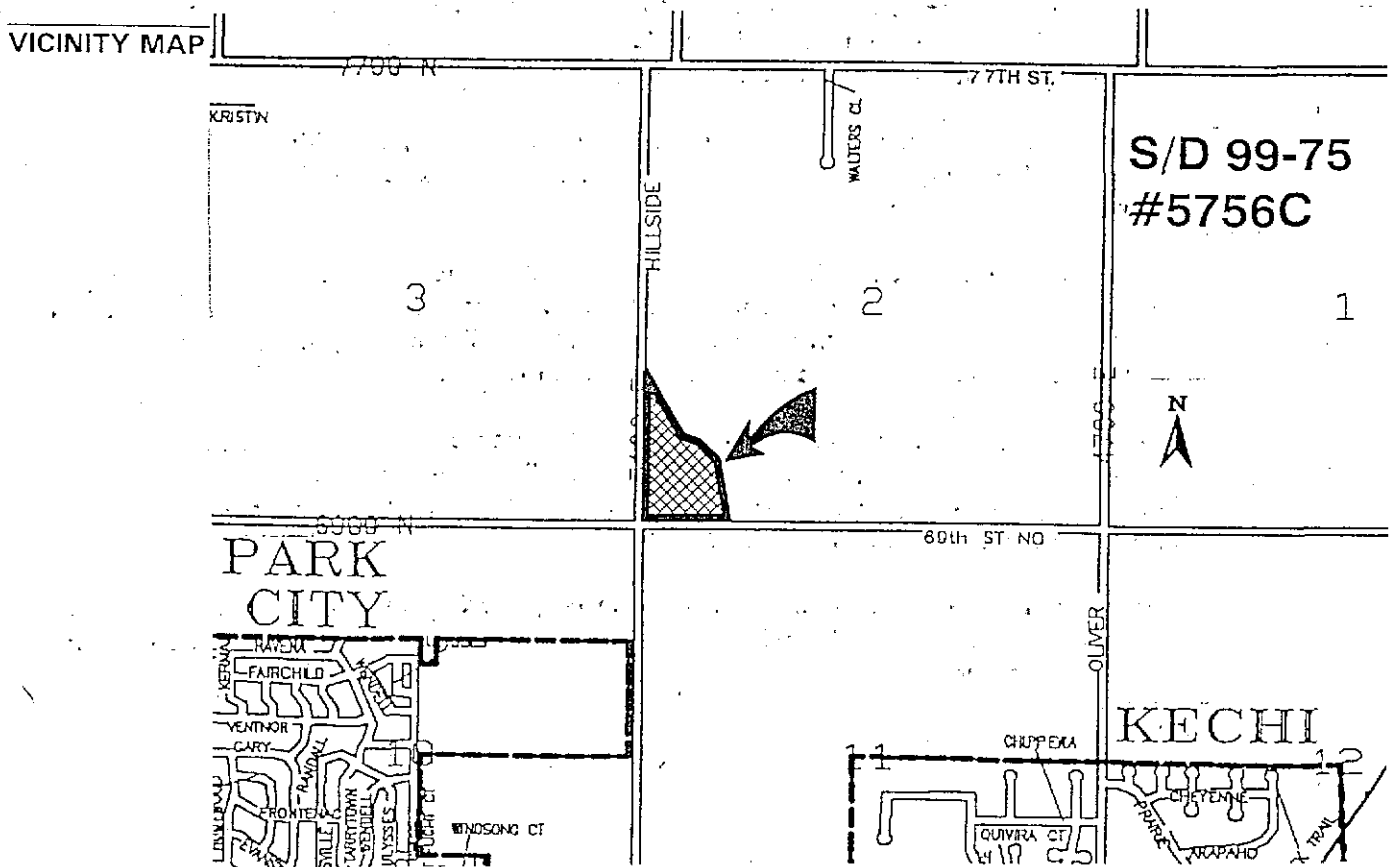
**NUMBER OF LOTS**

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

**MINIMUM LOT AREA:** 12 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same



Note: This is a replat of four lots and vacation of a street in the Wildwood Acres Addition. The site is located in the County within three miles of Wichita's city limits.

**STAFF COMMENTS:**

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.
- B. The site is currently served by Rural Water District No. 2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- C. County Engineering needs to comment on the status of the applicant's drainage plan and accuracy of the minimum building elevations platted.
- D. County Engineering needs to comment on the access controls. The face of the plat shall denote the access controls as referenced in the plat's text. The plat's text shall be revised to reference the "west" line of Lot 2.
- E. The MAPC Chairman needs to be revised to reference "Francis S. Garofalo".
- F. If platted, the building setback may be reduced to 35 feet.
- G. For those reserves being platted for floodway purposes, a covenant shall be required which provides for ownership and maintenance of the reserves and shall grant, to the appropriate governing body, the authority to maintain the floodway 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.
- H. The applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of the binder and any relevant conditions found by such a review.
- 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 "HILLSIDE PARK"

## VICINITY MAP

Sec. 2, T26S, R1E

## FLOOD ZONE MAP

Sec. 2, T26S, R1E

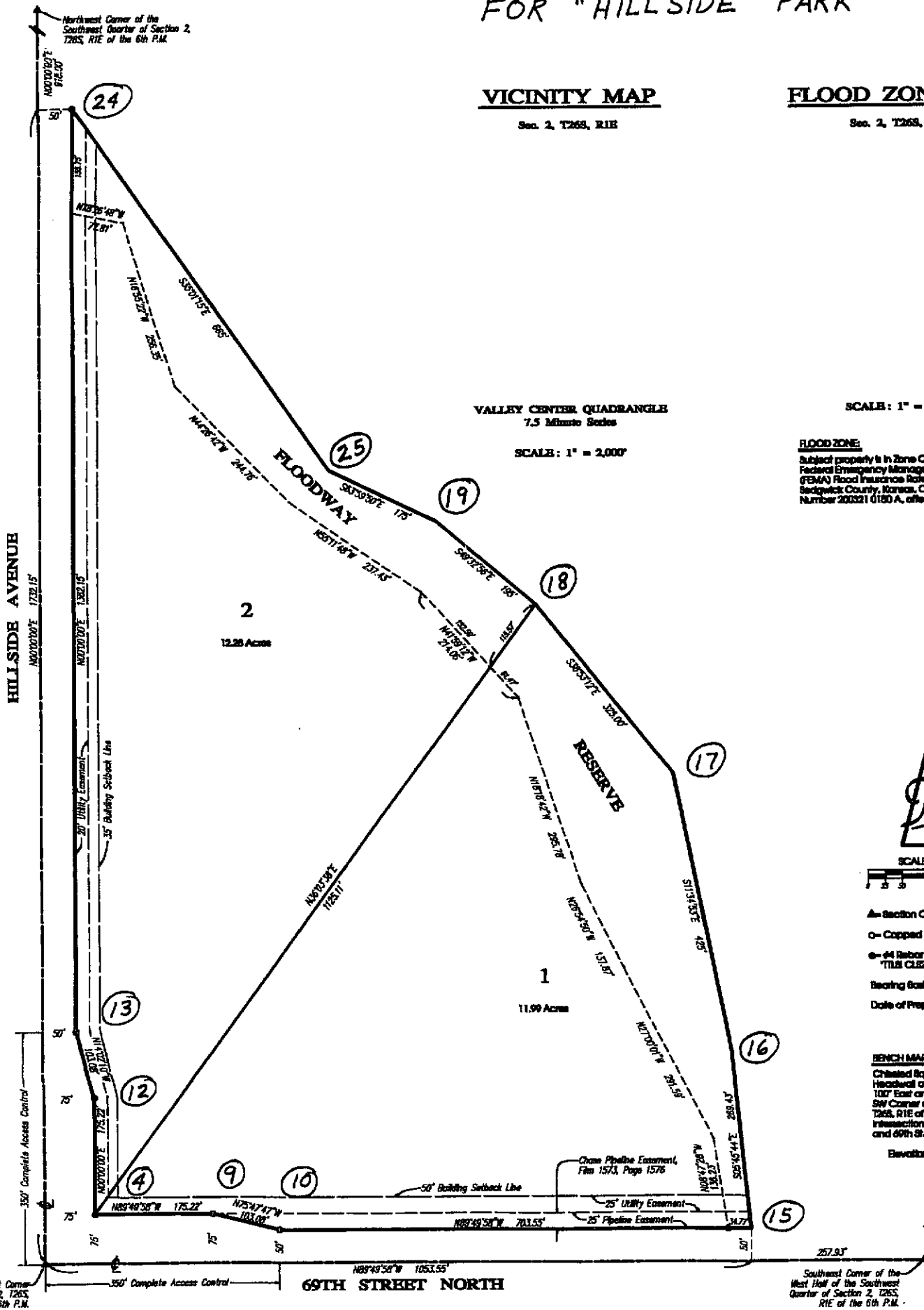
VALLEY CENTER QUADRANGLE  
7.5 Minute Series

SCALE: 1" = 2,000'

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### FLOOD ZONE

Subject property is in Zone C, as shown of Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Sedgewick County, Kansas, Community Panel Number 200321 0180 A, effective June 3, 1985.



Job ID : HIL  
 Job name : Hillside Park, a replat of part of Wildwood Acres  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 19/01/00 10:13am

Initial parcel  
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Point	Bearing	Distance
4		
12	N0°00'00"E	175.219
13	N14°02'10"W	103.078
24	N0°00'00"E	1382.146
25	S35°01'15"E	664.997
19	S63°59'51"E	174.991
18	S49°32'56"E	195.000
17	S38°53'12"E	325.000
16	S11°34'53"E	425.000
15	S5°45'44"E	269.429
10	N89°49'58"W	703.550
9	N75°47'47"W	103.078
4	N89°49'58"W	175.218

Area: 24.2747 acres  
 Lot misclose: no misclose

Job ID : HIL  
 Job name : Hillside Park, a replat of part of Wildwood Acres  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 19/01/00 10:14am

Initial parcel  
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Point	Bearing	Distance
4		
18	N36°03'38"E	1125.114
17	S38°53'12"E	325.000
16	S11°34'53"E	425.000
15	S5°45'44"E	269.429
10	N89°49'58"W	703.550
9	N75°47'47"W	103.078
4	N89°49'58"W	175.218

Area: 11.9907 acres  
 Lot misclose: no misclose

Initial parcel  
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Point	Bearing	Distance
4		
12	N0°00'00"E	175.219
13	N14°02'10"W	103.078
24	N0°00'00"E	1382.146
25	S35°01'15"E	664.997
19	S63°59'51"E	174.991
18	S49°32'56"E	195.000
4	S36°03'38"W	1125.114

Area: 12.2839 acres  
 Lot misclose: no misclose