

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-16 - LAMP HOMEPLACE ADDITION

OWNER/APPLICANT: Ralph and Hazel Lamp, 1421 Lieunett, Wichita, KS 67203

AGENT: Eric Lamp, 9221 Harvest, Wichita, KS 67212

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

LOCATION: South side of 31st St. South, West of Maize Road

SITE SIZE: 6.78 acres

NUMBER OF LOTS

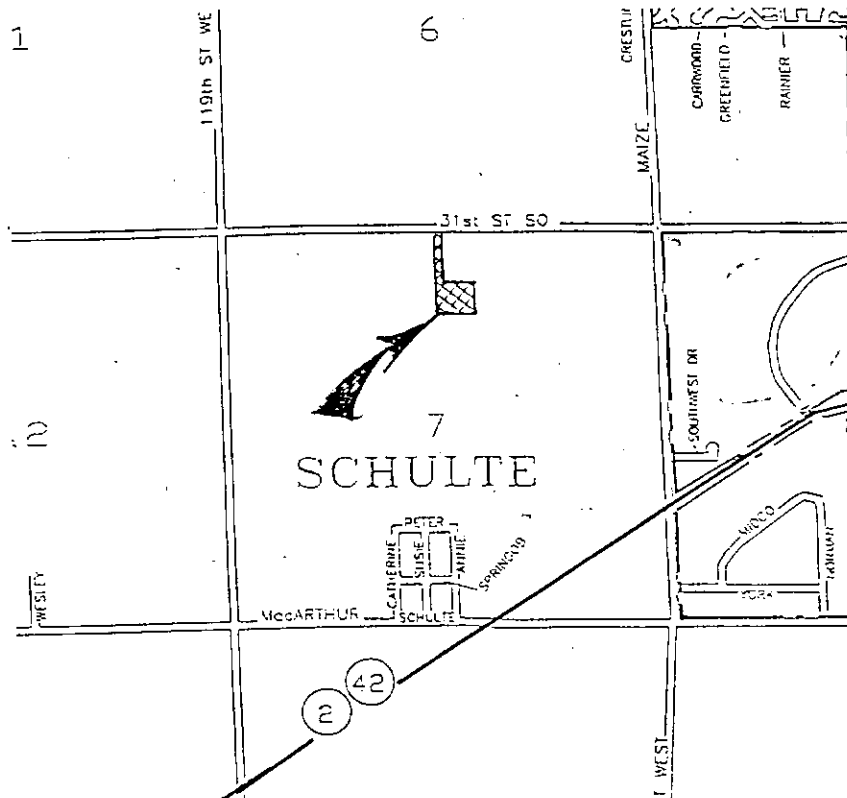
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 6.7 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County within three miles of Wichita's City limits, in an area designated as "agricultural" 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.
- B. County Engineering needs to verify if any other additional guarantees are required.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. To improve access to future adjoining lots and insure that no landlocked lots are created, MAPD requests the dedication of contingent right-of-way along the west 70 feet of this plat.
- F. The final plat tracing shall denote complete access control except for one opening along 31st St. South and reference the access control in the plat's text.
- G. The legal description needs to accurately portray the land being platted. It would appear that the distance of 624.05 should be revised to 674.05 to include the dedicated right-of-way.
- H. County Fire needs to comment on the acceptability of a 624-ft private-type drive for emergency access.
- I. 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.
- 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 LAMP HOMEPLACE"

Job ID : LAM
 Job name : "CLOSURE COMPUTATIONS FOR LAMP HOMEPLACE"
 Description :
 Reference :
 Projection : None
 Date printed: 19/03/99 9:15am

TERRA
 TECH
 LAND
 SURVEYING

Initial parcel PARENT TRACT

Point	Bearing	Distance
5		
15	N90x00'00"E	70.066
9	S2x29'53"E	624.048
10	N90x00'00"E	468.000
11	S2x29'53"E	468.000
12	S90x00'00"W	538.067
5	N2x29'53"W	1092.048

Area: 6.7782 acres
 Lot misclose: no misclose

"CLOSURE COMPUTATIONS FOR LAMP HOMEPLACE"

Initial parcel LOT 1

Point	Bearing	Distance
13		
8	N90x00'00"E	70.067
9	S2x29'53"E	574.000
10	N90x00'00"E	468.000
11	S2x29'53"E	468.000
12	S90x00'00"W	538.067
13	N2x29'53"W	1042.000

Area: 6.6978 acres
 Lot misclose: no misclose

31ST STREET SO.

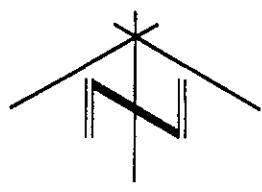
CLOSURE
COMPUTATIONS
FOR
"LAMP HOMEPLACE"

Ferra Tech Land Surveying

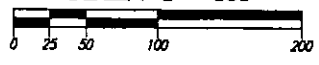
Northwest Corner
of the Northeast Quarter
of Section 7, T28S,
R1W (3/4" Iron Pipe)

Northeast Corner
of Section 7, T28S,
R1W (#4 Rebar)

50' Street Dedication
Access Control Except
For One Opening



SCALE: 1" = 100'

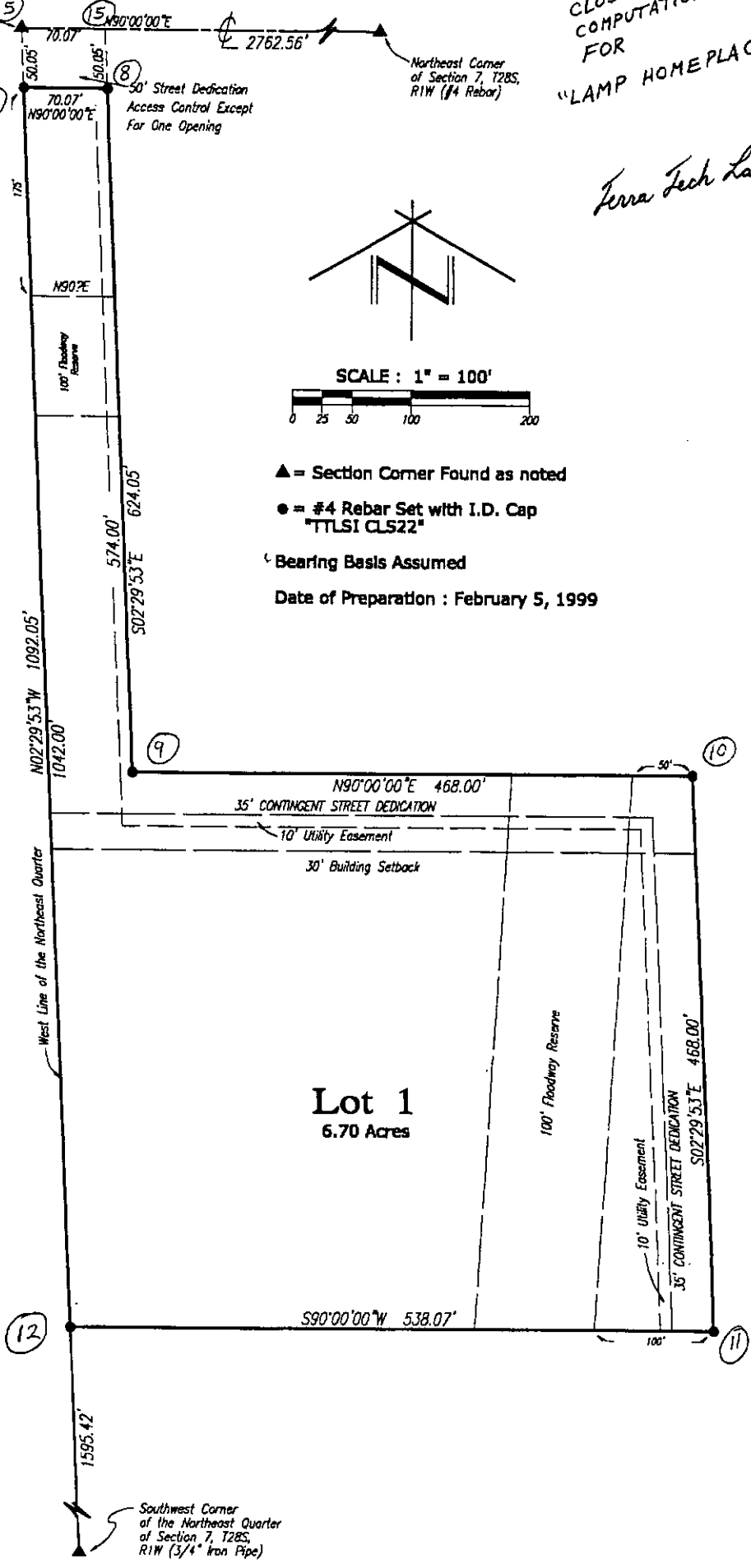


▲ = Section Corner Found as noted

● = #4 Rebar Set with I.D. Cap
"TTLST CLS22"

⌒ = Bearing Basis Assumed

Date of Preparation : February 5, 1999



Lot 1
6.70 Acres

(12)

(11)

Southwest Corner
of the Northeast Quarter
of Section 7, T28S,
R1W (3/4" Iron Pipe)