

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-36 -- LATIMER ADDITION

OWNER/APPLICANT: Gary D. Latimer, 8905 S. Tyler Road, Clearwater, KS 67026-9799

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

LOCATION: West of Tyler Road, South of 87th Street South

SITE SIZE: 5 Acres

NUMBER OF LOTS

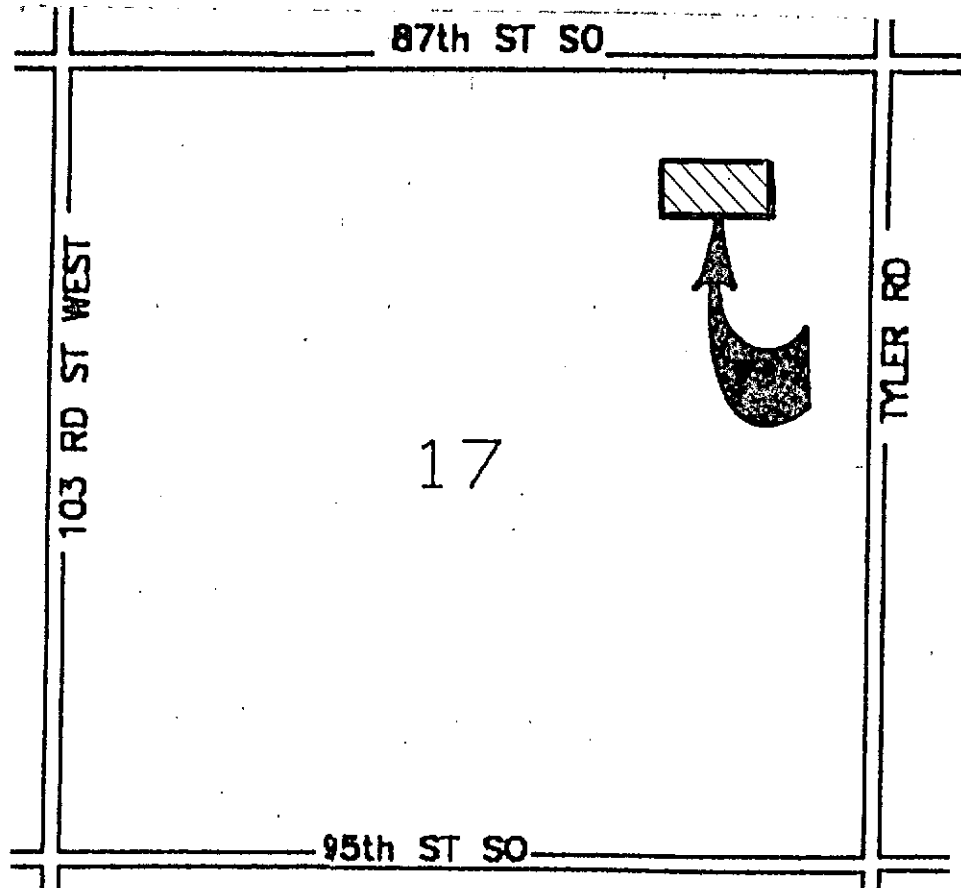
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.87 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. It is located in the Clearwater Area of Influence.

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.
- D. County Engineering and County Fire Department needs to comment on the access to this property. Access to the property is currently obtained by existing private street which also serves three other lots. The Subdivision regulations limit private streets to serving no more than three lots. However, in approving the Rooney's First Addition - located to the south of this plat - the Subdivision Committee approved this street for five total lots. A private street agreement needs to be established by separate instrument which includes these two lots in addition to addressing maintenance responsibilities.
- E. The applicant shall guarantee the installation of a 24-ft wide road to County standards extending from Rooney's First Addition to this plat.
- F. A turnaround will need to be established for the private street.
- G. The 50-foot private street adjoining the plat shall be denoted.
- H. 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.
- I. 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.
- 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

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(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 AutoCAD. This will be used by the City and County GIS Department.

TYLER ROAD (87TH STREET WEST)

East Line of the NE 1/4 of Section 17, T29S, R1W of the 6th P.M.

Northeast Corner of Section 17, T29S, R1W of the 6th P.M.

Southeast Corner of the Northeast Quarter of Section 17, T29S, R1W of the 6th P.M.

CLOSURE COMPUTATIONS FOR "LATIMER ADDITION"

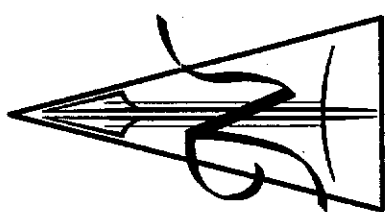
TERRA TECH LAND SURVEYING

EXCEPTION
Not a part of survey

20' Ingress / Egress Easement

South Line of the North 990' of the Northeast 1/4 of Section 17, T29S, R1W of the 6th P.M.

Northeast Corner of Lot 1, "Rooneys' First Addition"



SCALE: 1" = 100'

LOT 1
4.87 Acres

N89°52'35"E 660.13'(R) N89°53'58"E 660.07'(M)

25' Building Setback Line (Book 62, Page 831)

25' Building Setback Line (Book 62, Page 831)

25' Building Setback Line (Book 62, Page 831)

659.90'(R)

661.85'(R)

37.00'

155.00'

37.00'

50' Building Setback Line (Book 62, Page 831)

S30°(D) S00°20'23"W 329.96'(R)
S00°20'52"W 329.95'(M)

S00°31'34"W 329.84'(M)

76

71

West Line of the East 1/2 of the Northeast 1/4 of Section 17, T29S, R1W of the 6th P.M.

Northwest Corner of Lot 1, "Rooneys' First Addition"

Southwest Corner of Lot 1, "Rooneys' First Addition"

N00°21'28"E 329.95'(M)

N00°20'23"E 329.96'(R)

S30°(D) N00°20'23"E 329.96'(R)

N00°21'31"E 329.90'(M)

N00°18'11"E 331.76'(M)

N00°21'31"E 329.90'(M)

S89°52'35"W 660.13'(R)

S89°53'56"W 660.12'(M)

S00°20'52"W 174.95'

N89°53'58"E

S00°20'52"W 174.95'

S30°(D) S00°20'23"W 329.96'(R)

S00°20'52"W 329.95'(M)

S00°31'34"W 329.84'(M)

S00°20'52"W 174.95'

N89°53'58"E

S00°20'52"W 174.95'

S30°(D) S00°20'23"W 329.96'(R)

S00°20'52"W 329.95'(M)

S00°31'34"W 329.84'(M)

S00°20'52"W 174.95'

N89°53'58"E

S00°20'52"W 174.95'

S30°(D) S00°20'23"W 329.96'(R)

S00°20'52"W 329.95'(M)

S00°31'34"W 329.84'(M)

S00°20'52"W 174.95'

N89°53'58"E

"Latimer Addition"

Job ID : BCE
 Job name : "Latimer Addition"
 Description : Closure Computations
 Reference :
 Projection : None
 Date printed: 12/07/00 12:31pm

Initial parcel

Point	Bearing	Distance
3		
71	S89°53'56"W	660.123
76	N0°21'28"E	329.955
97	N89°53'58"E	623.066
99	S0°20'52"W	155.000
98	N89°53'58"E	37.000
3	S0°20'52"W	174.949

Area: 4.8682 acres
 Lot misclose: no misclose

Pt No.	Northing	Easting	Elev	Code	Description
3	5318.098	5084.786	1294.346	5RE	
71	5316.934	4424.664	1297.078	5RE	
76	5646.882	4426.725	1299.344	IP 1	INCH
97	5647.976	5049.790	0.000	I/P	
98	5493.043	5085.848	0.000	I/P	
99	5492.978	5048.849	0.00		