

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-82 -- LAWRENZ ADDITION

OWNER/APPLICANT: Donald and LaDonna Lawrenz, P.O. Box 82, Clearwater, KS
67026

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

LOCATION: South of 95th St. South, East side of 151st St. West

SITE SIZE: 10 Acres

NUMBER OF LOTS

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

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. The site is located in the Clearwater Area of Influence. 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 plan.
- D. County Engineering needs to comment on the access controls. The plat denotes one opening per lot.
- ~~E.~~ MAPD requests the dedication of a 70-foot contingent right-of-way along the north line of the plat to provide potential street connection to the adjoining unplatted property.
- F. 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.
- G. The bearing for the east line of the plat needs to correspond with the legal description in the plattor's text.
- H. Utility easements must be definitely located as per Subdivision Regulations.
- I. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- J. The plattor'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.
- K. 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.)
- L. 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.

- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.*

LAWRENZ ADDITION

Project: 1516P

Thu December 23 15:33:14 1999

BOUNDARY CLOSURE COMPUTATIONS:

North: 19085.682	East : 19935.508
Line Course: S 89-12-25 E Length: 1315.51	
North: 19067.474	East : 21250.892
Line Course: S 03-42-57 W Length: 331.33	
North: 18736.840	East : 21229.419
Line Course: N 89-12-25 W Length: 1317.36	
North: 18755.074	East : 19912.185
Line Course: N 04-02-05 E Length: 331.43	
North: 19085.682	East : 19935.505

Perimeter: 3295.62 Area: 435,607 sq.ft. 10.00 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.003 Course: N 76-05-15 W

Error North: 0.0007 East : -0.0029

Precision 1: 1,089,936.25