

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-85 -- LINWOOD ACRES 2ND ADDITION

OWNER/APPLICANT: Dennis Niedens, 1143 N. Denene, Wichita, KS 67212

SURVEYOR/AGENT: K. E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

LOCATION: East of Greenwich, North of Kellogg

SITE SIZE: .91 acres

NUMBER OF LOTS

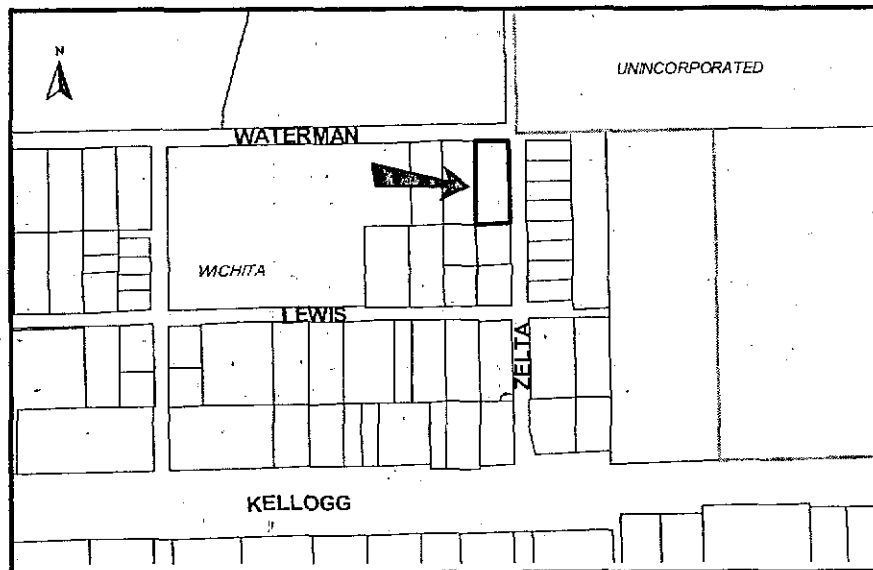
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 7,500 square feet

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is a replat of Lot 1, Linwood Acres Addition.

STAFF COMMENTS:

- A. Water services are available to serve the site. The applicant shall guarantee the extension of sanitary sewer to serve Lots 1-4.
- B. City Engineering needs to comment on the status of the applicant's drainage plan.
- C. On the final plat tracing, the MAPC signature block needs to reference "M.S. Mitchell, Chair"
- D. "Lots and a Block" shall be referenced in the plat's text.
- E. County Surveying advises that the plat needs a benchmark datum.
- F. A measured right of way is needed on Zelta.
- G. The lots should be denoted with bold lines.
- 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 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 that 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 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: 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

Linwood Acres 2nd Addition

DESCRIPTION	NORTHING	EASTING	BEARING	DISTANCE
Ne cor	5000.00	5000.00		
To Se cor			S00°06' E	310.95
Se cor	4689.05	5000.00		
To Sw cor			N89°42'56" W	126.65
Sw Cor	4689.6788	4873.3606		
To Nw Cor			N00°26' E	310.27
Nw Cor	4999.9487	4873.3997		
To Ne Cor			N89°58'39" E	126.60
Ne close	4999.9985	4999.9997		

Total Horizontal Distance = 874.47

Closure = 1:559,073

Az. = 10°49'43"

Hd. = 0.0016

Area = 39,330.6999 sq. ft.

Ac. = 0.90