

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 00-01 -- LUDLUM 1ST ADDITION

OWNER/APPLICANT: Brian Ludlum, P.O. Box 564, Cheney, KS 67025

SURVEYOR/ENGINEER: Macon Company, 200 East 4th, Newton, KS 67114

LOCATION: East side of 375th St. West, North of 31st St. South

SITE SIZE: 22.63 Acres

NUMBER OF LOTS

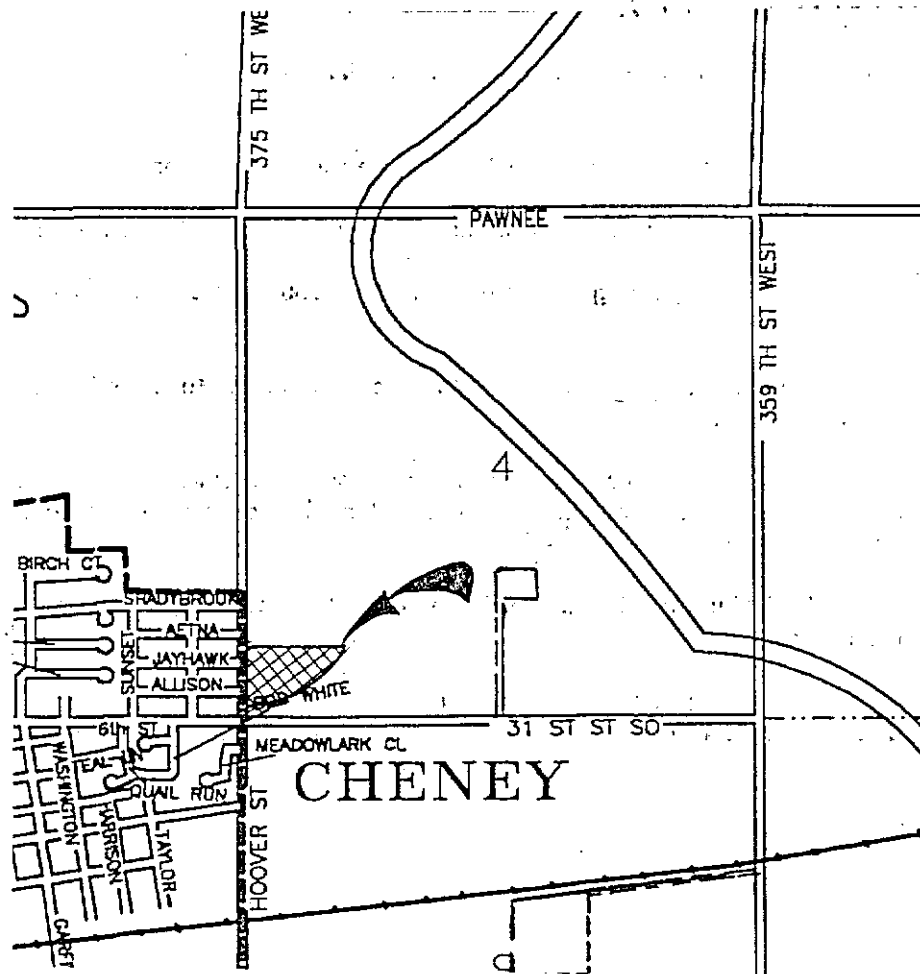
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 10 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County in the Cheney Area of Influence. The site is located in an designated as "Small City Future Growth" by the Wichita-Sedgwick County Comprehensive Plan. The plat is within the 100-year floodplain.

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 sewer and water services can be obtained from Cheney, the Applicant shall submit a letter to that effect from Cheney.
- 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. *The Floodway easement needs to be relabeled as a Floodway Reserve. The limits of the Floodway Reserve need to be labeled and dimensioned. The lowest floor or minimum building elevations need to be established as applicable. A HEC Quick-2 flood study run needs to be completed. A Floodway reserve easement agreement needs to be submitted.*
- E. The plat proposes one access opening per lot along 375th St. West. The platting text shall reference "one opening per lot" and denote access controls as being dedicated to the appropriate governing body.
- F. Lot line dimensions need to be revised for the north and south lines of Lot 1 and along the southerly line of Lot 2.
- G. The owner's certificate shall reference the language "platted into lots" and include a signature line.
- H. The notary acknowledgment shall reference the owner's name.
- I. The Chairman of the County Commissioners needs to be revised to read "Thomas G. Winters".
- J. The sentence regarding easements in the County Commissioners' certificate needs to be eliminated.
- K. The language "at ____ a.m - p.m." needs to be added to the signature block of the Register of Deeds.
- L. 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.
- M. The MAPC signature block should be revised to reference "Francis S. Garofalo" as the MAPC Chairman.
- N. The legal description needs to be revised to accurately portray the land being platted. The distances on the drawing need to correspond with those denoted within the legal description.

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