

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2001-62 -- MANNIS ADDITION

**OWNER/APPLICANT:** Chris Mannis, 758 Redbarn, Wichita, KS 67212; Stan Mannis, 1200 W. Carey Lane, #78, Wichita, KS 67217

**SURVEYOR/ENGINEER:** Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214

**LOCATION:** East side of 327th St. West, South of Pawnee

**SITE SIZE:** 10.4 Acres

**NUMBER OF LOTS**

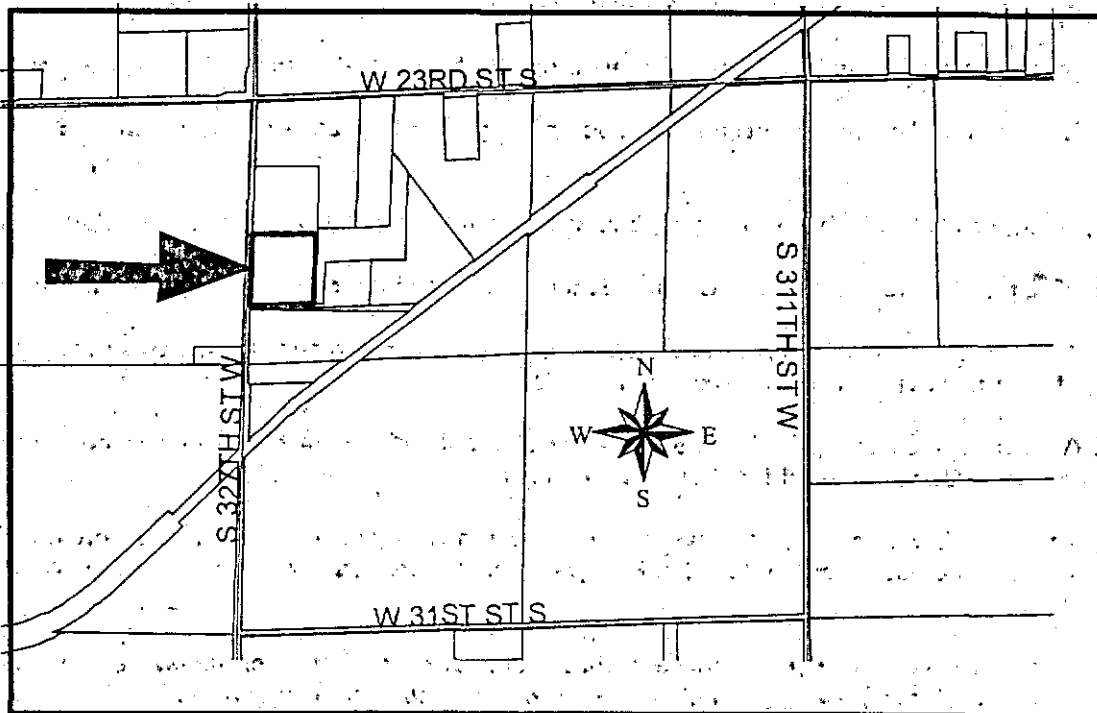
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

**MINIMUM LOT AREA:** 4.8 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Garden Plain 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. *There appears to be terraces and drainage structures on this site. The Applicant shall coordinate the removal or modification of terraces with NRCS. A Master Drainage Plan is needed. The Drainage Plan shall reflect disposition of terraces. Drainage Reserves may be required along 327th St. West pending review of Master Drainage Plan.*
- D. Based upon the legal description shown on the plat, the site involves the land extending to the section line and consequently the 50-ft strip along the west line of the plat would be a dedication of street right-of-way for 327th St. West. Both the face of the plat and the plat's text shall denote and reference such dedication.
- E. County Engineering needs to comment on the access controls and the need for a joint access opening. The plat proposes one access opening per lot.
- F. The plat's text should include the reference to 327th St. West in regards to access controls.
- G. The face of the plat should designate a block number or letter, as is referenced in the plat's text.
- H. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- I. The signature line for the County Commissioners' Chair needs to reference "Carolyn McGinn".
- J. The Applicant shall plat a 35-ft contingent street right-of-way along the north property line of Lot 1 for future connection to adjoining properties.
- K. The Applicant is advised that if platted, the building setbacks must be 35 feet to conform with the Zoning setback standard for County section line roads.
- 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 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.

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



Armstrong Land Survey, P.A.

DONN C. ARMSTRONG, R.L.S.

250 MATHEWSON  
WICHITA, KANSAS 67214  
(316) 263-0082

July 26, 2001

### CLOSURE COMPS FOR MANNIS ADDITION

CLOSURE = 0.001 ft per 2593.32 ft. of circumference

= 1 part in 2,593,320 or 1 / 2,593,320 ft.