

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

**CASE NUMBER:** SUB 2007-10 -- MCPEAK ADDITION

**OWNER/APPLICANT:** Craig A. McPeak, 258 N. Socora, Wichita, KS 67212

**SURVEYOR/AGENT:** Savoy Company, Attn: Mark Savoy, 433 S. Hydraulic, Wichita, KS 67211

**LOCATION:** East of Tyler Road, North of Maple

**SITE SIZE:** 2.54 acres

**NUMBER OF LOTS**

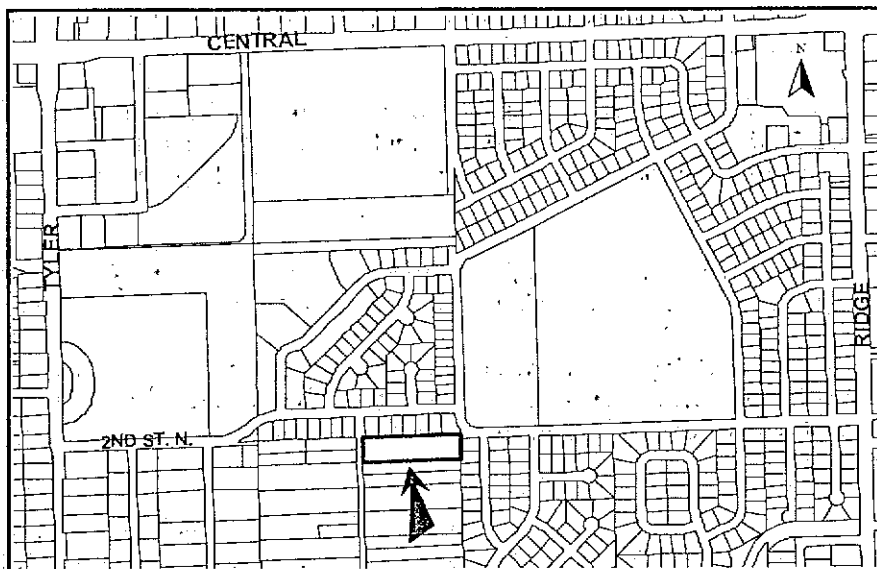
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 33,021 square feet

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. Sanitary sewer services are available to serve the site. City Water and Sewer Department has required that the owner provide a petition for future water on Socora and pay in lieu of assessment to connect a new house on lot 2 to water. In the alternative, the owner may extend water at this time on Socora and assess both lots.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. On the final plat, the MAPC signature block needs to reference "Darrell A. Downing, Chair".
- E. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- F. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block A.
- G. The legal description needs to be corrected.
- H. GIS has requested the streets be labeled as: "2<sup>nd</sup> St N" and "Socora Dr".
- I. 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.
- J. The platting 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 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.)
- 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: 316-946-4556) 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.

**SUB 2007-10 -- One-Step Final Plat of MCPEAK ADDITION**  
**February 22, 2007 - Page 3**

- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 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. 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.

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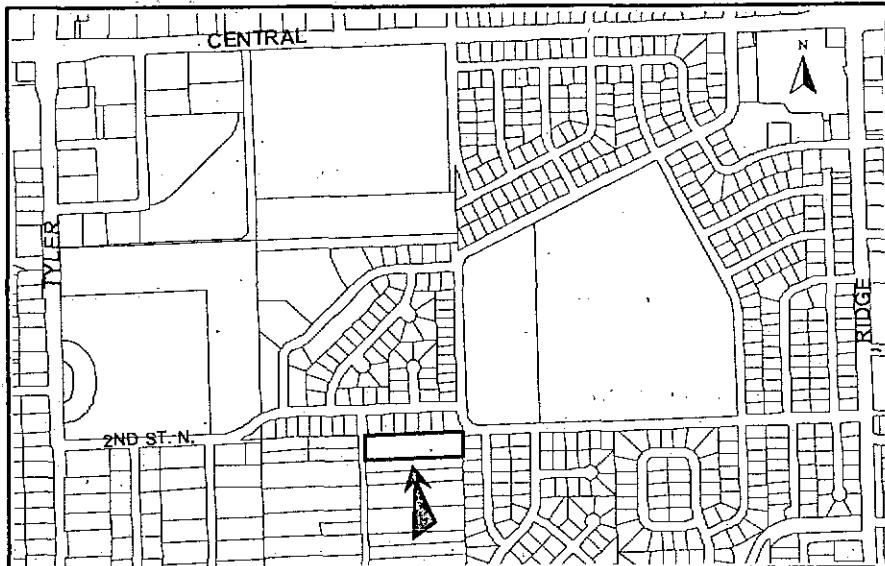
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- A. Sanitary sewer services are available to serve the site. City Water and Sewer Department has required that the owner provide a petition for future water on Socora and pay in lieu of assessment to connect a new house on lot 2 to water. In the alternative, the owner may extend water at this time on Socora and assess both lots.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. On the final plat, the MAPC signature block needs to reference "Darrell A. Downing, Chair".
- E. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- F. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block A.
- G. The legal description needs to be corrected.
- H. GIS has requested the streets be labeled as: "2<sup>nd</sup> St N" and "Socora Dr".
- I. 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.
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- 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: 316-946-4556) 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 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.
- P. *Perimeter* closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within 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. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

**STAFF REPORT**

(One-Step Final Plat, Deferred 2/22/07 and 3/8/07)

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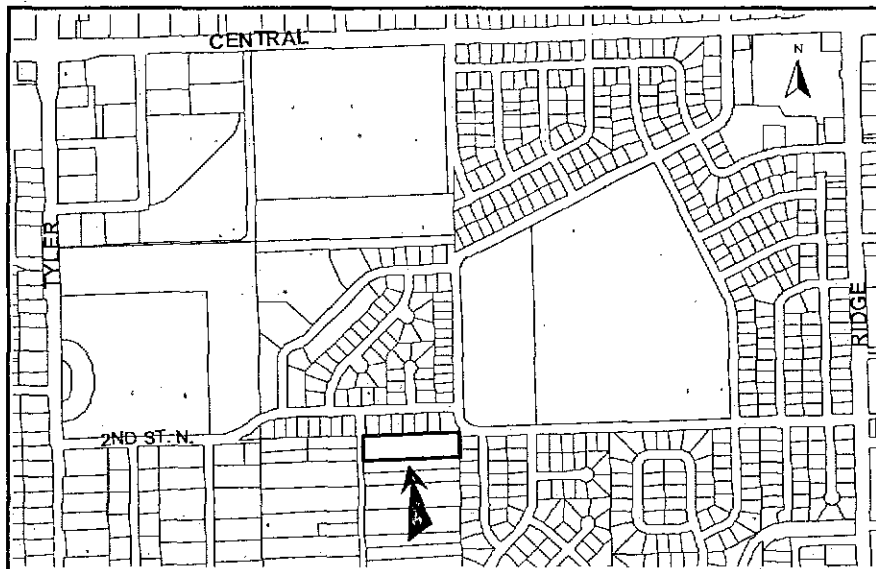
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- A. Sanitary sewer services are available to serve the site. City Water Utilities Department has required that the owner provide a petition for future water on Socora and pay in lieu of assessment to connect a new house on lot 2 to water. In the alternative, the owner may extend water at this time on Socora and have both lots assessed in addition to the lots across the street on Socora.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. As per City Engineering, the drainage plan is approved. A cross-lot drainage easement is needed.
- D. On the final plat, the MAPC signature block needs to reference the new Chair.
- E. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- F. With the approval of this plat, a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block A has been approved.
- G. The legal description needs to be corrected.
- H. GIS has requested the streets be labeled as: "2<sup>nd</sup> St N" and "Socora Dr".
- I. 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.
- J. 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.
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CERTIFIED ENGINEERING DESIGN, P.A.


810 W. Douglas, Suite C  
Wichita, KS 67203  
(316) 262-8808 Office  
(316) 262-1669 Fax

LETTER OF TRANSMITTAL

DATE: February 12, 2007

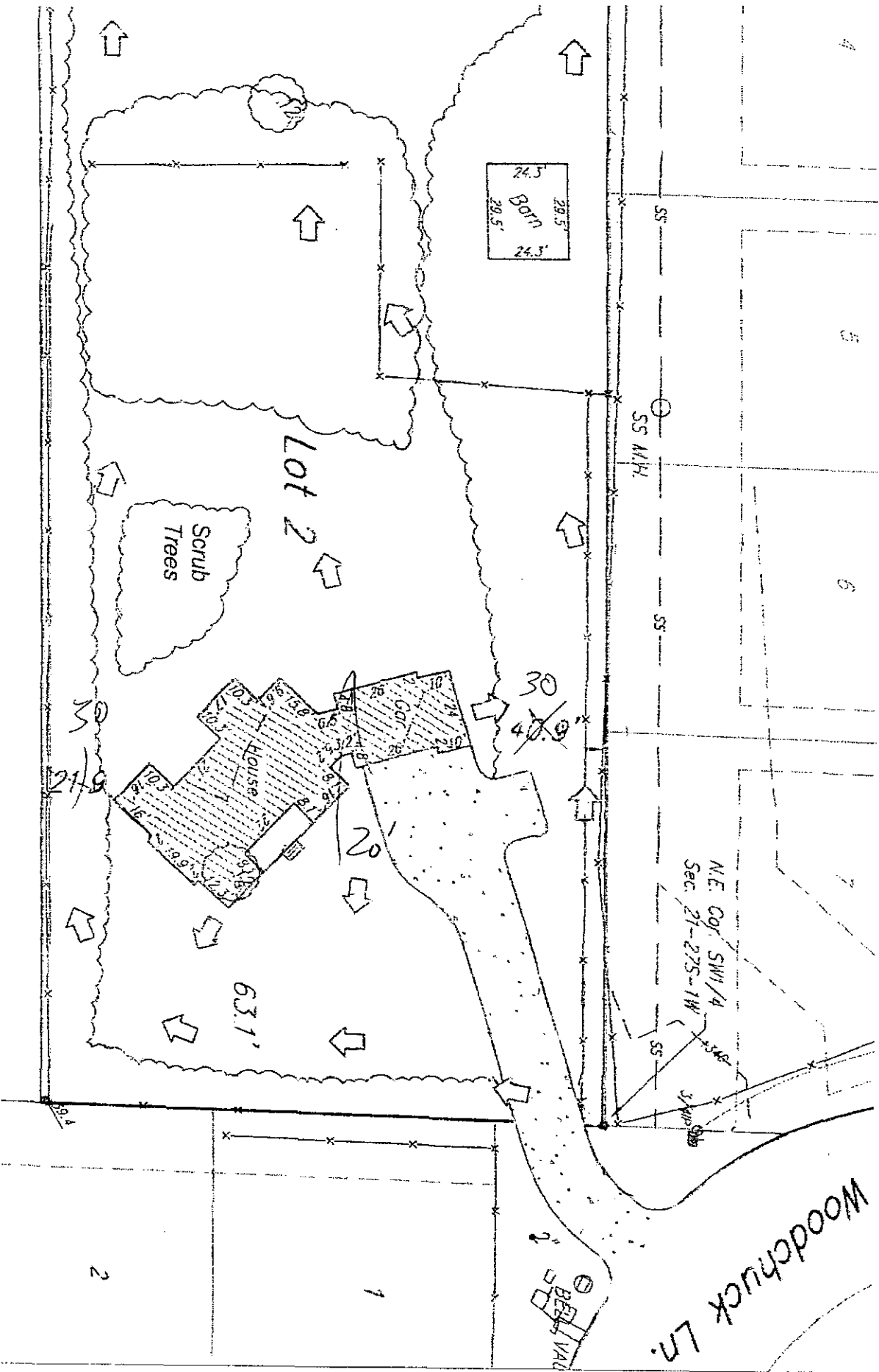
TO: Ms. Vicki Huang, P.E.  
Engineering Division  
City of Wichita  
7th Floor, City Hall  
455 North Main  
Wichita, KS 67202

SUBJ: McPeak Addition

FROM: Harlan D. Foraker, P.E. 

COMMENTS: Attached please find the drainage plan for the above referenced project which is on the agenda for the Thursday, February 22, 2007, Subdivision Committee Meeting. Please review and if you have any questions or comments, please contact me at (316) 262-8808.

Attachments



Woodchuck Ln.

NE. Cor. SW 1/4  
Sec. 21-27S-1W

BELL VALLEY

Lot 2

Scrub  
Trees

House

24.3'  
29.5'  
BOTH  
29.5'  
24.3'

21.9'

63.1'

20'

30'

40'

SS

SS M/H

SS

SS

2

1

4

5

6

7

