

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-80 -- RAINBOW ESTATES 2ND ADDITION

OWNER/APPLICANT: Scotty Branum, 8706 E. Boston, Wichita, KS 67207

SURVEYOR/ENGINEER: Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214

LOCATION: East side of Seneca, South of 55th St. South

SITE SIZE: .92 Acres

NUMBER OF LOTS

Residential:	
Office:	
Commercial:	1
Industrial:	
Total:	1

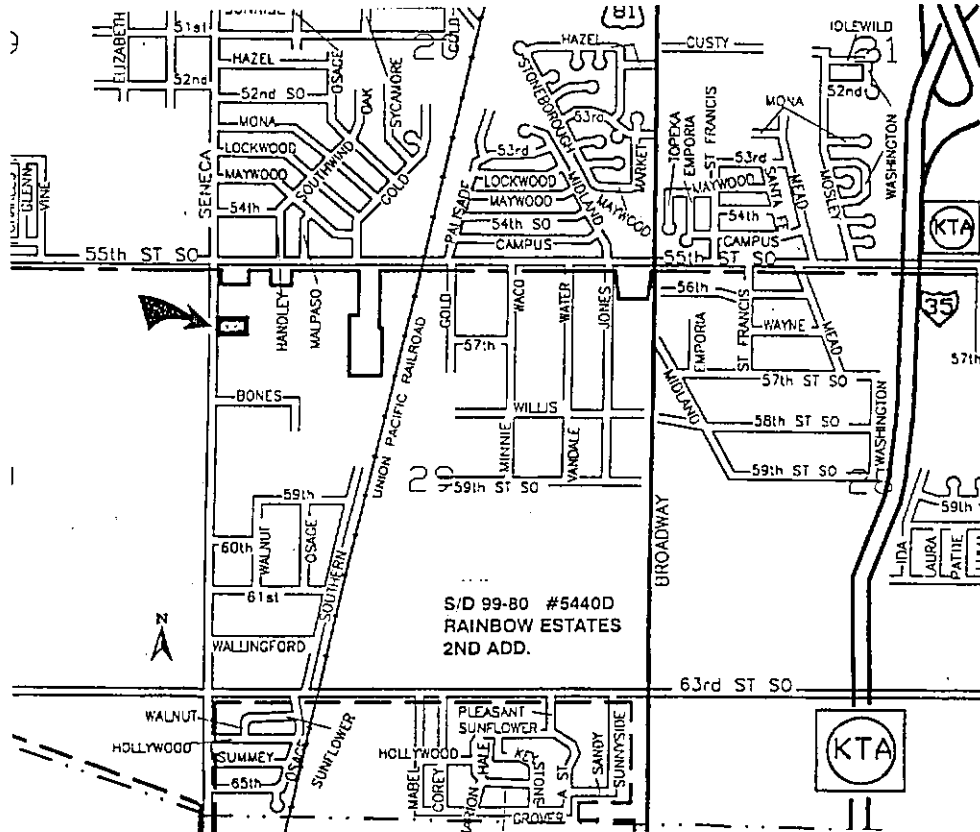
MINIMUM LOT AREA: 33,400 Sq. Ft.

CURRENT ZONING: LC, Limited Commercial

PROPOSED ZONING: Same

*SS ext
w. is petitioned
and being designed*

VICINITY MAP



Note: This unplatted site is located in the County within three miles of Wichita's city limits.

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. Health Department shall comment on the need for a restrictive covenant that prohibits non-domestic uses on the site until public sewer is available.
- B. City Engineering needs to indicate if petitions for future extensions of municipal water or sanitary sewer need to be provided at this time.
- 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. County Engineering has requested a drainage easement along the north lot line.
- E. County Engineering needs to comment on the need for access controls. The preliminary plat denotes two existing access openings. County Engineering has limited the site to one access opening. MAPD requests that this opening be a shared access point with the adjoining property to the south. A cross-lot access agreement is also requested for the benefit of the adjoining properties to the south. The access controls shall be referenced in the plat's text on the final plat tracing.
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. 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.
- H. 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.
- I. 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.)

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

Job ID : BRN
 Job name : BRANUM'S "RAINBOW ESTATES 2ND ADDITION" CLOSURES
 Description :
 Reference :
 Projection : None
 Date printed: 16/12/99 9:36am

TERRA TECH LAND SURVEYING
 CLOSURE COMPUTATIONS FOR
 "RAINBOW ESTATES 2ND ADD"

Initial parcel PARENT TRACT

Point	Bearing	Distance
502		
501	N0°00'27"E	132.014
4	N89°51'35"E	303.076
5	S0°00'27"W	132.014
502	S89°51'35"W	303.076

Area: 0.9185 acres
 Lot misclose: no misclose

Initial parcel LOT 1

Point	Bearing	Distance
112		
3	N0°00'27"E	132.014
4	N89°51'35"E	253.076
5	S0°00'27"W	132.014
112	S89°51'35"W	253.076

Area: 0.7670 acres
 Lot misclose: no misclose

