

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-32 -- PROMISED LAND ADDITION

OWNER/APPLICANT: Penny Dugan, 9801 N. Broadway, Valley Center, KS 67147

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS 67206

LOCATION: North side of 93rd St. North, West of Broadway

SITE SIZE: 5.85 Acres

NUMBER OF LOTS

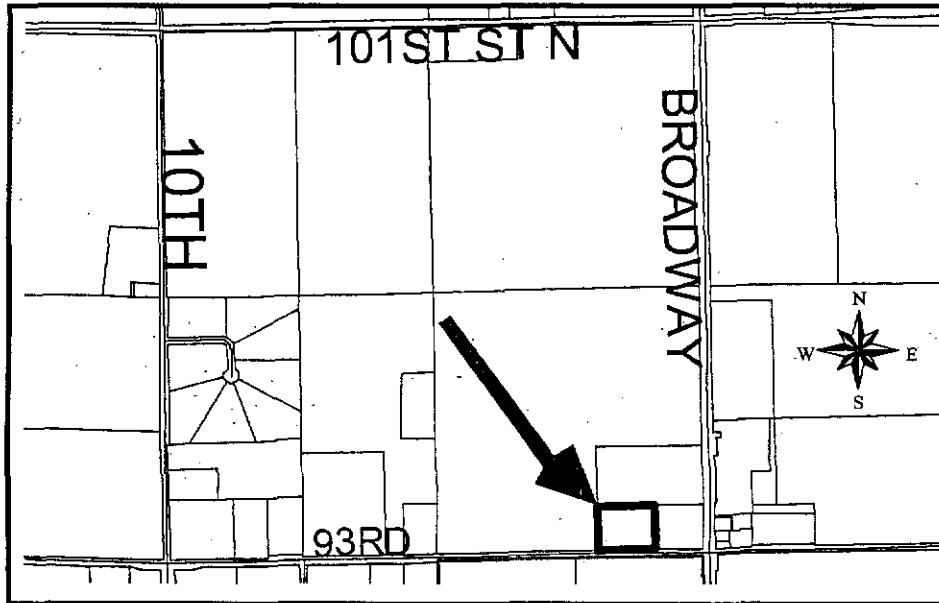
| | |
|--------------|---|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 1 |

MINIMUM LOT AREA: 5.59 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "Small City Growth Area" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Valley Center Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval. **County Code Enforcement** should also indicate if any special conditions are required due to a City of Wichita community well located one mile to the north.
- B. The site is currently located within the Rural Water District No. 2. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.
- 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 drainage plan is approved.**
- E. MAPD recommends a 35-ft contingent street dedication along the east or west property line. The contingent dedication shall be referenced in the plat's text.
- F. **County Engineering** needs to comment on the access controls. The plat proposes two access openings along 93rd St. North. MAPD recommends one opening to be located in alignment with the contingent street dedication. The two openings shall be located at least 400 feet apart.
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- H. *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.*
- 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. *This plat is located within MAPC's platting jurisdiction and the Valley Center signature blocks may be deleted.*
- K. **County Surveying** has advised that the legal description needs to be corrected.
- L. **County Surveying** has advised that the plat does not close.

SUB 2002-32 -- One-Step Final Plat of PROMISED LAND ADDITION
April 11, 2002 - Page 3

- M. The platlor'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.)
- N. 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.
- O. 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.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.

CERTIFICATE OF CORRECTIONS
for
Promised Land Addition, an addition to Sedgwick County, Kansas

I, Dean S. Sellers, P.E., do hereby certify that certain errors exist on the final plat of Promised Land Addition, an addition to Sedgwick County, Kansas.

On page 1 (PC 138-9) of 1, revised an Easement Designation.

The Drainage Easement located between the 10 foot Drainage and Utility Easement and the East line of said subdivision has been changed to a Floodway Reserve.

AND ALSO;

On page 1 (PC 138-9) of 1, revised the owners platting certificate.

The owners platting certificate was modified by adding the following text:

"The floodway reserve shall be the responsibility of the owner until such time as the appropriate improvement of the drainage, provided further, that no structure shall be constructed on or within said floodway, nor shall any fill, change of grade, creation of a channel or any other work on said floodway be carried out without the permission of the appropriate engineer."

Submitted by:

MKEC ENGINEERING CONSULTANTS, INC.

Dean S. Sellers
Dean S. Sellers, P.E.

Date: 11-14-2002

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

Personally appeared before me, a Notary Public in and for the County and State aforesaid came, Dean S. Sellers, P.E., MKEC Engineering Consultants, Inc., to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

subscribed and sworn to before me this 14th day of November, 2002.


Notary Public

(Seal) 

My Appointment Expires: 9-15-05

STATE OF KANSAS)

) ss:

SEDGWICK COUNTY)

Personally appeared before me, a Notary Public in and for the County and State aforesaid came, Neil Cable, P.E., City Engineer of the City of Wichita, Kansas, to me personally known to be the same person who executed the foregoing instrument of writing and said person duly acknowledged the execution thereof.

subscribed and sworn to before me this _____ day of _____, 2002.

Notary Public

(Seal)

My Appointment Expires:

Promise Land Addition

Parcel Closures

Project: 02042

COGO Revisions:

Date: Wednesday, April 17, 2002

COGO Project: None

Client: 672

Parcel name: Plat Boundary

| | |
|---|-----------------------------------|
| Line Course: N 00-00-09.7 E Length: 440.002 | North: 5033.3853 East : 6554.2883 |
| Line Course: S 89-49-37.9 E Length: 580.000 | North: 5473.3873 East : 6554.3089 |
| Line Course: S 00-00-09.7 W Length: 440.002 | North: 5471.6380 East : 7134.3063 |
| Line Course: N 89-49-37.9 W Length: 580.000 | North: 5031.6360 East : 7134.2856 |
| | North: 5033.3853 East : 6554.2883 |

Perimeter: 2040.004 Area: 255,200. sq.ft. 5.85 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0000 Course: S 90-00-00.0 E

Error North: 0.00000 East : 0.00000

Precision 1: 2,040,004,000.000

Parcel name: BLOCK 1, LOT 1

| | |
|---|-----------------------------------|
| Line Course: N 00-00-09.7 E Length: 420.002 | North: 5053.3854 East : 6554.2892 |
| Line Course: S 89-49-37.9 E Length: 580.000 | North: 5473.3874 East : 6554.3089 |
| Line Course: S 00-00-09.7 W Length: 420.002 | North: 5471.6381 East : 7134.3063 |
| Line Course: N 89-49-37.9 W Length: 580.000 | North: 5051.6361 East : 7134.2866 |
| | North: 5053.3854 East : 6554.2892 |

Perimeter: 2000.004 Area: 243,600. sq.ft. 5.59 acres

Mapcheck Closure - (Uses listed courses and chords)

Error Closure: 0.0000 Course: S 90-00-00.0 E

Error North: 0.00000 East : 0.00000

Precision 1: 2,000,004,000.000