

February 17, 2000

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 00-19 -- OGDON FIRST ADDITION

OWNER/APPLICANT: James Ken Ogdon, 2542 Lake Ridge Ct., Wichita, KS 67205

SURVEYOR/ENGINEER: Austin Miller, P.A., 254 S. Laura, Suite 210, Wichita, KS 67211

LOCATION: North of 45th St. North, West Side of Ridge

SITE SIZE: 5.72 Acres

NUMBER OF LOTS

Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

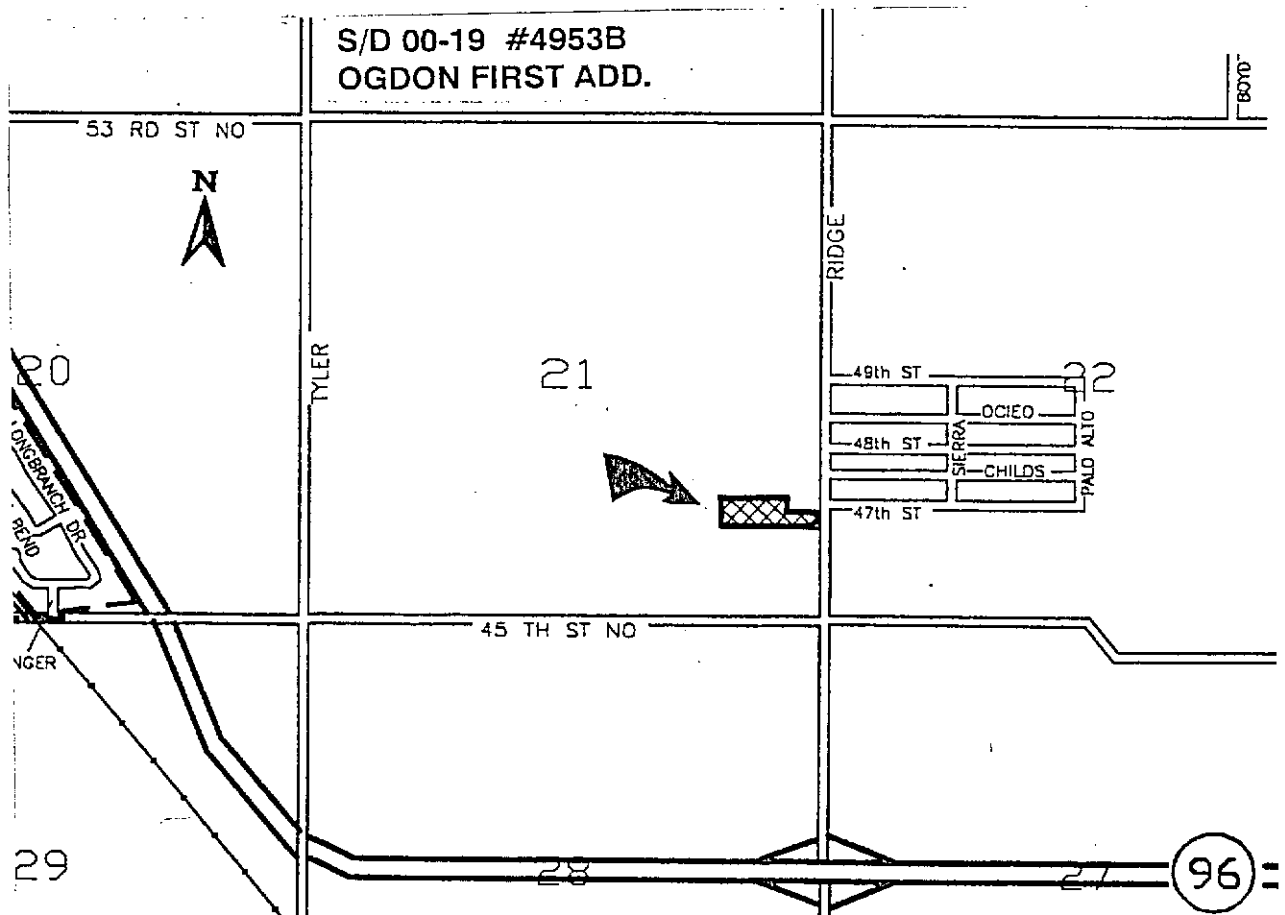
MINIMUM LOT AREA: 5.72 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

Plat Name

VICINITY MAP



Note: The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan. The site is located within a 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 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. **The plat needs to reference minimum building pads or lowest openings. The boundaries of the floodway reserve need to be revised.**
- D. The location and elevation of benchmarks is required.
- E. The dimensions of the lots need to be corrected.
- 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. **County Engineering** should comment on the need for additional right-of-way. **The Applicant shall dedicate 20 feet of additional right-of-way.**
- H. The site is located within three miles of Wichita and City Council approval is required. The appropriate signature block should be included on the final plat tracing.
- I. The plat's text shall note the creation of the floodway reserve in addition to referencing the standard floodway language.
- J. If platted, the building setback may be a minimum of 25 feet to conform with the SF-20 District zoning standards.
- K. The southeast tie point shall be revised to reference "1W".
- L. The northwest tie point shall be revised to reference the "SE ¼".
- M. The lot depth exceeds its width by a factor of more than 2.5, in violation of the Subdivision regulations. A modification needs to be approved by the Subdivision Committee.
- N. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the reserves in the event the owner fails to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner by the governing body.

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