

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-15 -- MUMMA HOMESTEAD ADDITION

OWNER/APPLICANT: Joseph D. and Jeannie P. Hemmen, 5001 N. 167th St. West, Colwich, KS 67030-0021

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: West side of 167th St. West, North of 45th St. North

SITE SIZE: 5.12 Acres

NUMBER OF LOTS

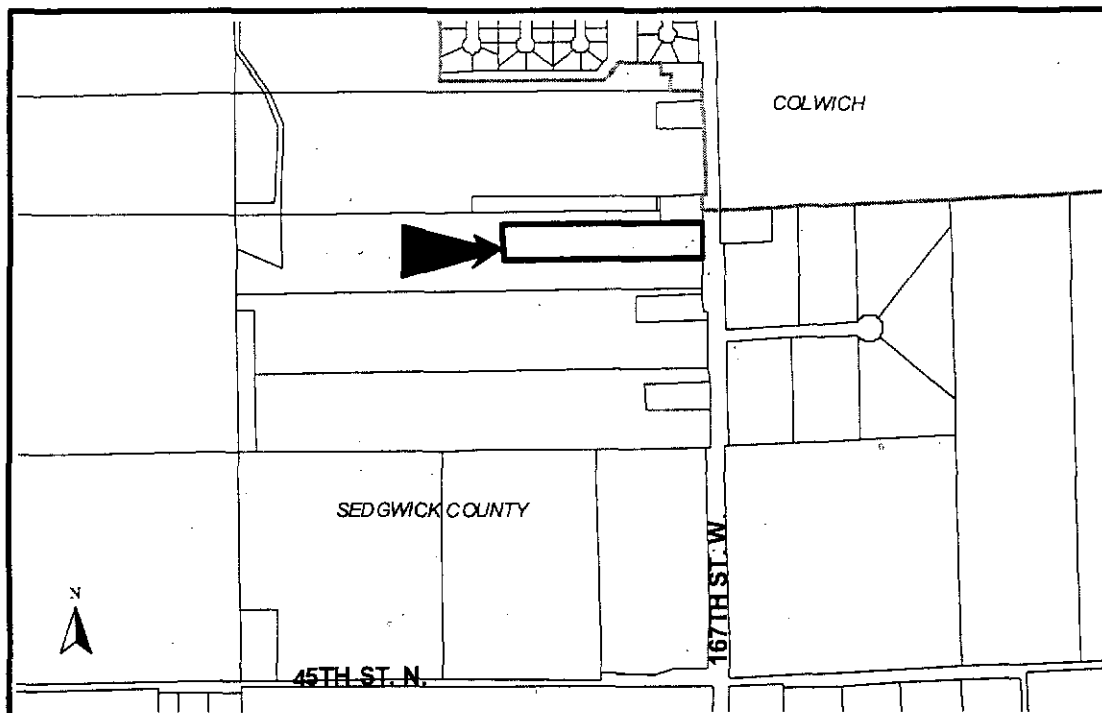
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 2 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2004-15 -- One-Step Final Plat of MUMMA HOMESTEAD ADDITION
February 26, 2004 - Page 2

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 Colwich Area of Influence. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval.
- B. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services.
- C. This site is located over the Equus Beds aquifer. The Equus Beds Management District needs to comment on the use of on-site sewage facilities for this property.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. *County Engineering advises that the floodway line needs to be revised to the east to elevation of 1368'. A minimum pad elevation of 1370' is recommended.*
- F. County Engineering recommends a one-lot plat and waiver of lot width-to-depth ratio.
- G. County Engineering recommends the elimination of the contingent half-street dedication.
- H. County Engineering needs to comment on the access controls. The plat denotes one opening along 167th St. West along the south property line in alignment with a contingent dedication of street right-of-way. *County Engineering recommends creation of a joint access with the property to the north. The drive entrance to the north should be closed and relocated in alignment with the drive across the street to be shared with this plat.*
- I. The joint access opening shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- J. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- K. A "block" should be designated on the face of the plat and referenced in the owner's certificate.

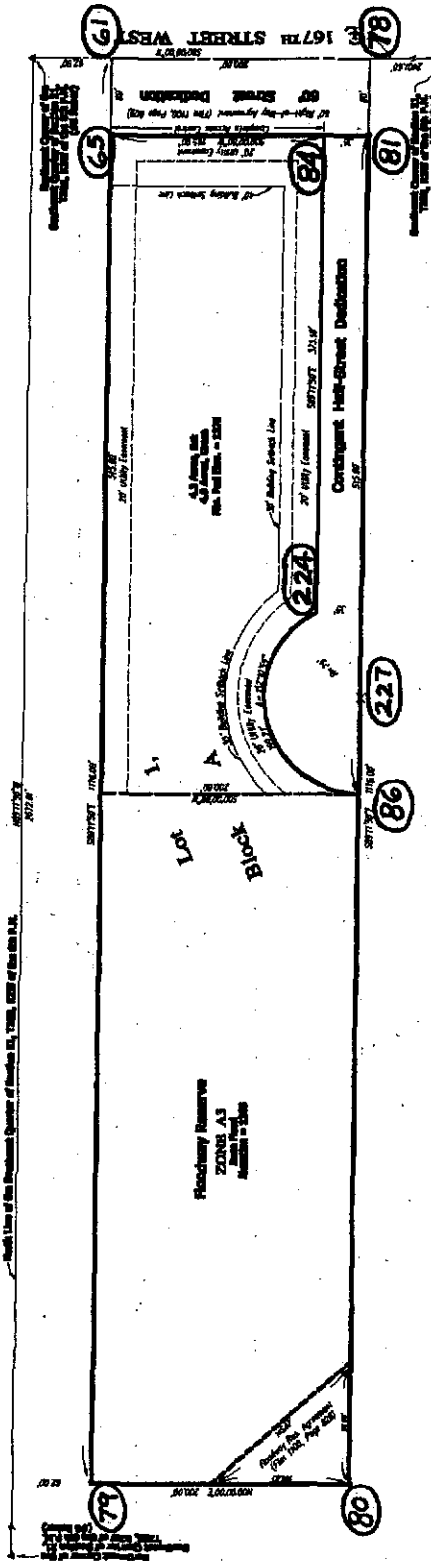
SUB 2004-15 -- One-Step Final Plat of MUMMA HOMESTEAD ADDITION
February 26, 2004 - Page 3

- L. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- M. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- N. The signature line for the County Commissioners Chairman needs to reference "Thomas G. Winters".
- O. The Applicant is advised that if platted, the building setback along 167th St. West may be reduced to 30 feet.
- P. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for both lots. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2004-15 -- One-Step Final Plat of MUMMA HOMESTEAD ADDITION
February 26, 2004 - Page 4

- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

**CLOSURE COMPUTATIONS FOR
"MUMMA HOMESTEAD"
SEDGWICK COUNTY, KANSAS
IN THE SOUTHEAST QUARTER OF SECTION 21,
TOWNSHIP 26 SOUTH, RANGE 2 WEST OF THE 6TH P.M.**



22200 W. 63rd St. S.
Vida, Kansas 67149
(316) 794-2853 / 784-3273
Fax (316) 784-3274

TERRA TECH // **LAND SURVEYING / INC.**

Closure Computations for "MUMMA HOMESTEAD"

Job ID : MMA
Job name : Closure Computations for "MUMMA HOMESTEAD"
Description :
Reference :
Projection : None
Date printed: 12/03/04 11:20am

Initial parcel: PARENT TRACT

Point	Bearing	Distance
61		
78	S0°00'00"E	200.000
80	N89°11'50"W	1116.000
79	N0°00'00"E	200.000
61	S89°11'50"E	1116.000

Area: 5.1235 acres
Lot misclose: no misclose

Closure Computations for "MUMMA HOMESTEAD"

Job ID : MMA
Job name : Closure Computations for "MUMMA HOMESTEAD"
Description :
Reference :
Projection : None
Date printed: 12/03/04 11:21am

Initial parcel LOT 1, BLOCK A (GROSS)

Point	Bearing	Distance
65		
81	S0°00'00"E	200.000
80	N89°11'50"W	1055.994
79	N0°00'00"E	200.000
65	S89°11'50"E	1055.994

Area: 4.8480 acres
Lot misclose: no misclose

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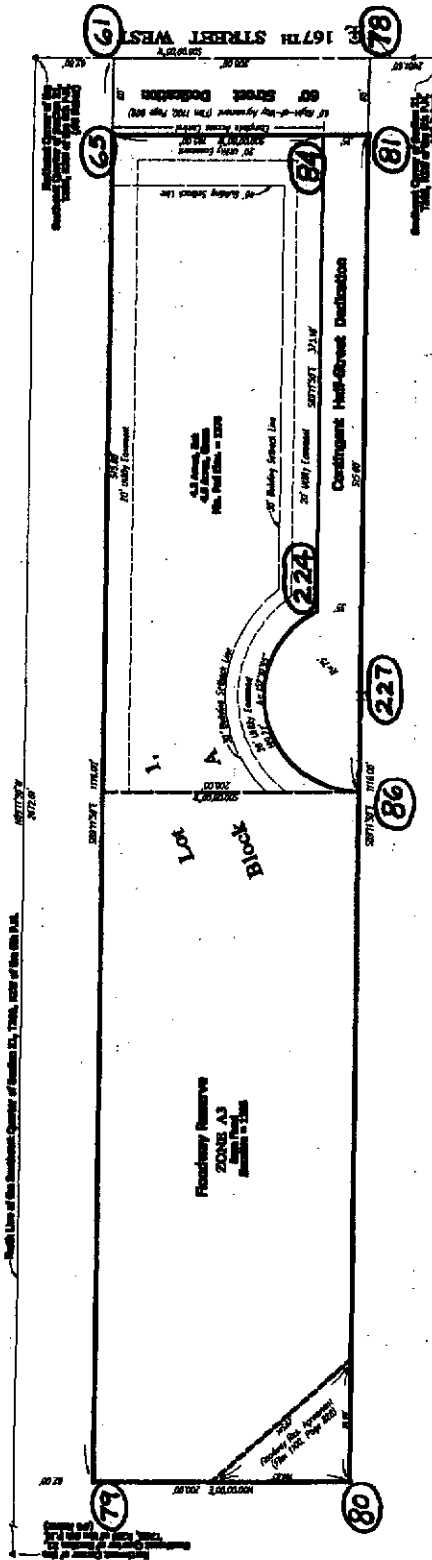
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Initial parcel LOT 1, BLOCK A (NET)

Point	Bearing	Distance	
65			
84	S0°00'00"E	164.997	
224	N89°11'50"W	373.177	
86	PC-PT S76°53'37"W	145.602	
	PC-RP S62°59'05"W	75.000	
	RP-PT N89°11'50"W	75.000	
	PC-PI N27°00'55"W	302.855	
	PI-PT S0°48'10"W	302.855	
	Deg of curvature	Middle ordinate	External
	-76°23'40"	56.971	237.004
	Delta	Arc length	
	152°10'55"	199.206	
80	N89°11'50"W	540.994	
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