

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-77 -- MONARCH ADDITION

OWNER/APPLICANT: Charles R. and Lorene K. Renne, P.O. Box 254, Bentley, KS 67016

SURVEYOR/ENGINEER: Reiss and Goodness Engineers, 2160 W. 21st Street, Wichita, KS 67203

LOCATION: South of 125th Street North, West of 151st Street West

SITE SIZE: 11.7 Acres

NUMBER OF LOTS

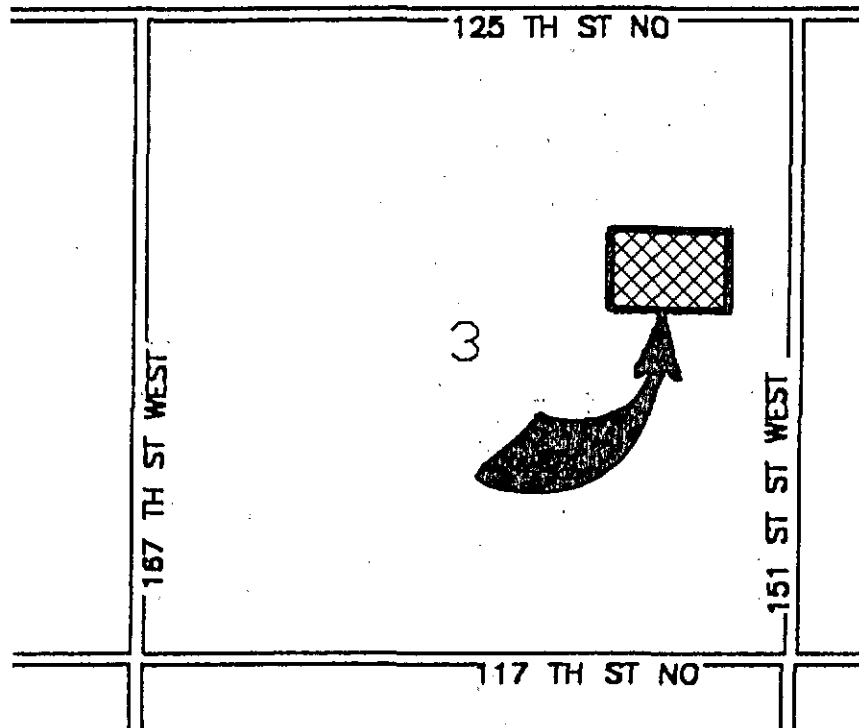
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	2

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Bentley Area of Influence. Access to both lots will be from an existing private drive.

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. The applicant shall provide a copy of the off-site access easement to verify access from 151st Street West.
- D. County Engineering requests a 40-foot contingent street dedication along the north line of Lots 1 and 2.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan needs to be submitted. Floodway Reserve boundaries will be determined after review of drainage plan.*
- F. County Fire Department needs to comment on the private drive.
- G. Since this plat is beyond the City of Wichita's three mile ring, City Council consideration will not be required. The City Council signature block may be eliminated from the final plat tracing.
- H. The signature block for the County Commissioners need only include the signature of the Chairman. Other Commissioners are not required to sign and these signature lines may be eliminated from the final plat tracing.
- I. 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.
- J. 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.)
- K. 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.
- L. 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.

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