

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-24 - MIKKI ADDITION

OWNER/APPLICANT: Jo Michelle McKay, 4700 N. Arkansas, Wichita, KS 67204

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: East side of Arkansas Ave., between 45th St. North and 47th St. North

SITE SIZE: 10.0 acres

NUMBER OF LOTS

Residential:	4
Office:	
Commercial:	
Industrial:	=
Total:	4

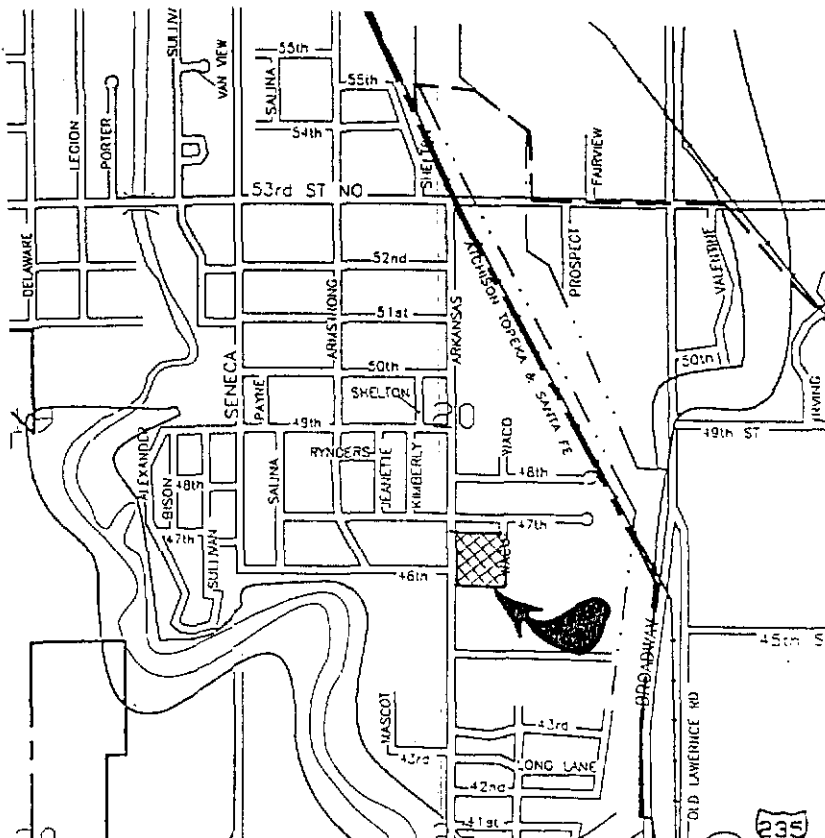
MINIMUM LOT AREA: 1.01 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP

*No visible SS or
SWS*



Note: This is an unplatted site located within the City. This site appears to be located within the 100-year floodplain.

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STAFF COMMENTS:

- Protected by Levee*
- A. Since sanitary sewer is not 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. A memorandum shall be obtained *specifying approval*. Due to the size of these lots, septic systems rather than a sewage lagoon will be required.
 - B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
 - C. City Engineering should comment on the need for petitions for future extensions of sanitary sewer.
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 - D. City Engineering needs to comment on the status of the applicant's drainage plan. As the site appears to be located within the ~~100~~-year floodplain, City Engineering needs to comment if any floodway reserves need to be platted. If so needed, the platting text shall include the standard floodway language.
 - E. Lots 2,3 and 4 exceed the lot depth to lot width ratio of 2.5 to 1, and a modification will need to be approved.
 - F. ~~The plat denotes dedication of access controls except for one opening per lot along Arkansas Avenue. Due to the two existing driveways, MAPD recommends limiting access along Arkansas Avenue to two openings and submission of associated cross-lot access agreements. The platting text needs to note the access controls are being dedicated to the City of Wichita.~~
 - G. A contingent half street right-of-way dedication should be provided for the continuation of Waco along the east line of the plat.
 - H. 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.
 - 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. The platting 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.

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

RESTRICTIVE COVENANT

This covenant, executed this _____ day of _____, 1999.

WITNESSETH: That,

WHEREAS, the undersigned is in the process of platting certain real property to be known as Mikki Addition, Wichita, Sedgwick County, Kansas, and

WHEREAS, as a part of the platting process certain requirements have been made by the City of Wichita regarding the agreement to participate in the improvements to Arkansas Ave. and Waco Ave.

NOW THEREFORE, the undersigned does hereby subject Mikki Addition, Wichita, Sedgwick County, Kansas, to the following covenants and restrictions:

1. As a condition of platting, it is being required that the west 25 feet of the future Waco Ave. right-of-way be granted by virtue of the final plat of Mikki Addition, Wichita, Sedgwick County, Kansas, contingent upon the outright dedication of the east 35 feet of future Waco Ave. right-of-way on the property east of and adjacent to said Mikki Addition.
2. At such time that the contingent street dedication for Waco Ave. becomes an outright dedication, the owners of Lots 2, 3, & 4, Mikki Addition, Wichita, Sedgwick County, Kansas, do hereby agree to participate in the cost of paving that part of Waco Ave. adjacent to said Mikki Addition.
3. All new structures on Lots 1, 2, 3, & 4 must be constructed within the west 150 feet of said lots as long as Waco Ave. remains closed.
4. At such time that Waco Ave. becomes a dedicated public street and is open for emergency vehicle access, new structures may be constructed within the east 150 feet of Lots 2, 3, & 4.
5. This covenant is binding on the owners, their successors and assigns and is a covenant running with the land and is binding on all successors in title to the above described property.

EXECUTED the day and year first above written.

Jo Michelle McKay

STATE OF KANSAS)
) SS
SEDGWICK COUNTY)

The foregoing instrument acknowledged before me this _____ day of _____
1999, by Jo Michelle McKay.

Notary Public

My Appointment Expires _____

BOUNDARY CLOSURE: MIKKI ADDITION

North:	19187.817	East:	20000.120
Line Course:	N 00-00-31 W	Length:	670.15
North:	19857.967	East:	20000.020
Line Course:	N 89-50-45 E	Length:	650.00
North:	19859.716	East:	20650.017
Line Course:	S 00-00-31 E	Length:	670.15
North:	19189.566	East:	20650.118
Line Course:	S 89-50-45 W	Length:	650.00
North:	19187.817	East:	20000.120

Perimeter: 2640.30 Area: 435,596. sq.ft. 9.99 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.000 Course: S 90-00-00 E
Error North: 0.0000 East: 0.0000
Precision 1: 2,640,300,000.00