

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-117 -- MIAMI DOLPHINS ADDITION

OWNER/APPLICANT: Bill Winston, P.O. Box 641, Goddard, KS 67052

AGENT: Craig Wilson, 3141 W. Maple, Wichita, KS 67213

SURVEYOR/ENGINEER: Reiss & Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: East side of 183rd St. West, North of 55th St. South

SITE SIZE: 4.66 acres

NUMBER OF LOTS

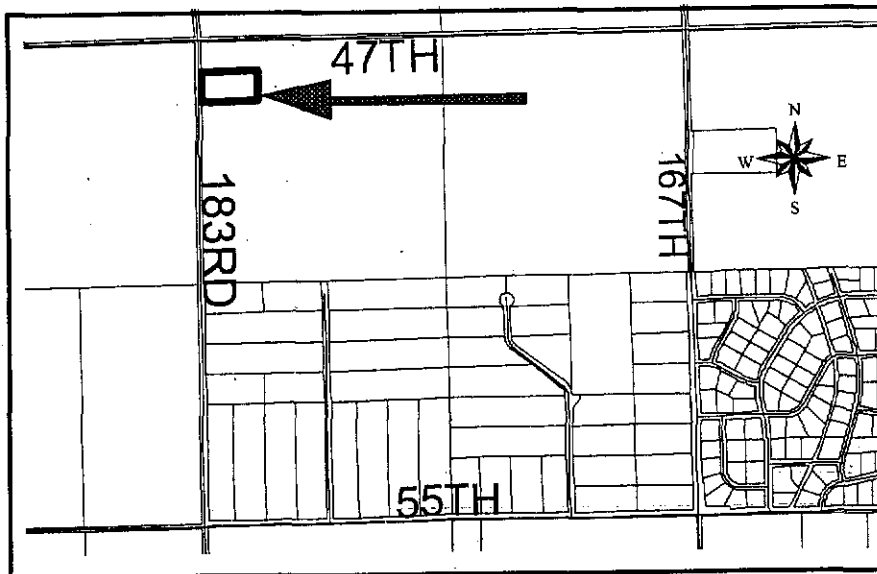
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.58 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 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

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.
- B. The site is currently located within the Rural Water District No. 4. 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. **Minimum pad needs to be set at 1395. The floodway reserve should be vacated and rededicated per KSA 12-512(b)**
- E. **County Engineering** needs to comment on the access controls, particularly the need for separation from the opening on the abutting property to the north. The plat proposes one access opening along 183rd St. West. Distances should be shown for all segments of access control. **MAPD recommends access control except one opening along the south property line.**
- F. 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.
- G. Access drives to any structures 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) 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.
- H. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".

SUB 2002-117 -- One-Step Final Plat of MIAMI DOLPHINS ADDITION
November 14, 2002 - Page 3

- I. 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.
- J. The applicant shall install or guarantee the installation of all utilities and facilities that 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 316-946-4556) 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:

CLOSURE COMPUTATIONS
 MIAMI DOLPHINS ADDITION
 NOVEMBER 22, 2002

<u>POINT</u>	<u>NORTHING</u>	<u>EASTING</u>	<u>DIRECTION</u>	<u>DISTANCE</u>
Begin	5000.0000	5000.0000	N 89°48'54" E	611.61
	5001.9748	5611.6068	N 0°04'39" W	332.16
	5334.1345	5611.1575	S 89°50'30" W	611.16
	5332.4456	4999.9999	S 0°00'00" E	332.43
End	5000.0156	4999.9999		

Error of Closure 1:120,985

Departure in Y (Northing): +0.0156

Departure in X (Easting): -0.0001