

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-26 -- SOUTH HEDGEWOOD ESTATES

OWNER/APPLICANT: Bill Vanderhoff, 6220 W. 47th St. South, Wichita, KS 67215

SURVEYOR/ENGINEER: Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214

LOCATION: West side of Hoover, South of 95th St. South

SITE SIZE: 14.59 Acres

NUMBER OF LOTS

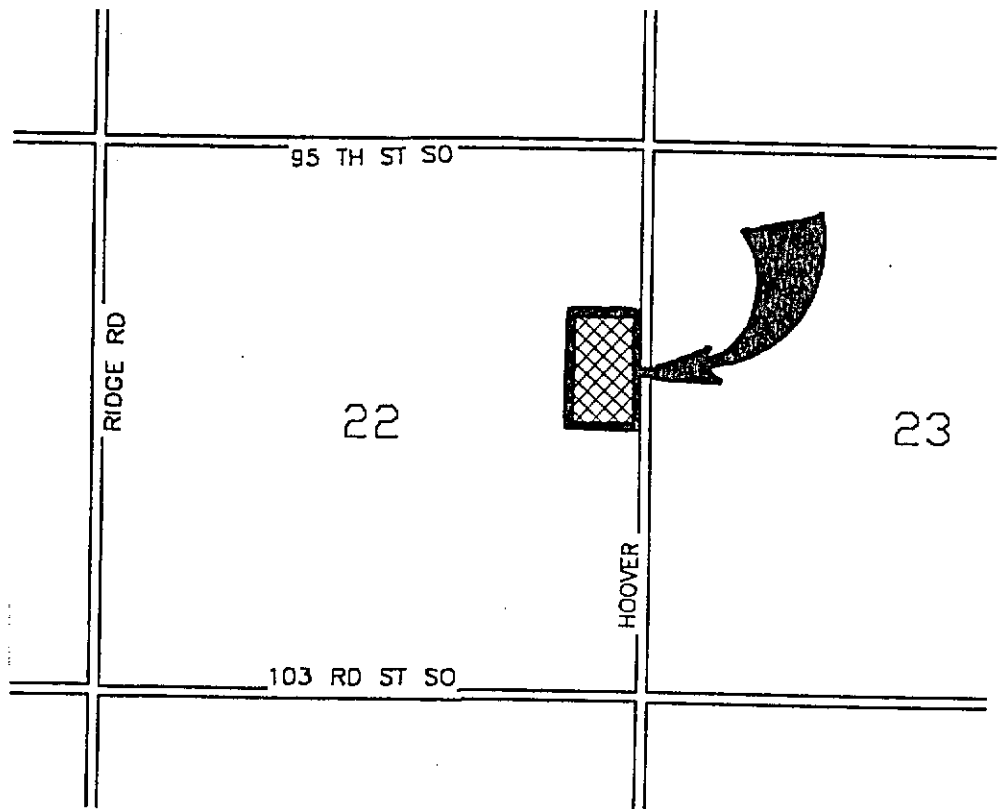
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

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 Applicant shall coordinate the removal or modification of any terraces with NRCS. A Floodway Reserve Agreement is required along the north line of Lot 1.*
- D. County Engineering needs to comment on the access controls. The plat proposes one access opening per lot along Hoover.
- E. MAPD and County Engineering request that a contingent dedication be platted for the exception area to be effective upon the platting and division of the adjoining property to the west.
- F. The owners of Lots 2 and 3 shall dedicate complete access control along Hoover upon the future installation of the access drive between the lots.
- G. 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.
- H. The southerly lot shall be relabeled as Lot 1 and blocks shall be designated.
- 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 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.

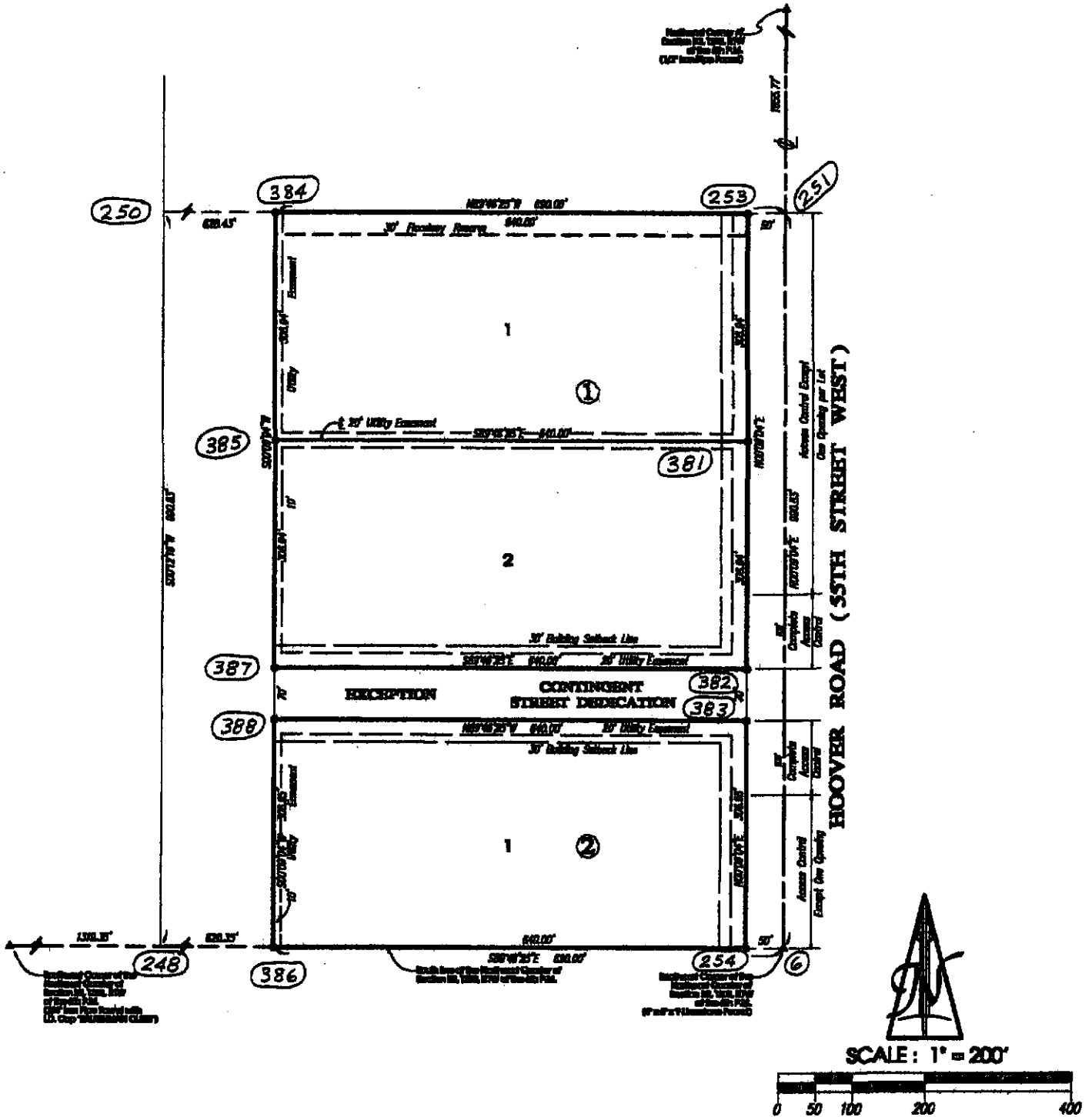
- M. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can 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.

FINAL PLAT OF "SOUTH HEDGEWOOD ESTATES"

SEDGWICK COUNTY, KANSAS

IN THE NE 1/4 OF SECTION 22, T28S, R1W OF THE 6TH P.M.

Closure Comps.



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

239 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2348
Fax (316) 267-2736

Job ID : TM7
 Job name : "South Hedgewood Estates"
 Description : Closure Computations
 Reference :
 Projection : None
 Date printed: 01/05/00 4:44pm

Initial parcel ----- *PARENT TRACT*

Point	Bearing	Distance
6		
251	N0°09'04"E	990.831
250	N89°46'25"W	1318.426
248	S0°12'16"W	990.830
6	S89°46'25"E	1319.348

Area: 29.9998 acres
 Lot misclose: no misclose

Initial parcel ----- *PLAT PERIMETER*

Point	Bearing	Distance
254		
253	N0°09'04"E	990.831
384	N89°46'25"W	640.000
386	S0°09'04"W	990.831
254	S89°46'25"E	640.000

Area: 14.5576 acres
 Lot misclose: no misclose

Initial parcel ----- *LOT 1, BLOCK 1*

Point	Bearing	Distance
253		
384	N89°46'25"W	640.000
385	S0°09'04"W	306.940
381	S89°46'25"E	640.000
253	N0°09'04"E	306.940

Area: 4.5097 acres
 Lot misclose: no misclose



Initial parcel *LOT 2, BLOCK 1*

Point	Bearing	Distance
382		
381	N0°09'04"E	306.940
385	N89°46'25"W	640.000
387	S0°09'04"W	306.940
382	S89°46'25"E	640.000

Area: 4.5097 acres
Lot misclose: no misclose

Initial parcel *LOT 1, BLOCK 2*

Point	Bearing	Distance
254		
383	N0°09'04"E	306.951
388	N89°46'25"W	640.000
386	S0°09'04"W	306.951
254	S89°46'25"E	640.000

Area: 4.5098 acres
Lot misclose: no misclose

