

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-58 - SEERY'S ADDITION

OWNER/APPLICANT: Ralph and Arleta Seery, 2155 Crest, Wichita, KS 67207

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

LOCATION: East of Greenwich Road, North of Pawnee

SITE SIZE: 23,203 sq. ft.

NUMBER OF LOTS

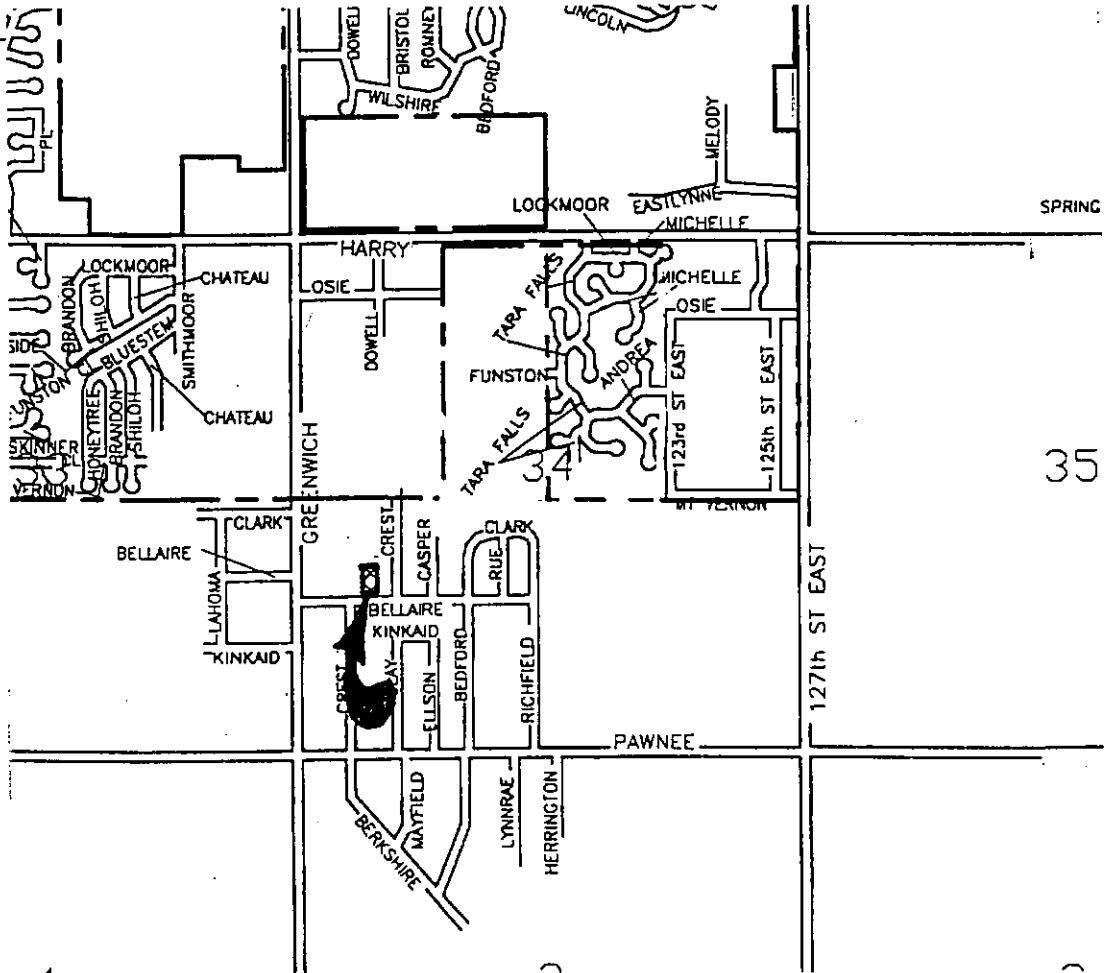
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 23,203 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County within three miles of Wichita's city limits. The site is located in an area designated as "new growth" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. City water facilities are currently available to serve the site.
- 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.
- E. The plat contains less than the required 100-foot lot width and an administrative adjustment will be required.
- F. Based upon the platting binder, a mortgage is being held by First National Bank. This party needs to be made a signatory to the plat or a document provided that such interest is no longer involved.
- G. The name of the plat shall be corrected in the MAPC certification.
- H. The final plat tracing shall reference a tie point to a section corner.
- I. The lot depth exceeds its width by more than a ratio of 2.5 to 1, and a modification will need to be granted by the MAPC.
- J. 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.
- 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.

Job ID : SEE
 Job name : Seery 1999 Stake Out
 Description :
 Reference :
 Projection : None
 Date printed: 30/09/99 9:04am

*Closure Computations for
 "Seerys' First Addition"*

Initial parcel

Point	Bearing	Distance
1001		
1002	S0°06'54"W	245.700
1003	S90°00'00"W	94.360
1004	N0°06'12"E	245.810
1005	S89°56'02"E	94.410
Area:	0.5325 acres	
Lot misclose:	1 : 584240	

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Area: 0.5325 acres		
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1004

1005
1001

S4.42°D) S89°56'22"E S4.417M)
Proposed 5' Utility Easement

S4.45°D)
S4.02°M)

Point of Beginning

Northeast corner of Lot 3, "SPURRIER'S SUNSWEEP ACRES"

"SEERY'S' FIRST ADDITION"

25' Rearyard Setback (by zoning)

S45.85°D) N07°06'12"E S45.817M)

10' Sideyard Setback (by zoning)

LOT 1

23,203 Sq. Ft.

10' Sideyard Setback (by zoning)

Proposed 5' Utility Easement

N45.85°D) S77°06'34"W S45.707M)



- = Iron Found as Noted
- = #4 Rebar with I.D. Cap "TTL/SI CL522"

(D) = Described in Deed

(M) = Measured

Bearing Basis Assumed

Date of Preparation : July 16, 1998

BENCH MARK:

City Of Wichita Standard Bench Mark on the Northeast corner of a double 4' x 12' RCBC, in the East right of way for Greenwich Road and 1/2 mile North of Pawnee.

Elevation: 1339.11 NGVD29
151.71 City Datum

40' Frontyard Setback (by Rest. Cov. Pk.)

25' Setback (by zoning)

S4.42°D) S90°00'00"W S4.387M)

N89°52'30"W S4.457M)
S4.457D)

#5 Rebar

Southeast corner of Lot 3, "SPURRIER'S SUNSWEEP ACRES"
1/2" Iron Pipe

1003

1002

BELLAIRE AVENUE 60' R/W