

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** S/D 99-17 - NESPER 1ST ADDITION

**OWNER/APPLICANT:** Ron Nesper, 1005 Whitfield, Wichita, KS 67206

**SURVEYOR/ENGINEER:** Macon Co. Inc., 200 East 4th, Newton, KS 67114

**LOCATION:** West of 159th St. East, South side of 55th St. South

**SITE SIZE:** 5.54 acres

**NUMBER OF LOTS**

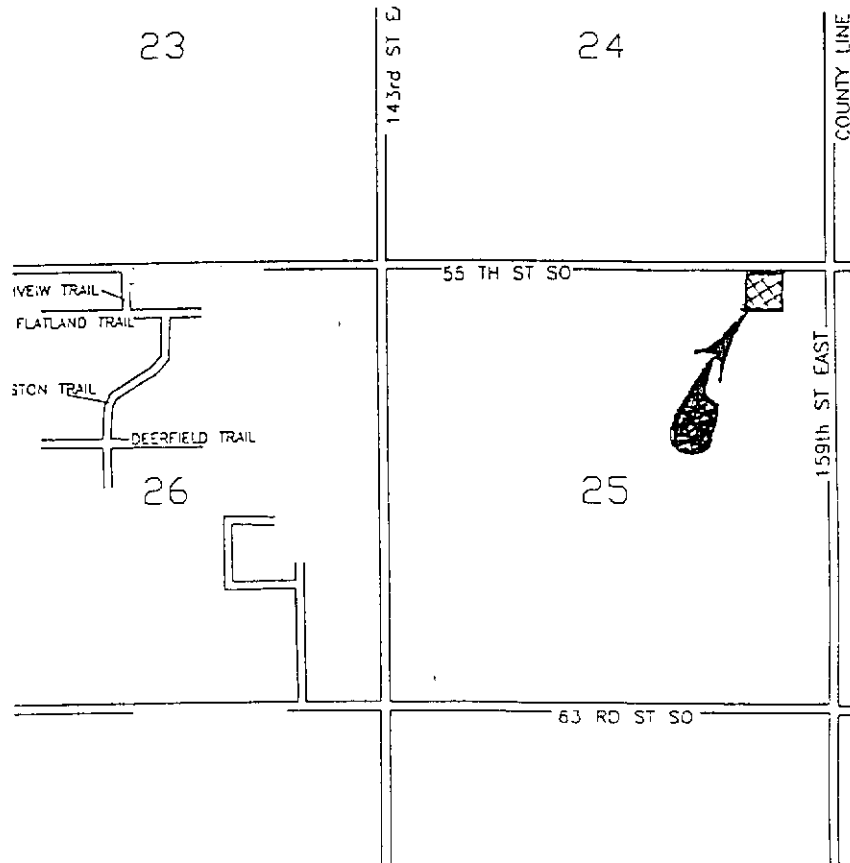
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 5.02 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This site is located in the County in an area designated as "Suburban" by the Wichita-Sedgwick County Comprehensive Plan. The northern portion of the plat is located within the 100-year floodplain.

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.

County Health needs to comment on the buildable area of the site as the floodplain and pond may present constraints for construction of an on-lot sewage system.

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.

D. The final plat tracing shall denote complete access control except for one opening along 55th St. South. Access controls shall be referenced in the plat's text.

E. The first line of the legal description needs to be revised to reference the northeast "quarter".

F. The County Commissioners signature block needs to be revised.

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 Planning Commissioner signature block needs to be revised to include, "Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999."

I. The notary signature block needs to be revised to eliminated reference to "Waco Township"

J. The signature blocks need to be revised to reference "1999".

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.

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(One-Step Final Plat Deferred 3/4/99)

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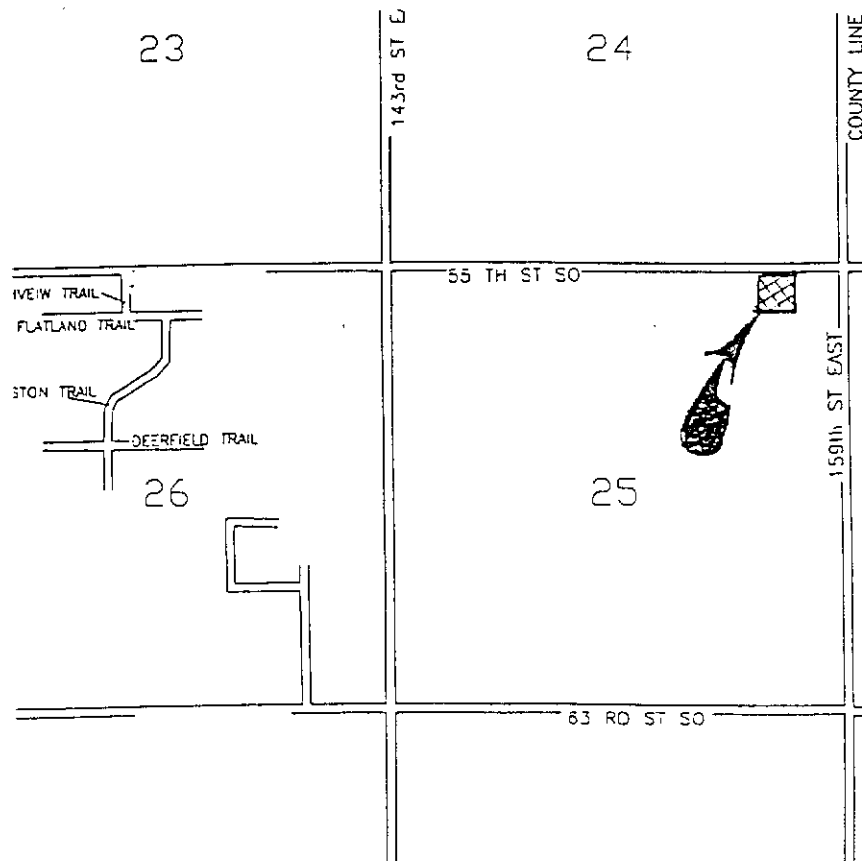
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TUE 05/11/99 10:12:15A

Unadjusted Traverse

Ref. Brg. In: SE: 90.0000

1	N:	5000.0000	E:	5000.0000			
					269.3915	SE: 0.2045	434.0000
2	N:	4566.0079	E:	5002.6196			
					270.2045	NW: 90.0000	451.8000
3	N:	4566.0079	E:	4550.8196			
					269.3915	NW: 0.2045	434.0000
4	N:	5000.0000	E:	4548.2000			
					270.2045	SE: 90.0000	451.8000

Angle ERROR: 0.0000 No. Sta: 4 Per Sta: 0.0000

Closure ERROR After Angle Adjustment

N: 0.0000 E: 0.0000 SW: 0.0000 0.0000

Length: 1771.600 Precision: PERFECT

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