

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

**CASE NUMBER:** S/D 00-18 -- ROONEYS' FIRST ADDITION

**OWNER/APPLICANT:** Steve and Norma Rooney, 9005 S. Tyler, Clearwater, KS 67026

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

**LOCATION:** West of Tyler Road, South of 87<sup>th</sup> St. South

**SITE SIZE:** 5 Acres

**NUMBER OF LOTS**

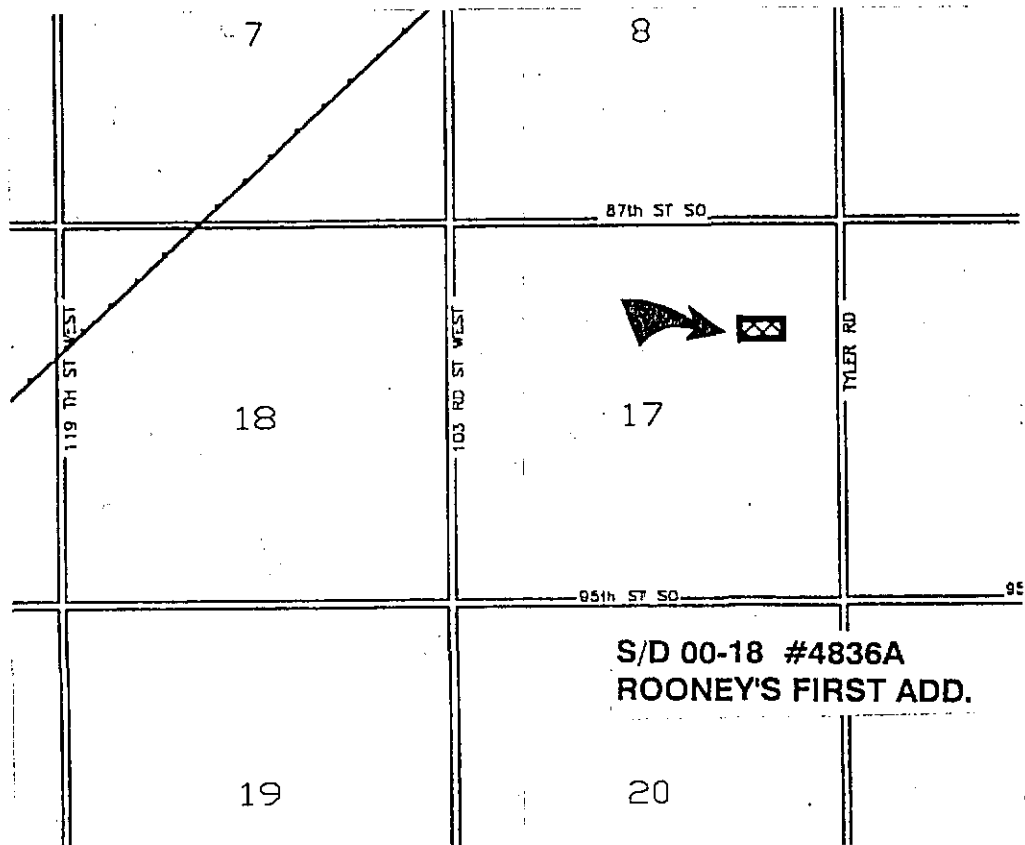
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

**MINIMUM LOT AREA:** 5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



Note: This 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. It is located in the Clearwater Area of Influence.

**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. *A Floodway Reserve is required along the south lot line and on the east lot line.*
- D. County Engineering and County Fire Department needs to comment on the access to this property. The plat proposes access through an existing 50-ft private street which currently serves three lots. The Subdivision regulations limit private streets to serving no more than three lots. Approval of the proposed plat would require a modification from the Subdivision regulations. An ingress/egress easement needs to be established by separate instrument which includes this lot.
- E. The plattor's text shall note the creation of the floodway reserve in addition to referencing the standard floodway language.
- F. For those reserves being platted for floodway purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the reserves in the event the owner fails to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner by the governing body.
- 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 plattor'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.
- I. 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.)
- J. 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.

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

Initial parcel  
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CLOSURE COMPUTATIONS  
FOR "ROONEYS' FIRST ADDITION"

Point	Bearing	Distance
13		
83	S89°54'54"W	659.135
89	S0°19'46"W	331.758
34	N89°44'43"E	659.158
13	N0°19'42"E	329.805

TERRA TECH LAND SURVEYING

Area: 5.0052 acres

Lot misclose: no misclose

"Rooneys' First Addition" Closure Computations

Job ID : ROO  
 Job name : "Rooneys' First Addition" Closure Computations  
 Description :  
 Reference :  
 Projection : None  
 Date printed: 14/03/00 11:03am

Initial parcel  
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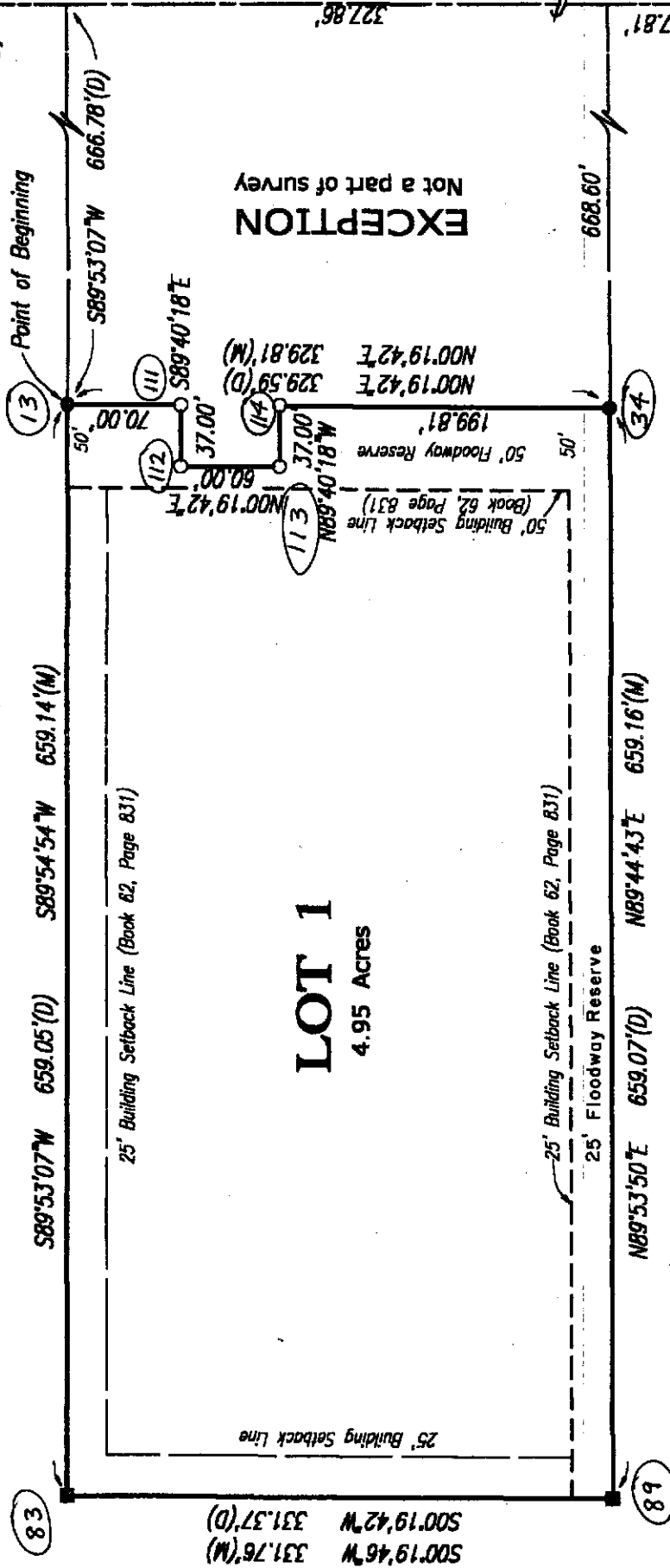
Point	Bearing	Distance
13		
83	S89°54'54"W	659.135
89	S0°19'46"W	331.758
34	N89°44'43"E	659.158
114	N0°19'42"E	199.805
113	N89°40'18"W	37.000
112	N0°19'42"E	60.000
111	S89°40'18"E	37.000
13	N0°19'42"E	70.000

Area: 4.9542 acres

Lot misclose: no misclose

Northeast Corner of  
Section 17, T29S, R1W  
of the 6th P.M.

Southeast Corner of the  
Northeast Quarter of  
Section 17, T29S, R1W  
of the 6th P.M.



**LOT 1**  
4.95 Acres

**EXCEPTION**  
Not a part of survey

**LEGEND:**

- △ = Section Corner
- = 1 1/4" Iron Pipe Found
- = #5 Rebar Found with I.D. Cap "A.C.L.S. LS#77"
- = #4 Rebar Set with I.D. Cap "TTLSI CLS22"
- (D) = Described in Deed

**PARENT BENCH MARK:**

60d Nail in Guy Pole,  
50' NW of Northeast Corner  
of Section 17, T29S, R1W  
of the 6th P.M.

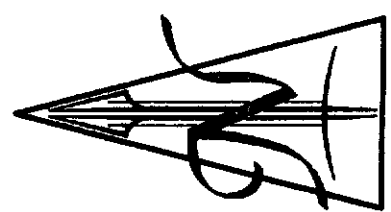
Elevation: 1291.50 NAVD29

**ON-SITE BENCH MARK:**

Railroad Spike in Fence  
Corner Post near Southeast  
Corner of Subject Property.

**FLOOD ZONE:**

Subject property is in Zone C, i  
Federal Emergency Manager  
(FEMA) Flood Insurance Rate M  
Columbia County, Kansas



SCALE: 1" = 100'