

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-61 -- WOODLAND GLEN 2ND ADDITION

OWNER/APPLICANT: Bentley Farms, L.L.C., 5733 S. St. Clair, Wichita, KS 67204

AGENT: James Roach, 5733 S. St. Clair, Wichita, KS 67204

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

LOCATION: West of Arkansas, South side of 32nd St. North

SITE SIZE: 3.78 Acres

NUMBER OF LOTS

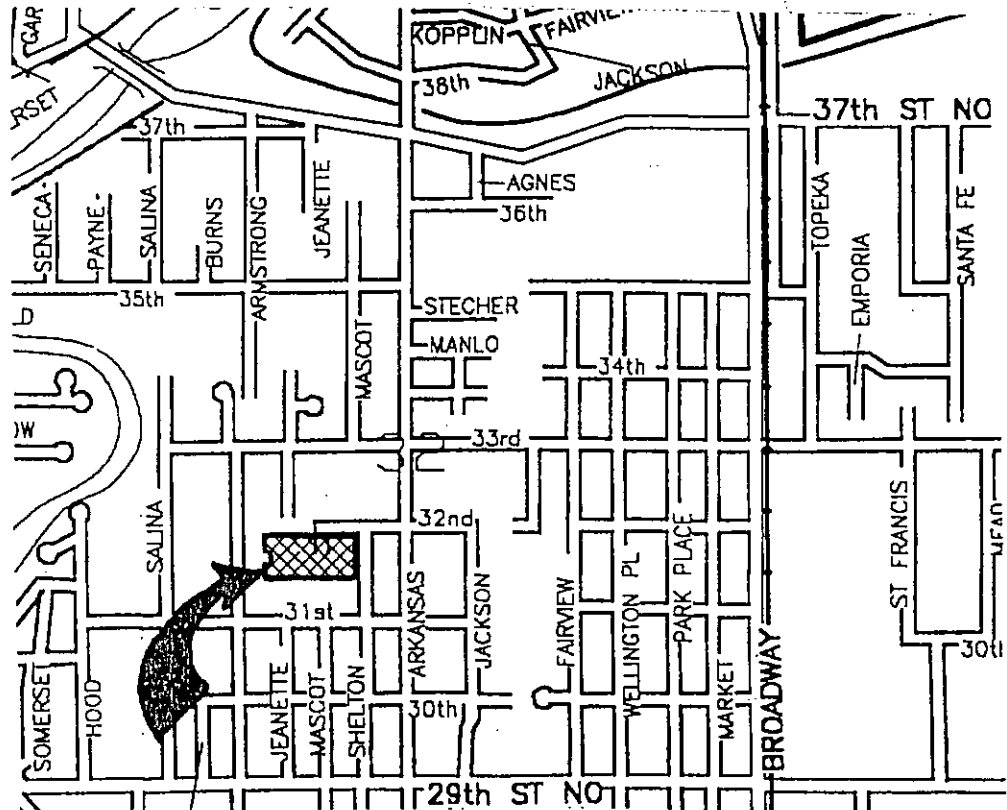
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.48 Acres

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



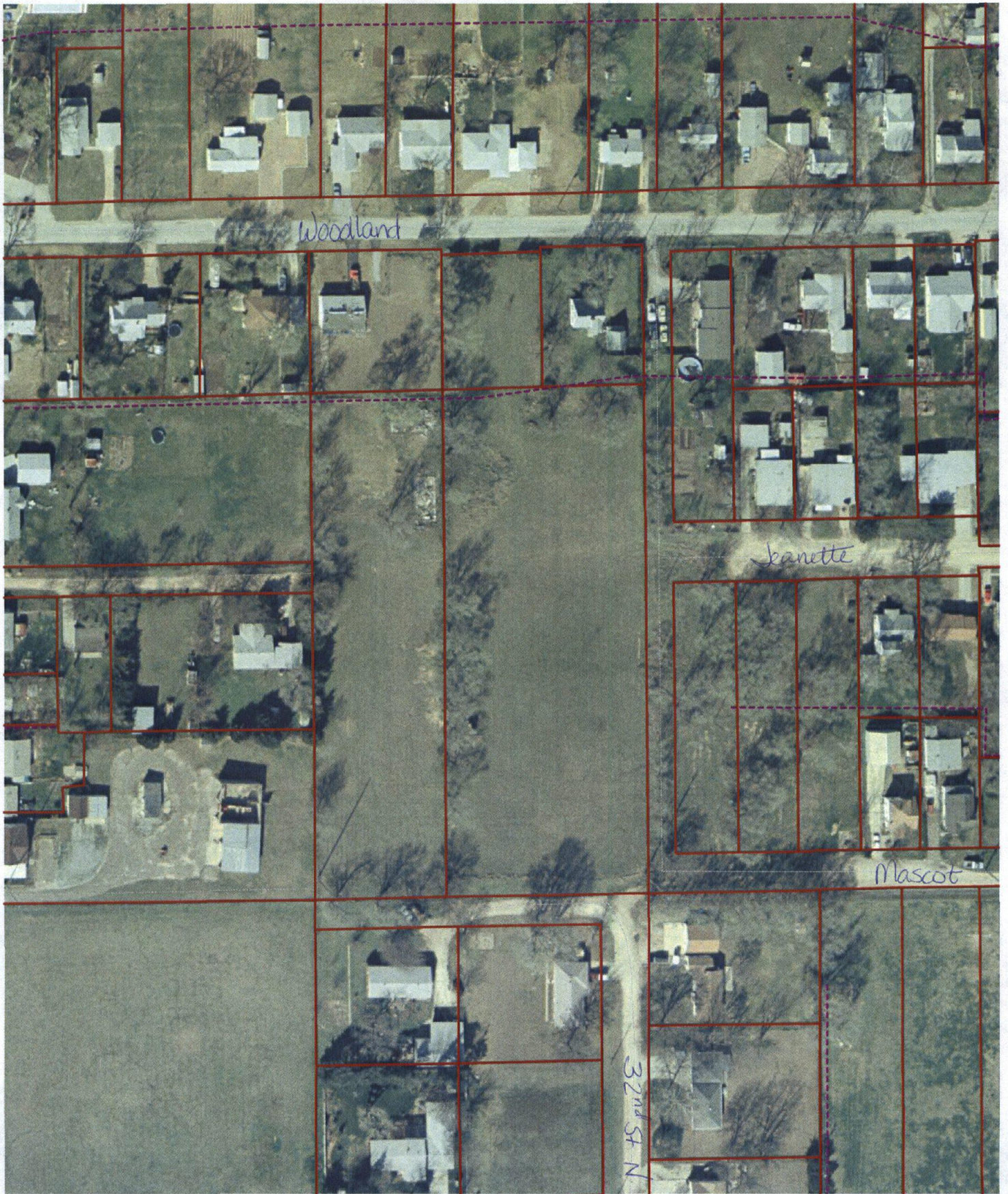
Note: This is an unplatted site located within the City of Wichita.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City Engineering needs to comment on the need for any additional guarantees or easements. ___
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The applicant shall participate in the petition for the paving of Mascot Avenue.
- E. The applicant shall dedicate the south half of 32nd St. and participate in the petition for paving; or in the alternative, the Applicant shall submit a request for vacation. If a vacation request is submitted, a 90-ft segment of 32nd Street shall be retained to allow for a "T" turnaround for Jeanette.
- F. A turnaround for Jeanette is needed along the south line of the plat.
- G. A 60-ft wide continent dedication of right-of-way should be platted for the extension of Jeanette, along with 25-ft building setback lines in order to allow for future development of urban-scale lots.
- H. 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.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. 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.
- 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 AutoCAD. This will be used by the City and County GIS Department.





Woodland

Jeanette

Mascot

N 42nd St N

→ 2

Job ID : WG2
 Job name : Woodland Glen 2nd - Closure Computations
 Description :
 Reference :
 Projection : None
 Date printed: 06/08/01 3:40pm

Initial parcel (PARENT TRACT)

Point	Bearing	Distance
601		
107	S0°48'43"E	331.137
253	S89°51'17"W	505.203
254	N0°36'20"W	132.440
28	N0°34'54"W	99.581
32	N0°38'18"W	100.057
601	N89°57'47"E	504.035

Area: 3.8411 acres
 Lot misclose: no misclose

Initial parcel (LOT 1)

Point	Bearing	Distance
251		
2180	S0°48'43"E	232.317
2181 PC-PT	S0°48'43"E	97.980
PC-RP	S12°20'56"E	50.000
RP-PT	S10°43'30"W	50.000
PC-PI	S77°39'04"W	244.949
PI-PT	S79°16'30"E	244.949

Deg of curvature	Middle ordinate	External
-114°35'30"	40.000	200.000
Delta	Arc length	
156°55'34"	136.944	

252	S0°48'43"E	0.897
253	S89°51'17"W	475.201
254	N0°36'20"W	132.440
28	N0°34'54"W	99.581
32	N0°38'18"W	100.057
251	N89°57'47"E	474.032

Area: 3.5457 acres
 Lot misclose: no misclose