

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-31 -- WOODED ACRES ADDITION

OWNER/APPLICANT: Mark and Kathy Melzer, 36 Norfolk, Wichita, KS 67206

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd Street South, Viola, KS 67149

LOCATION: West of Greenwich, North of 31st Street South

SITE SIZE: 5 acres

NUMBER OF LOTS

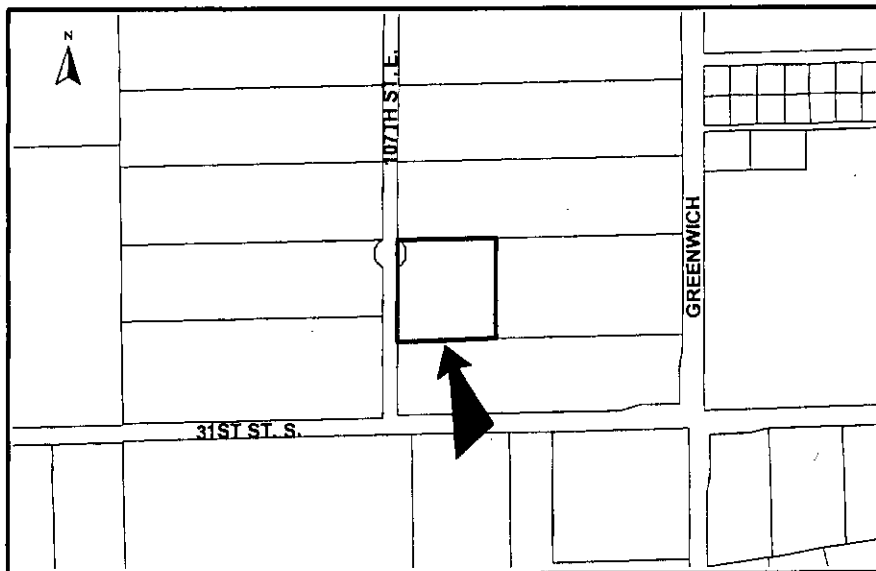
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This unplatted site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.
- B. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services.
- C. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a water availability evaluation must be provided to Sedgwick County Code Enforcement to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- D. The site is currently located within the Sedgwick County Rural Water District No. 3. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. County Engineering needs to comment on the status of the applicant's drainage plan.
- G. Language for vacation of public dedications should be added.
- H. On the final plat, the right-of-way width needs to be denoted for 107th Street East.
- I. Sedgwick County Fire Department has required all access drives to be in accordance with the Sedgwick County Service Drive Code.
- J. 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.
- K. 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.
- L. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- M. 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.

SUB 2005-31 -- One-Step Final Plat of WOODED ACRES ADDITION

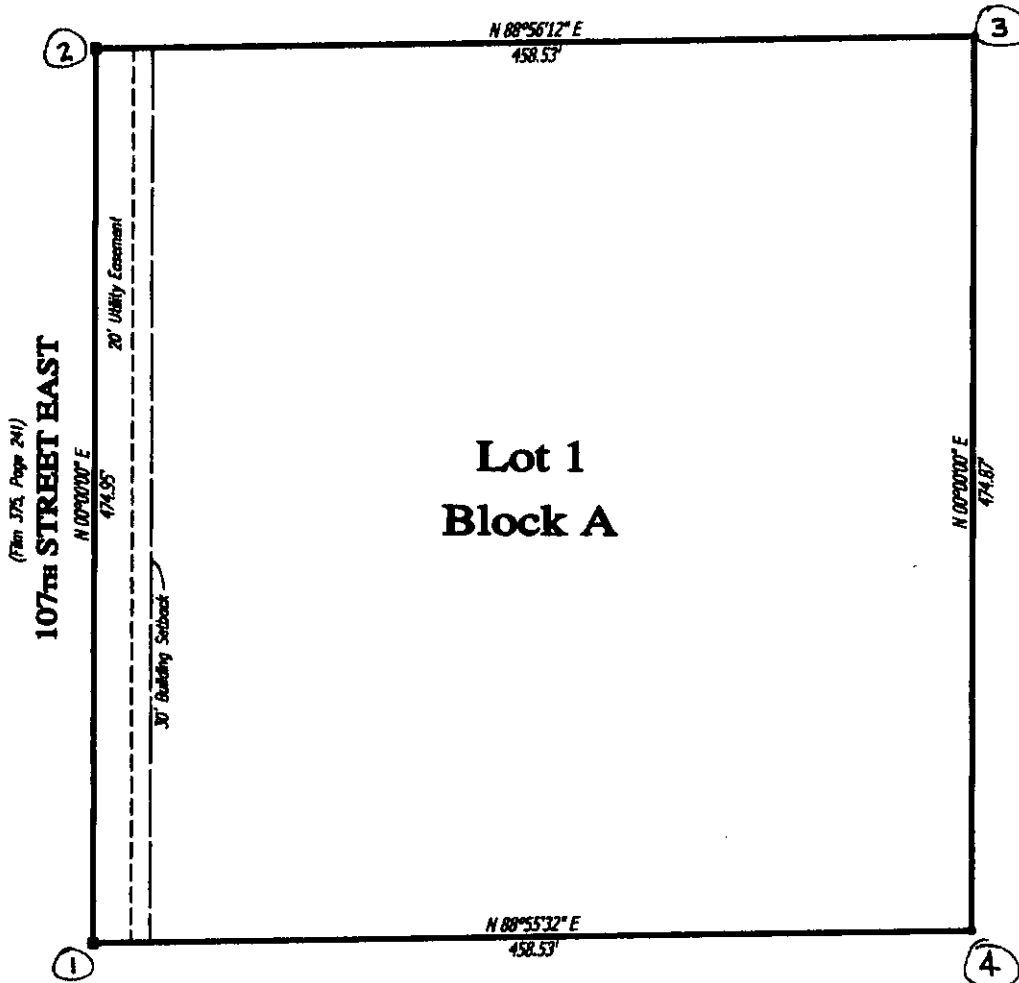
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- N. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. Postal Service Growth Management Coordinator (Phone: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- S. 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.
- T. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

Closure Computations

**FINAL PLAT OF
"WOODED ACRES ADDITION"
SEDGWICK COUNTY, KANSAS**

**IN THE SOUTHEAST QUARTER OF SECTION 4
TOWNSHIP 28 SOUTH, RANGE 2 EAST OF THE 6TH P.M.**



(Plan 375, Page 241)

107th STREET EAST

N 00°00'00" E

474.55'

20' Utility Easement

30' Building Setback

**Lot 1
Block A**

N 88°56'12" E
458.53'

N 00°00'00" E
474.67'



SCALE: 1" = 60'
0 30 60 120

- - 1/2" Iron Pipe Found
- - #4 Rebar with I.D. Cap TTLS: CLS22

Bearing Basis Assumed

Date of Preparation March 21, 2005

Job ID : ME1
Job name : Closure Comps for Melzer
Description :
Reference :
Projection : None
Date printed: 14/05/05 12:55pm

Initial parcel

Point	Bearing	Distance
1		
2	N0°00'00"E	474.950
3	N88°56'12"E	458.530
4	S0°00'00"E	474.870
1	S88°55'36"W	458.531

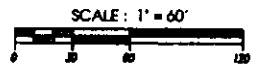
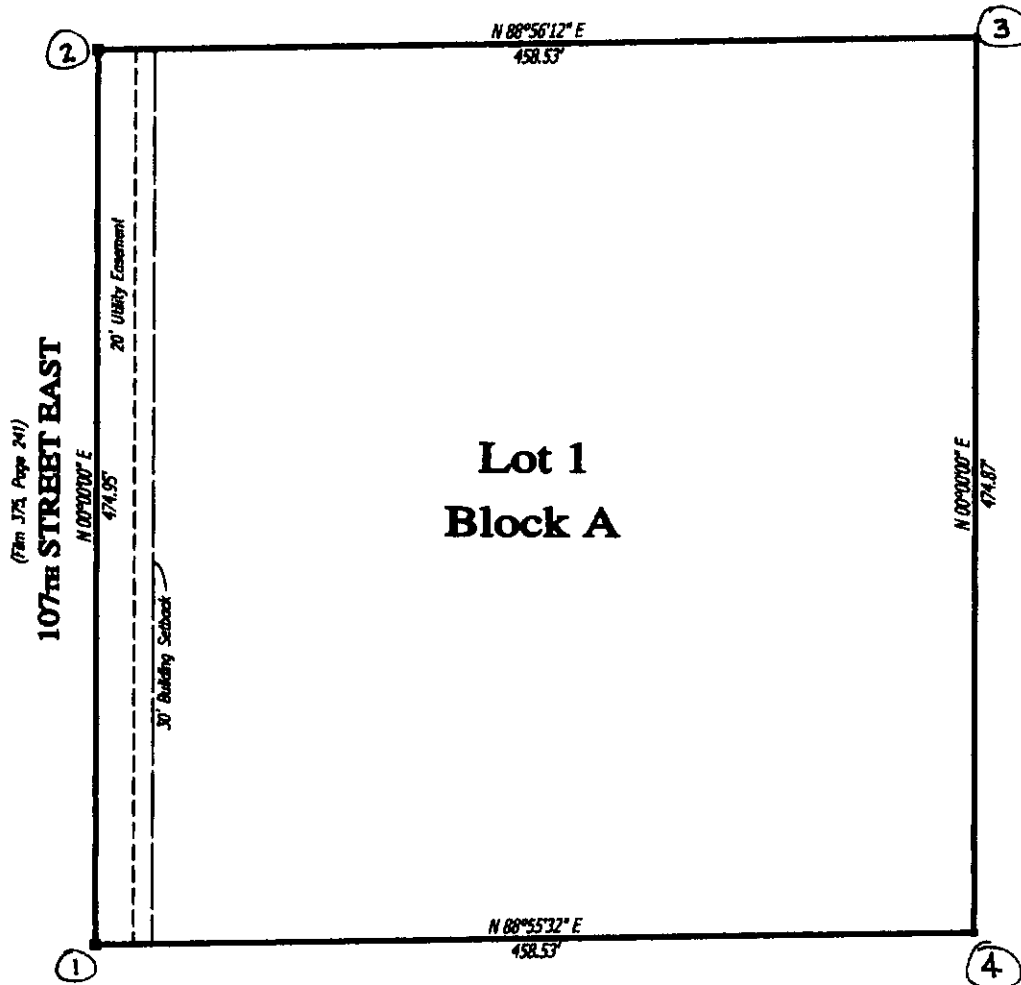
Area: 4.9982 acres

Lot misclose: no misclose

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