

STAFF REPORT  
(One-Step Final Plat)

CASE NUMBER: S/D 99-38 - WINTER FARM ADDITION

OWNER/APPLICANT: Ron Winter, 11613 W. Nantucket, Wichita, KS 67212

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

LOCATION: West side of 263<sup>rd</sup> St. West, North of 69th St. North

SITE SIZE: 5 acres

NUMBER OF LOTS

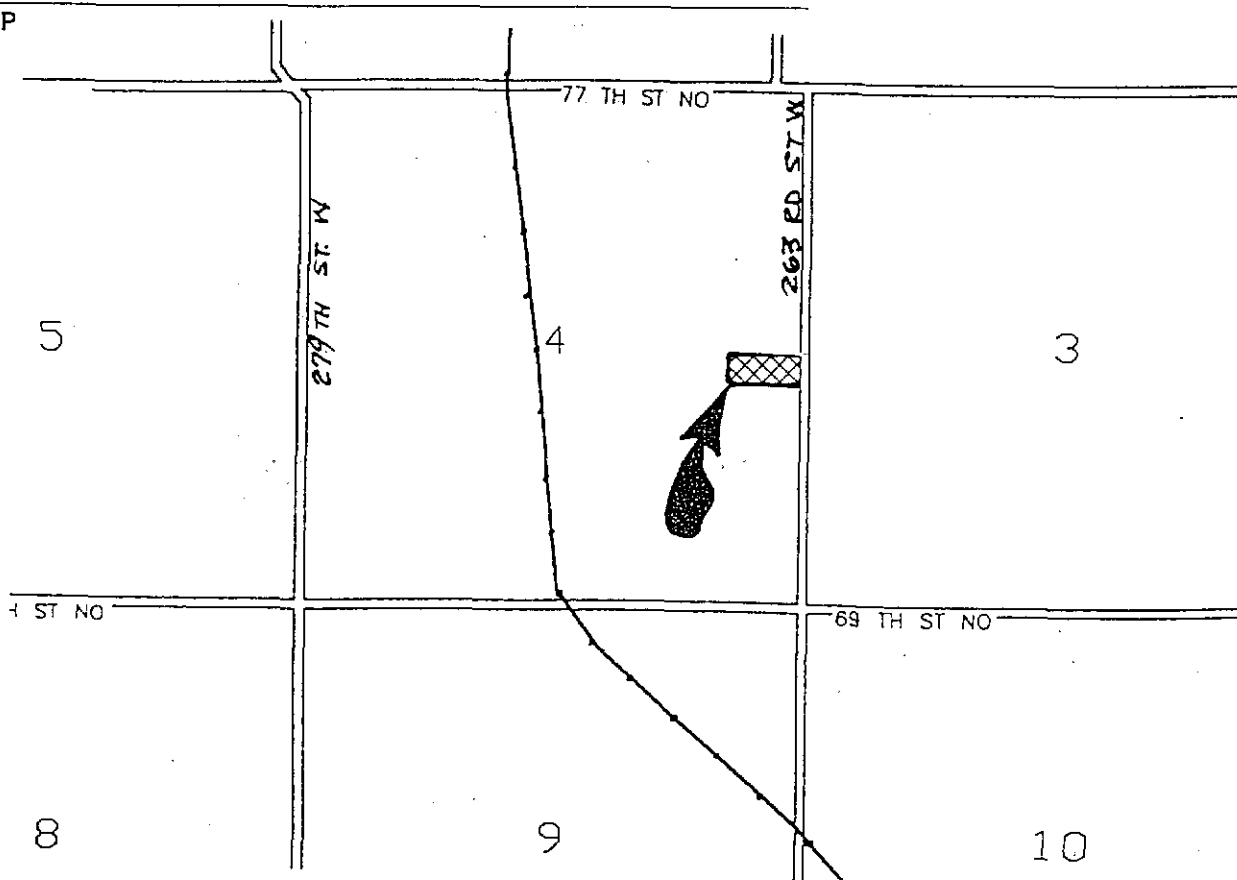
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 4.7 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The 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 Andale Area of Influence.

STAFF COMMENTS:

- A. Since sanitary sewer and municipal water are not 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 and water facilities. 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 and the accuracy of the floodway reserve boundaries.
- D. Bill Hancock is the only signature required in the County Commissioners signature block.
- E. The 30-ft setback needs to be increased to 35 feet to comply with the required 85-ft setback from the centerline of County roads.
- F. The lot depth to width ratio exceeds the 2.5 to 1 standard and a modification will need to be granted if this plat is approved.
- 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 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.
- 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

Closure Computations for "Winter Farm"

Winter Farm S.O.

Terra Tech Land Surveying

Initial parcel

PARENT TRACT

Point	Bearing	Distance
3		
61	S0°37'45"E	280.054
60	N89°30'32"W	780.149
62	N0°37'45"W	280.054
3	S89°30'32"E	780.149

Area: 5.0147 acres

Lot misclose: no misclose

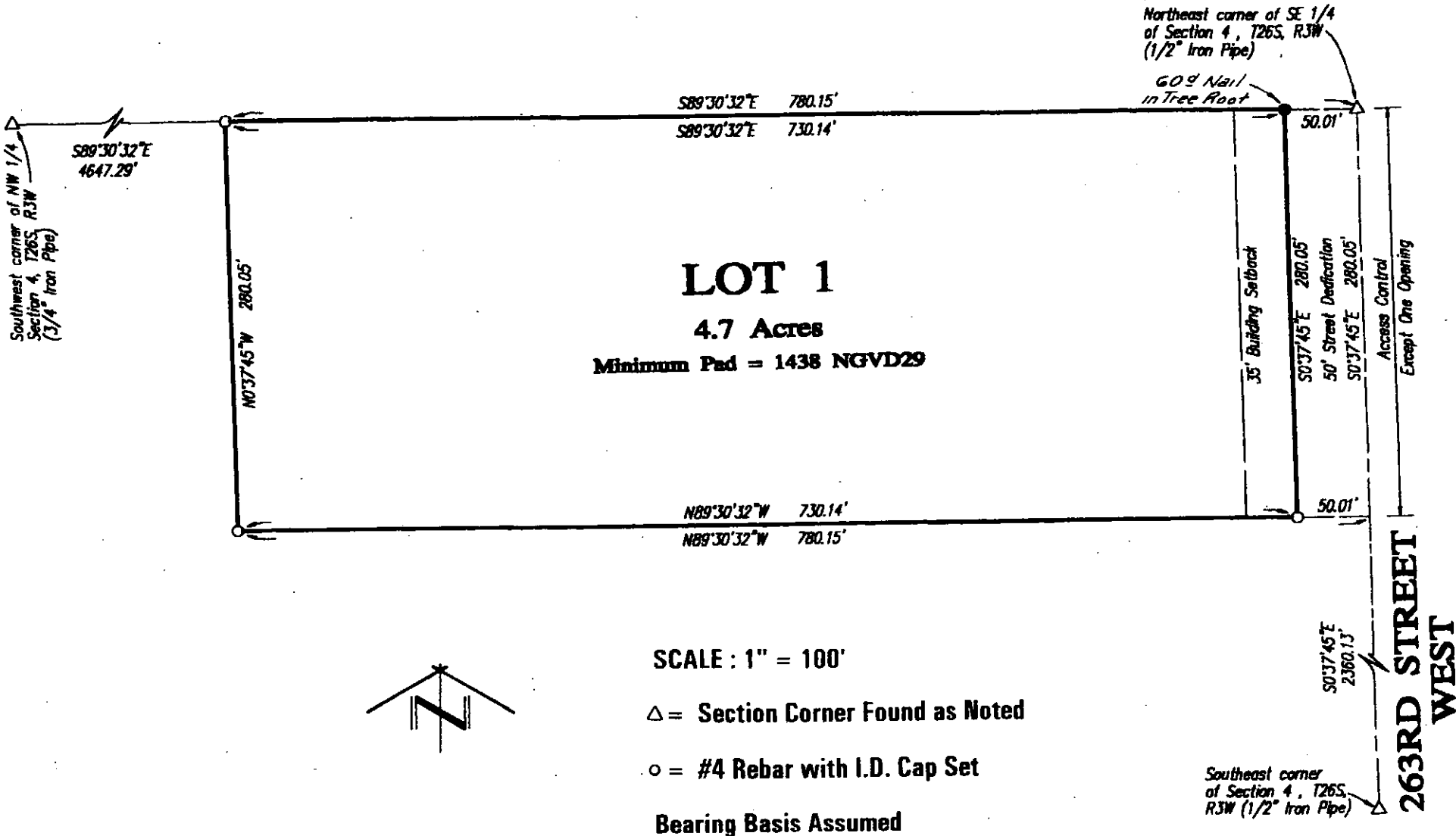
Initial parcel

LOT 1

Point	Bearing	Distance
63		
64	S0°37'44"E	280.054
60	N89°30'32"W	730.139
62	N0°37'45"W	280.054
63	S89°30'32"E	730.140

Area: 4.6933 acres

Lot misclose: no misclose



SCALE : 1" = 100'

△ = Section Corner Found as Noted

○ = #4 Rebar with I.D. Cap Set

Bearing Basis Assumed

**BENCH MARK:**

Sedgwick County Benchmark: Chiseled square on East hubguard of RCBC under 279th Street West, South of 77th Street North.