

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-11 -- WEST 162nd ADDITION

OWNER/APPLICANT: Smith and Company, P.O. Box 758, Andover, KS 67002

SURVEYOR/ENGINEER: K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

LOCATION: East of 167th St. West, South of Maple

SITE SIZE: 2.6 acres

NUMBER OF LOTS

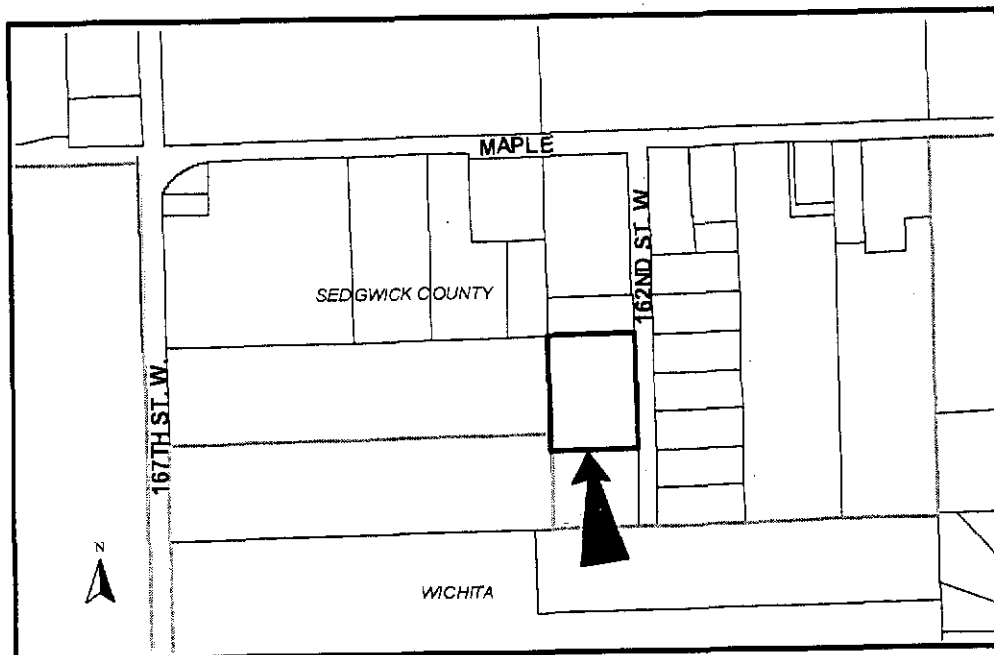
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

MINIMUM LOT AREA: 41,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



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NOTE: This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Upon annexation, the property will be zoned SF-5, Single-Family Residential.
- B. Since sanitary sewer is unavailable to serve this property, the applicant shall contact City Environmental Health Department 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.
- C. The site is currently located within the Sedgwick County Rural Water District No. 4. If service is available, feasible and the property is eligible for service, City Environmental Health Department recommends connection.
- D. City Water and Sewer Department requests a petition for future extension of sanitary sewer and City water services.
- E. City Water and Sewer Department requests a 10-ft utility easement along the west and south line of the plat. A 10-ft water easement is needed adjoining the north line of the south 10-ft utility easement.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. City/County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan and four-corner lot grading plan are needed. Drainage easements may be required based on the drainage plan. Minimum pad elevations may be required.*
- H. County Engineering requests the applicant locate and mark the sewage system currently on the property.
- I. County Engineering has requested the dedication of an additional 5 feet of half street right-of-way for 162nd St. West.
- J. The applicant is reminded that this site will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- K. In the title block and in the plat's text "Wichita" needs to be added.
- L. A Block shall be designated on the face of the plat as referenced in the plat's text.
- M. 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.
- N. The plat'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.

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- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

TRANSMITTAL

KE Miller Engineering PA
516 S. Market
Wichita, KS 67202

February 15, 2005

Vicki Huang, PE
City Hall 7th Floor
455 N. Main
Wichita, KS 67202

Re: 162nd Addition Drainage Plan

Vicki,

We transmit the following:

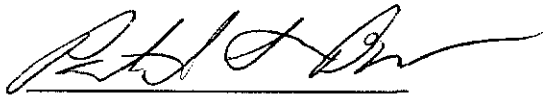
<input type="checkbox"/> Bluelines	<input type="checkbox"/> Photocopies	<input type="checkbox"/> Legal Desc.
<input checked="" type="checkbox"/> Originals	<input type="checkbox"/> Shop Drawings	<input type="checkbox"/> Application

<u># Copies</u>	<u>Dated</u>	<u>Description</u>
1 Set	2/05	Drainage Plan

Jim,

The Metropolitan Area Planning Commission has request I submit a drainage plan for 162nd Addition, to Wichita Kansas. This is a 2.6 acre site with 2 lots. Please review this Drainage Plan I have developed for this site. Both lots are to be zoned SF-5, currently the land is zoned SF20. If you have any questions or comments, please give me call. This project is scheduled on the Subdivision Committee Meeting this Thursday February 17th.

Thank you,



Patrick S. Baer, PE
KE Miller Engineering

**WEST 162ND STREET ADDITION
CLOSURE REPORT**

Course: S 89-32-08 E	Distance: 290.60
Course: N 00-47-29 E	Distance: 390.70
Course: N 89-32-11 W	Distance: 289.99
Course: S 00-52-51 W	Distance: 390.70

Perimeter: 1361.99

Area: 113415.71 2.60 acres

Error of Closure: 0.000 Course: N 18-45-42 W
Precision 1: 4921330.87