SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 5
November 4, 1999

STAFF REPORT
(One Step Final Plat)

CASE NUMBER: S/D 99-69 -- TIMBER CREEK ADDITION

OWNER/APPLICANT: Duane Reynolds, 2200 Myran Road, Wichita, KS 67052

SURVEYOR/ENGINEER: Benchmark Land Survey, 307 S. Laura, Suite 214, Wichita, KS 67211

LOCATION: South side of 31st St. South, west of 215th Street West

SITE SIZE: 35 Acres

NUMBER OF LOTS

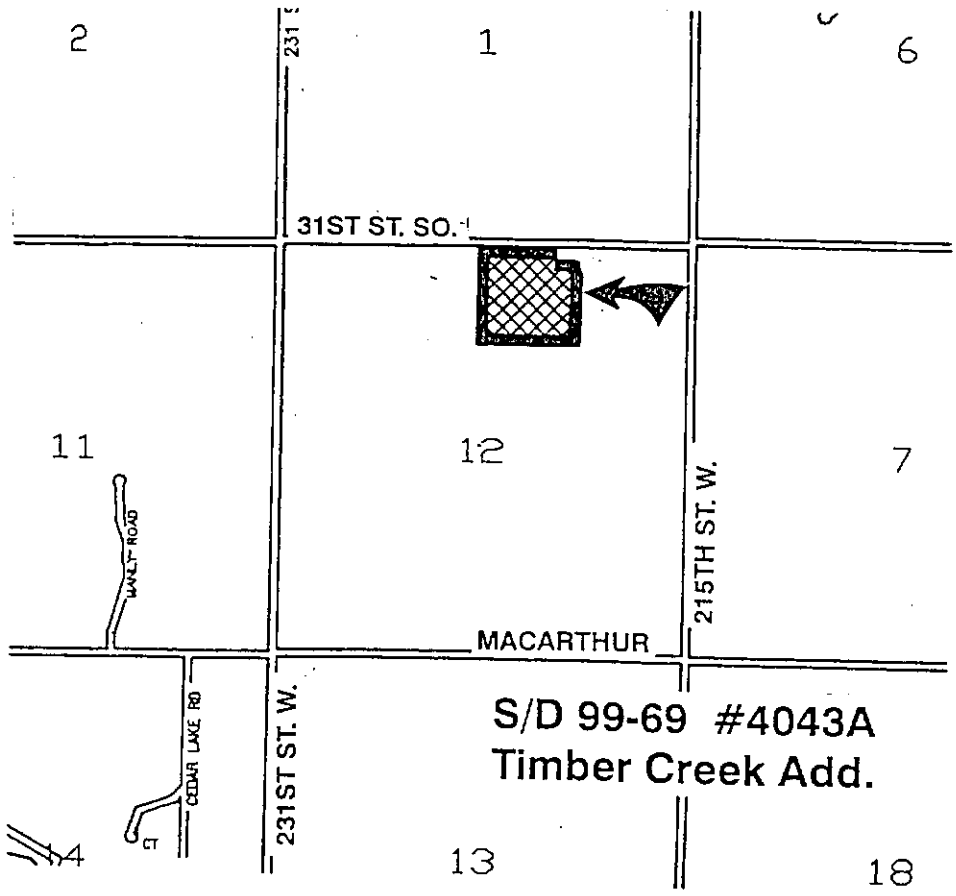
Residential:	15
Office:	
Commercial:	
Industrial:	
Total:	15

MINIMUM LOT AREA: 2.0 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. The site is located in the Goddard 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. The size of the platted lots necessitates the use of septic systems.

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.

D. The applicant shall denote on the face of the plat complete access control for the site's frontage along 31st St. South.

E. **County Fire** should comment on the plat's street names.

F. **County Engineering** needs to comment on the need for improvements to 31st St. South.

G. The MAPC Chair should be revised to reference "Frank Garofalo".

H. The applicant shall guarantee the installation of the interior streets to the suburban street standard.

I. The legal description referenced in the platting binder does not correspond with the legal description in the plattor's text.

J. The right-of-way width of the interior street shall be indicated.

K. The tie points need to reference "township 28".

L. The note "page 2 of 2" above the legend shall be deleted.

M. The centerline delta adjacent to Lot 4, Block 1, needs to be changed from 90°00'53" to 90°52'54". The centerline delta adjacent to Lot 7, Block 1, needs to be changed from 90°00'49" to 90°44'20".

N. To allow for County Surveyor approval, the appropriate signature block needs to be included on the final plat.

O. The distance from the easternmost tie point to the plat shall be indicated.

P. The County Commissioners signature block only requires the signature of Bill Hancock.

Q. 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.

R. 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.)

S. 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.

T. 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.

U. 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.

V. 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.

W. Perimeter closure computations shall be submitted with the final plat tracing.

X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

Y. 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.

Z. 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.