SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 6
November 18, 1999

STAFF REPORT
(One Step Final Plat)

CASE NUMBER: S/D 99-72 -- TIMBERWOLF ADDITION

OWNER/APPLICANT: Florence M. Wolf, 18101 West 117th St. North, Sedgwick, KS 67135

SURVEYOR/ENGINEER: Sandalwood Surveying, Inc., P.O. Box 75053, Wichita, KS 67275

AGENT: Certified Engineering Design, Attn: Harlan Foraker, 438 North Ohio, Wichita, KS 67214

LOCATION: East of 183rd St. West, North side of 117th St. North

SITE SIZE: 13.38 Acres

NUMBER OF LOTS

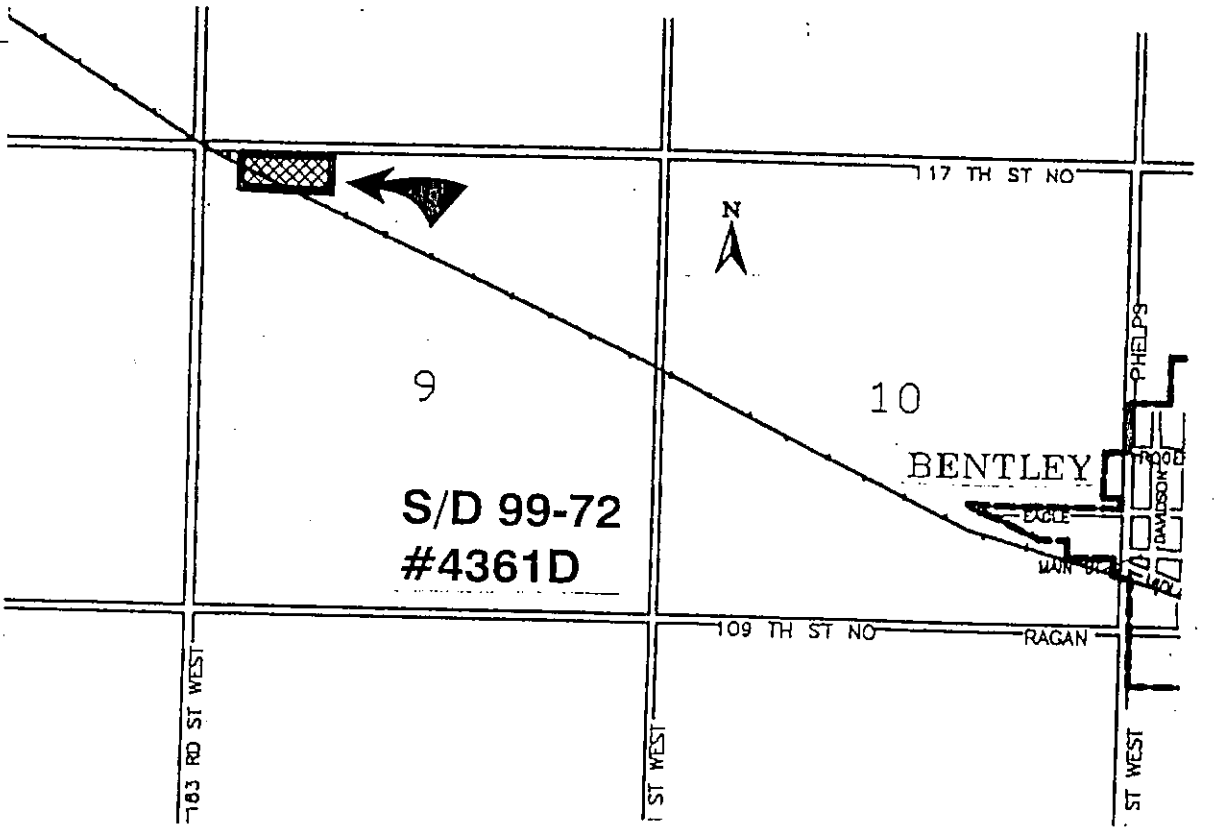
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 3.38 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

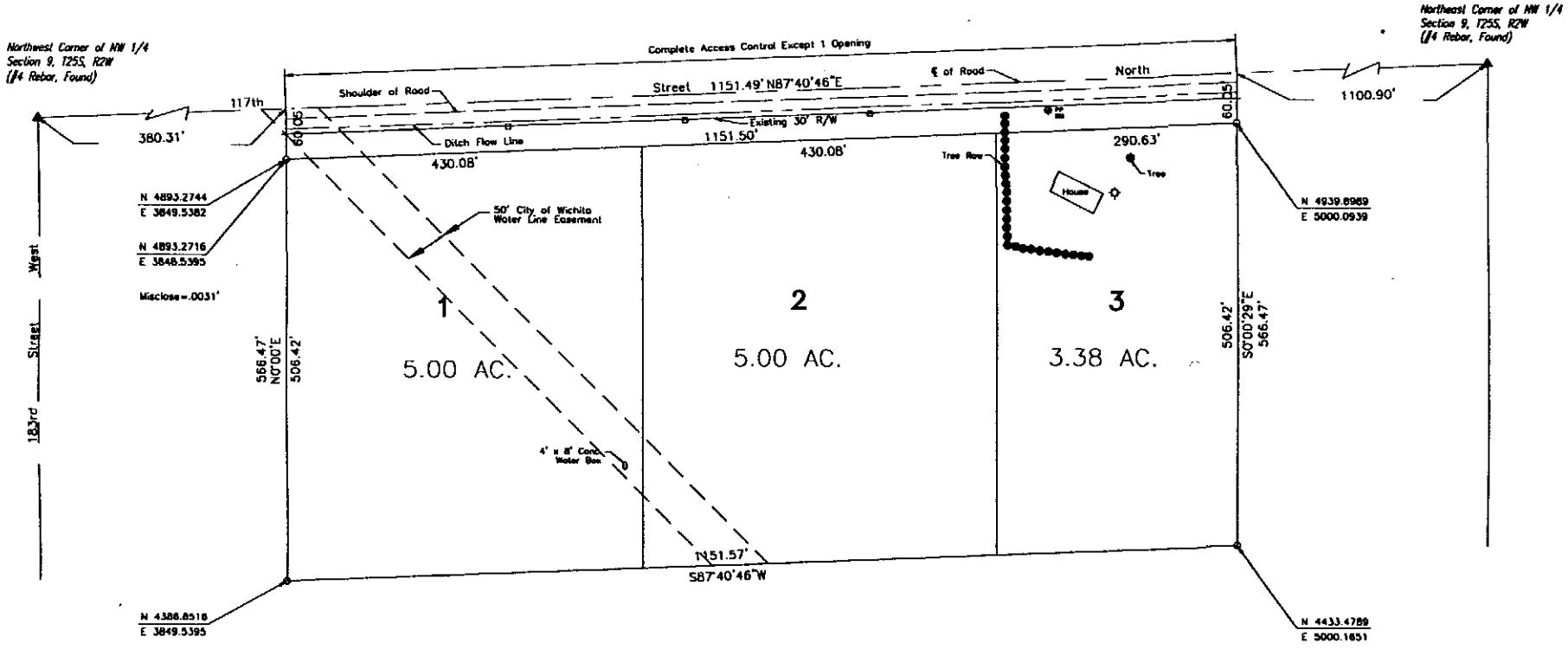
VICINITY MAP



CLOSURE COMPUTATIONS

"TIMBERWOLF ADDITION"

AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE NW 1/4 OF SECTION 9, T25S, R2W OF THE 6TH P.M.



TOTAL SUBDIVIDED ACREAGE=13.38 AC.±

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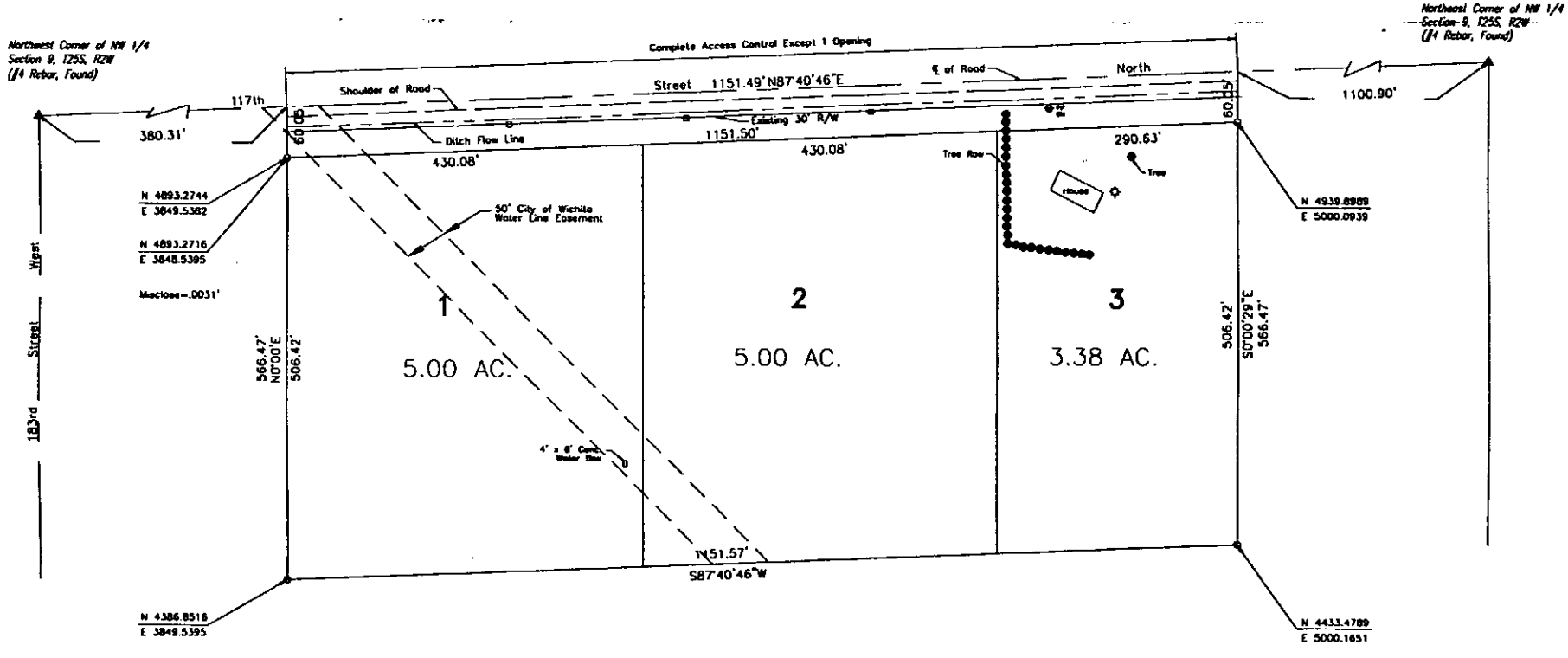

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Note: The site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

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. Although Lots 1 and 2 meet the minimum size requirements for sewage lagoons, the size of Lot 3 necessitates the use of a septic system.

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 proposes to dedicate access control except for one opening per lot along 117th St. North. The face of the plat shall be revised to reference "one opening per lot". The plattor's text shall note that the access controls are being dedicated to the appropriate governing body.

E. The MAPC Chair should be revised to reference "Francis S. Garofalo".

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

G. 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.

H. 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.)

I. 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.

J. 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.

K. 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.

L. 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.

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

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

O. 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.

P. 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.