

**STAFF REPORT**  
(One-Step Final Plat)

**CASE NUMBER:** SUB 2008-70 -- CORNFIELD ADDITION

**OWNER/APPLICANT:** John E. and Elena Elliott, 5039 S. Broadview, Wichita, KS 67210

**SURVEYOR/AGENT:** Benchmark Land Survey, P.A., 416 S. Market, Wichita, KS 67202

**LOCATION:** North of 55<sup>th</sup> St. South, East of Seneca (District IV)

**SITE SIZE:** 3 acres

**NUMBER OF LOTS**

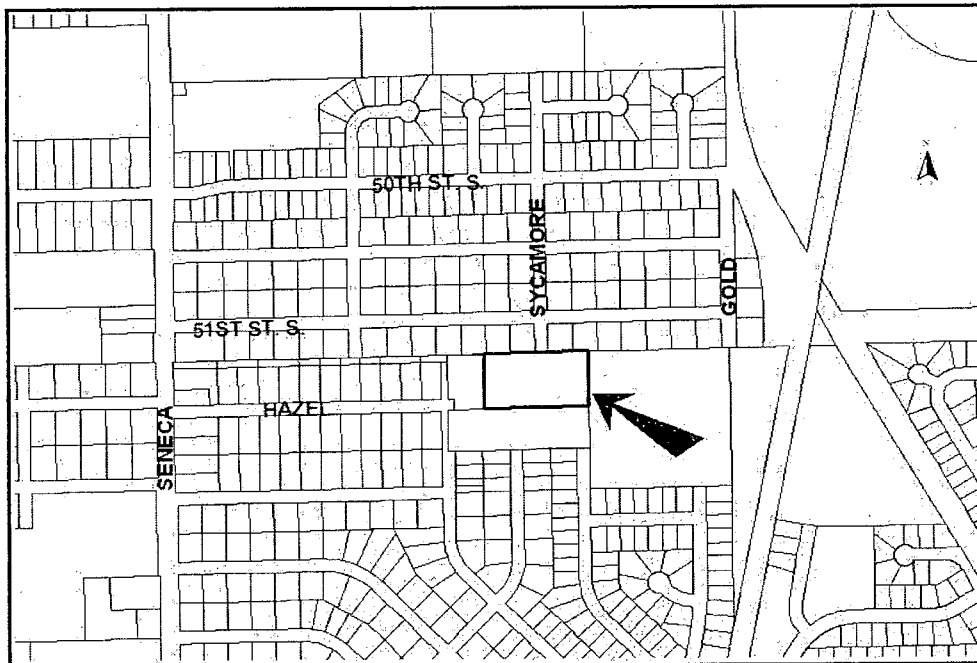
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

**MINIMUM LOT AREA:** 8,420 square feet

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



SUB 2008-70 -- One-Step Final Plat of CORNFIELD ADDITION  
October 2, 2008 - Page 2

NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. City Water Utilities Department has required the applicant to extend water and sewer (mains and laterals) to all lots being platted.
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Engineering needs to comment on the status of the applicant's drainage plan.
- D. The Applicant shall guarantee the paving of Sycamore Ct. City Engineering needs to comment on a guarantee for future paving improvements to Sycamore extending to 51<sup>st</sup> St. South.
- E. A 15-foot contingent drainage and utility easement is needed adjoining the contingent street right-of-way.
- F. On the final plat tracing, the contingent dedication of right-of-way needs to be referenced in the plat's text. The language should state that "the contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision."
- G. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- H. The applicant shall submit a covenant that provides four (4) off-street parking spaces per lot that abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- I. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- J. On the final plat tracing, the MAPC signature block needs to reference "Darrell Downing" as Chairman.
- K. It appears that Lots 4 and 5 do not conform to the 50-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard. In the alternative, a modification may be granted by MAPC.
- L. "Lots, Block, and a Street" shall be referenced in the plat's text.
- M. GIS has requested "Sycamore Court" be revised to "Sycamore Cir".
- 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.
- 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- Q. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.

**SUB 2008-70 -- One-Step Final Plat of CORNFIELD ADDITION**  
**October 2, 2008 - Page 3**

- 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 National Pollutant Discharge Elimination System 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. 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.
- V. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

**STAFF REPORT**  
(Revised One-Step Final Plat)

**CASE NUMBER:** SUB 2008-70 -- CORNFIELD ADDITION

**OWNER/APPLICANT:** John E. and Elena Elliott, 5039 S. Broadview, Wichita, KS 67210

**SURVEYOR/AGENT:** Ruggles and Bohm, P.A., 924 N. Main, Wichita, KS 67203

**LOCATION:** North of 55<sup>th</sup> St. South, East of Seneca (District IV)

**SITE SIZE:** 3 acres

**NUMBER OF LOTS**

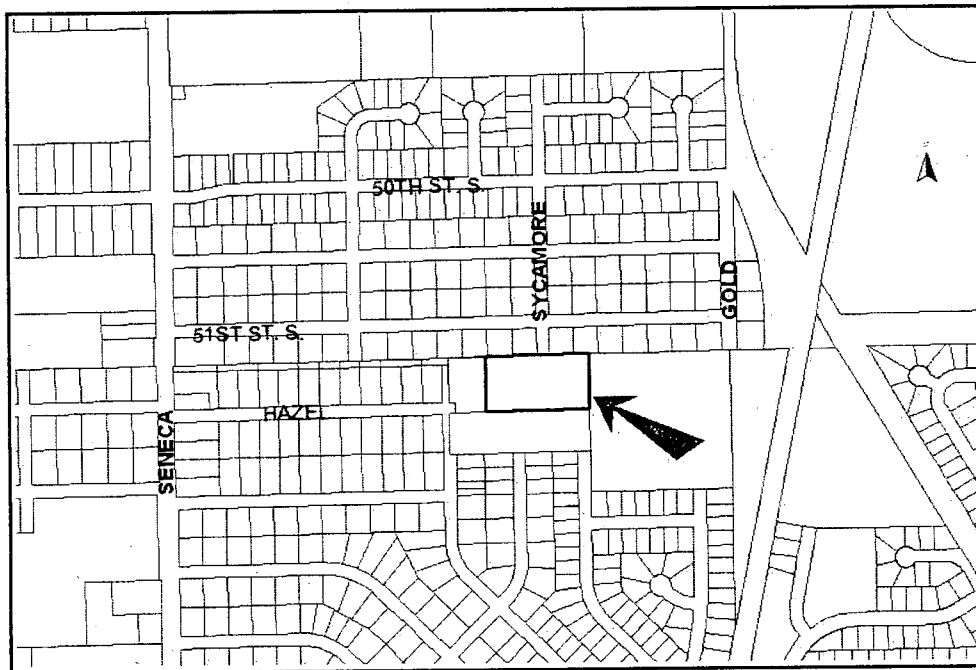
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

**MINIMUM LOT AREA:** 8,420 square feet

**CURRENT ZONING:** SF-5 Single-family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is an unplatted site located within the City.

This revised plat includes 5 fewer lots and reduced street length.

**STAFF COMMENTS:**

- A. City Water Utilities Department has required the applicant to extend water (transmission and distribution) to serve all lots being platted. The applicant shall also extend sewer to serve Lot 2. (Lots 1 and 3 have access to sewer).
- B. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. City Engineering has requested a revised drainage plan.
- D. The Applicant shall guarantee the paving of Sycamore Cir. City Engineering and City Fire Department have requested a guarantee be submitted for future paving improvements to Sycamore extending to 51<sup>st</sup> St. South incorporating adjoining property owners.
- E. On the final plat tracing, the contingent street dedication needs to be referenced in the plat's text. The language should state that "the contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision."
- F. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- G. 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.
- H. 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.)
- I. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- J. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System 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.
- M. Perimeter closure computations shall be submitted with the final plat tracing.
- N. 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.
- O. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send the information via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.