

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

**CASE NUMBER:** SUB 2009-68 -- DAN SCHMIDT ADDITION

**OWNER/APPLICANT:** Dan Schmidt, P.O. Box 95, Derby, KS 67037

**SURVEYOR/AGENT:** Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211

**LOCATION:** West side of Hydraulic, North of 55<sup>th</sup> St. South (District III)

**SITE SIZE:** 3.56 acres

**NUMBER OF LOTS**

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

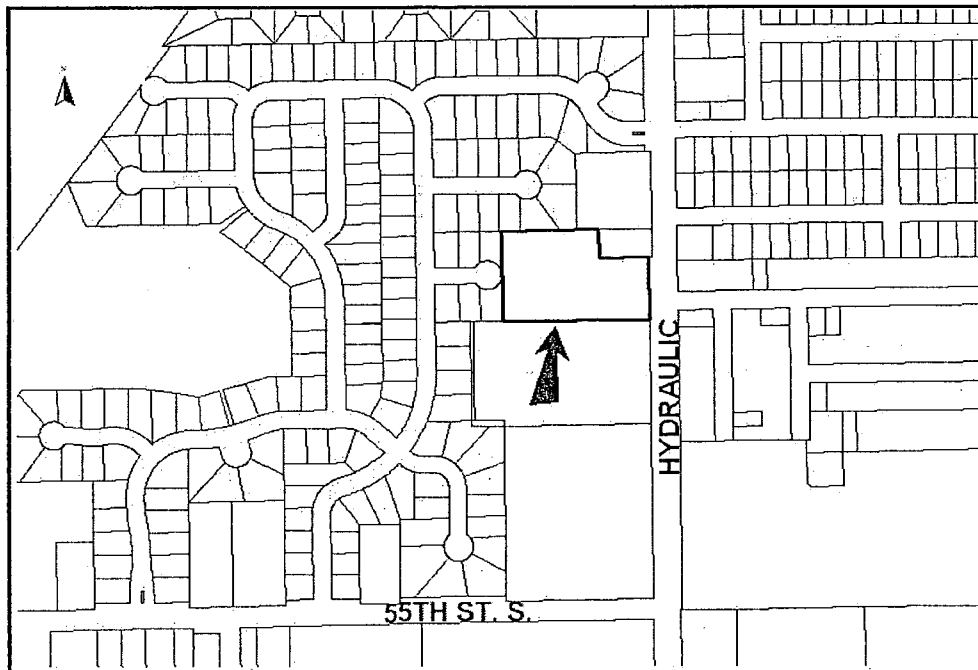
**MINIMUM LOT AREA:** 20,908 square feet

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

**PROPOSED ZONING:** Same

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**VICINITY MAP**



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**NOTE:** This is an unplatted site located within the City. The applicant has indicated a revised plat will include three lots.

**STAFF COMMENTS:**

- A. City of Wichita Water Utilities Department advises that the applicant need to extend sanitary sewer (lateral main) to all lots being platted. All lots have access to water, but will have in lieu of assessment fees (transmission and distribution).
- 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. Traffic Engineering needs to comment on the access controls. The plat proposes one opening along Hydraulic.
- E. Traffic Engineering has approved the 50-foot right-of-way along Hydraulic.
- 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. On the final plat tracing, the MAPC signature block needs to reference "G. Nelson Van Fleet" as Chairman.
- H. The signature line for the County Clerk needs to be revised to reference "Kelly B. Arnold".
- I. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- J. For lots fronting on cul-de-sacs, the lot frontage is required to be 50% of the required lot width (50 feet). Lot 2 does not meet this 25-foot frontage requirement. A modification will be needed from the Subdivision Committee.
- K. The joint access easement shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- L. 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.
- M. 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.
- N. 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. 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.
- Q. 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.
- R. 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.

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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.

- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. 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.