

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-61 -- RENTALS SALES ESTATES ADDITION

OWNER/APPLICANT: Bounleng Kammavongsa and Phoukhong Phetkhamchanh, 4549 Brookhaven, Wichita, KS 67216

SURVEYOR/AGENT: Air Capital Land Surveyors, Attn: Erwin Gard, 1900 N. Amidon, Wichita, KS 67203

LOCATION: East side of Seneca, South of 47th St. South (District IV)

SITE SIZE: 2.55 acres

NUMBER OF LOTS

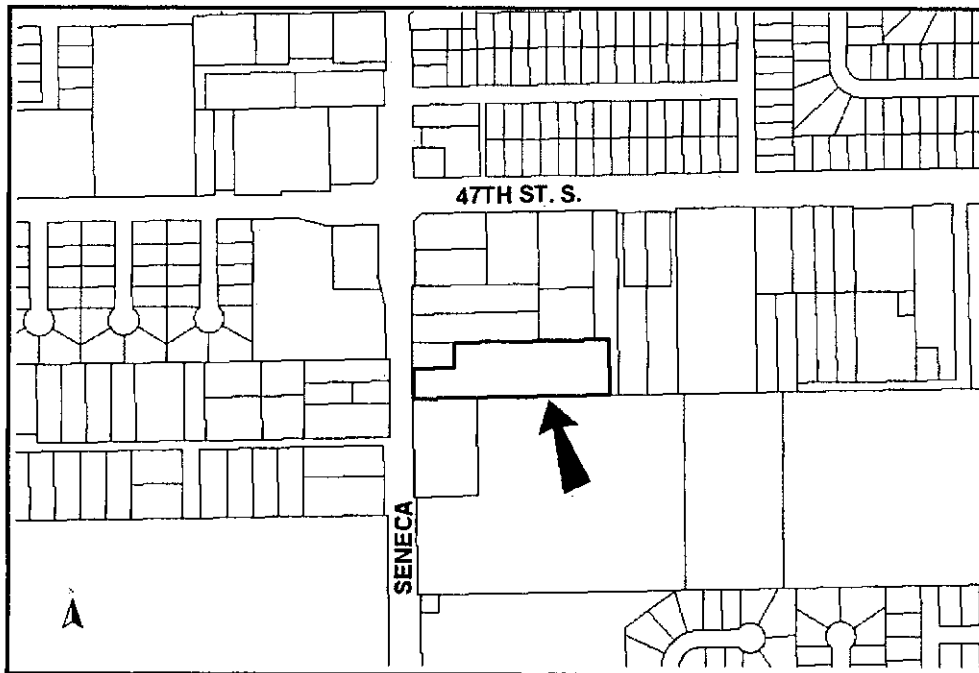
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 2.54 acres

CURRENT ZONING: SF-5 Single-family Residential, LC Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

- A. City of Wichita Water Utilities Department advises that water and sewer services are available to serve the site. An existing 20-foot sewer easement needs to be denoted on the plat.
- 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 Seneca.
- E. Traffic Engineering has requested dedication of 20-foot additional right-of-way along Seneca. A 60-foot half-street right-of-way is required by the Access Management Regulations.
- 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. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- I. 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.
- J. 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.
- K. 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.)
- L. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. 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.

SUB 2009-61 – One-Step Final Plat of RENTALS SALES ESTATES ADDITION
October 1, 2009 - Page 3

R. 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). Please include the name of the plat on the disc.

CLOSURE COMPUTATIONS
 Rental Sales Estate Addition
 10-20-09

<u>POINT</u>	<u>NORTHING</u>	<u>EASTING</u>	<u>DIRECTION</u>	<u>DISTANCE</u>
Begin	1000.0000	1000.0000	N 00°47'16" W	100.00
	1099.9907	998.6328	N 88°48'09" E	140.00
	1102.9226	1138.6021	N 00°47'16" W	87.00
	1189.9145	1137.4127	N 88°48'09" E	518.82
	1200.7798	1656.1189	S 00°47'16" E	187.00
	1013.7973	1658.6755	S 88°48'09" W	658.82
End	1000.0000	1000.0000		

ERROR OF CLOSURE 0:0
 DEPARTURE IN Y (NORTHING) : 0.0000
 DEPARTURE IN X (EASTING) : 0.0000