

# SEDGWICK COUNTY



METROPOLITAN AREA PLANNING  
DEPARTMENT

CITY HALL -- TENTH FLOOR  
455 NORTH MAIN STREET  
WICHITA, KANSAS 67202-1688  
(316) 268-4561

March 23, 1990

Hi-Tech Surveyors, Inc.  
334 S. Laura  
Wichita, KS 67211

Re: S/D 90-15 - BERBLINGER ADDITION

Dear Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 22, 1990, the above captioned plat was considered. The action of the Committee was to approve the preliminary and authorize preparation of the final plat, subject to the following:

- 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.
- B. At the time of submitting the final plat tracing, the applicant shall submit, for recording, a restrictive covenant which addresses the ownership and maintenance of the floodway reserve. This covenant shall permit the appropriate governing body to maintain this reserve if the property owner fails to do so. The covenant shall state that the costs of such maintenance by the governing body may be charged back to the owner(s) by a method similar to special assessments.
- C. On the final plat tracing access control, except for two openings, shall be indicated to 231st Street West for the area south of the 100 feet of complete access control. This access control shall also be referenced in the plat's text.

- D. The minimum pad elevation shall also be indicated on the face of the plat below the north area. It shall also be indicated that this elevation involves the lowest opening elevation.
- E. On the final plat tracing the centerline (CL) of 231st St. West shall be labeled.
- F. On the final plat tracing, the plattor's text shall be amended to indicate that the street is dedicated "to the public" for street purposes. The plat shall also clearly indicate that the street dedication is for 231st St. West.
- G. The plattor's text shall also be amended to indicate as required by 5-401(R)(2), as regards floodways, "FEMA floodplain and regulatory floodway boundaries are subject to provide change, and such change may affect the intended land use within the subdivision."
- H. On the final plat tracing the MAPC signature block shall indicate Wayne L. Brinegar as Chairman.
- I. On the final plat tracing the following signature block shall be indicated for the County Commission.  
  
Mark F. Schroeder, Chairman  
David Bayouth, Chairman, Pro Tem  
Billy Q. McCray, Commissioner  
Bernard A. Hentzen, Commissioner  
Paul W. Hancock, Commissioner
- J. 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.
- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.

The enclosed "marked" copy of the final plat is for your information and files.

S/D 90-15 Berblinger  
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This matter will be forwarded to the Planning Commission for its consideration on Thursday, March 29, 1990. If you have any questions concerning this matter, please call.

Sincerely,



R. Timothy Bickhaus  
Associate Planner

RTB:svm

Enclosure

cc: Jon Berblinger, 2723 Glacier Ct., Wichita, KS 67215  
Mr. Wade Culwell, K.D.O.T., Dist. #5 Engineer, 500 N.  
Hendricks, P.O. Box 769, Hutchinson, KS 67504-0769  
Ms. Robyn A. Bair, City Administrator, P.O. Box 667, 122 N.  
Main, Goddard, Kansas 67052  
Jim Weber, P.E. Director  
Mike Lindebak, City Engineer

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

March 22, 1990

STAFF REPORT  
(Final Plat)

CASE NUMBER: S/D 90-15 - BERBLINGER ADDITION

OWNER/APPLICANT: Jon Berblinger, 2723 Glacier Ct., Wichita, KS 67215

SURVEYOR/ENGINEER: Hi-Tech Surveyors, Inc.

LOCATION: Southeast corner U.S. Highway 54 and 231st St. West

SITE SIZE: 17.25 Acres

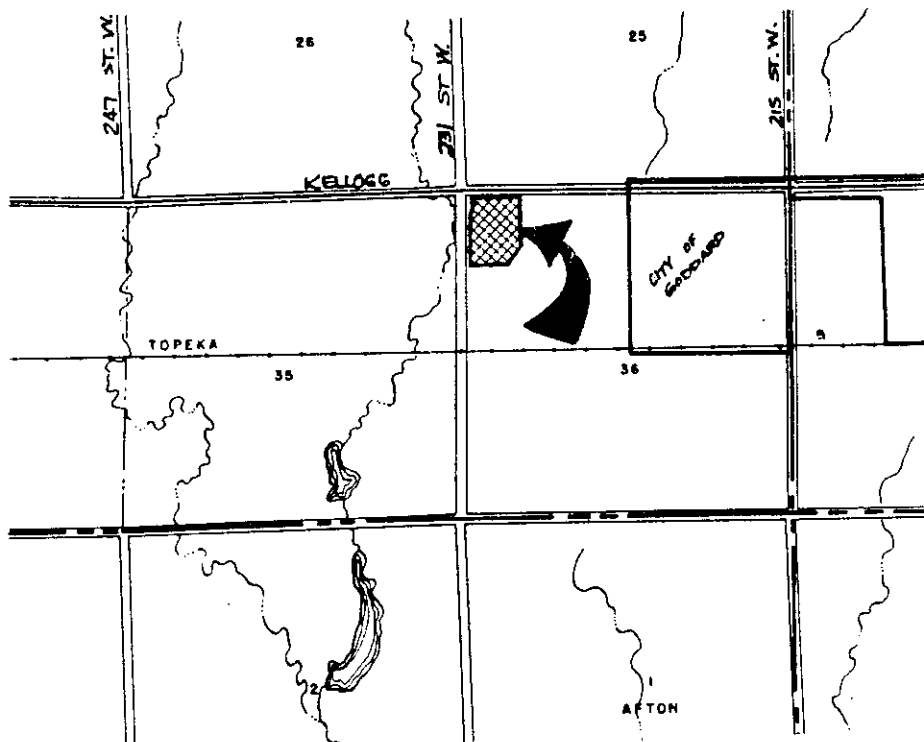
NUMBER OF LOTS

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

MINIMUM LOT AREA: 16 Acres

CURRENT ZONING: "R" Rural Residential

VICINITY MAP:



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.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. At the time of submitting the final plat tracing, the applicant shall submit, for recording, a restrictive covenant which addresses the ownership and maintenance of the floodway reserve. This covenant shall permit the appropriate governing body to maintain this reserve if the property owner fails to do so. The covenant shall state that the costs of such maintenance by the governing body may be charged back to the owner(s) by a method similar to special assessments.
- E. The minimum pad elevation shall also be indicated on the face of the plat below the north area. It shall also be indicated if this elevation involves the lowest floor or opening elevation.
- F. On the final plat tracing the centerline (CL) of 231st St. West shall be labeled.
- G. On the final plat tracing, the plattor's text shall be amended to indicate that the street is dedicated "to the public" for street purposes.
- H. On the final plat tracing the MAPC signature block shall indicate Wayne L. Brinegar as Chairman.
- I. On the final plat tracing the following signature block shall be indicated for the County Commission.  
  
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Paul W. Hancock, Commissioner
- J. 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.

- K. 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.
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property? Also, County Engineering needs to indicate if the access controls to 231st Street West are acceptable.

Note: This plat has been submitted in final form only.