

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-104 -- ARNOLD'S FIRST ADDITION

OWNER/APPLICANT: Theresa Arnold, 2628 A. West U.S. Hwy, Kingman, KS 67068

SURVEYOR/ENGINEER: Benchmark Land Survey, 617 East William, Wichita, KS 67202

LOCATION: Southeast corner of 215th West and Maple

SITE SIZE: 5.01 Acres

NUMBER OF LOTS

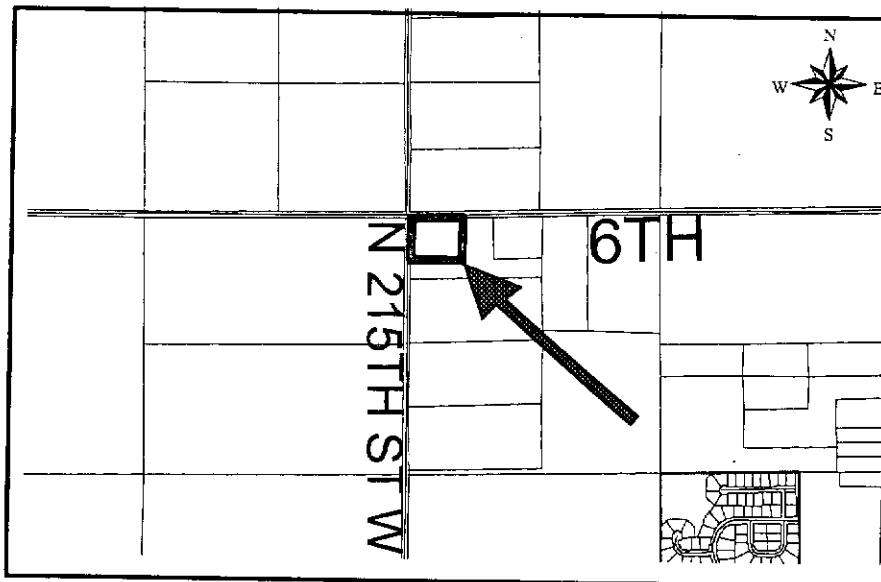
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.01 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

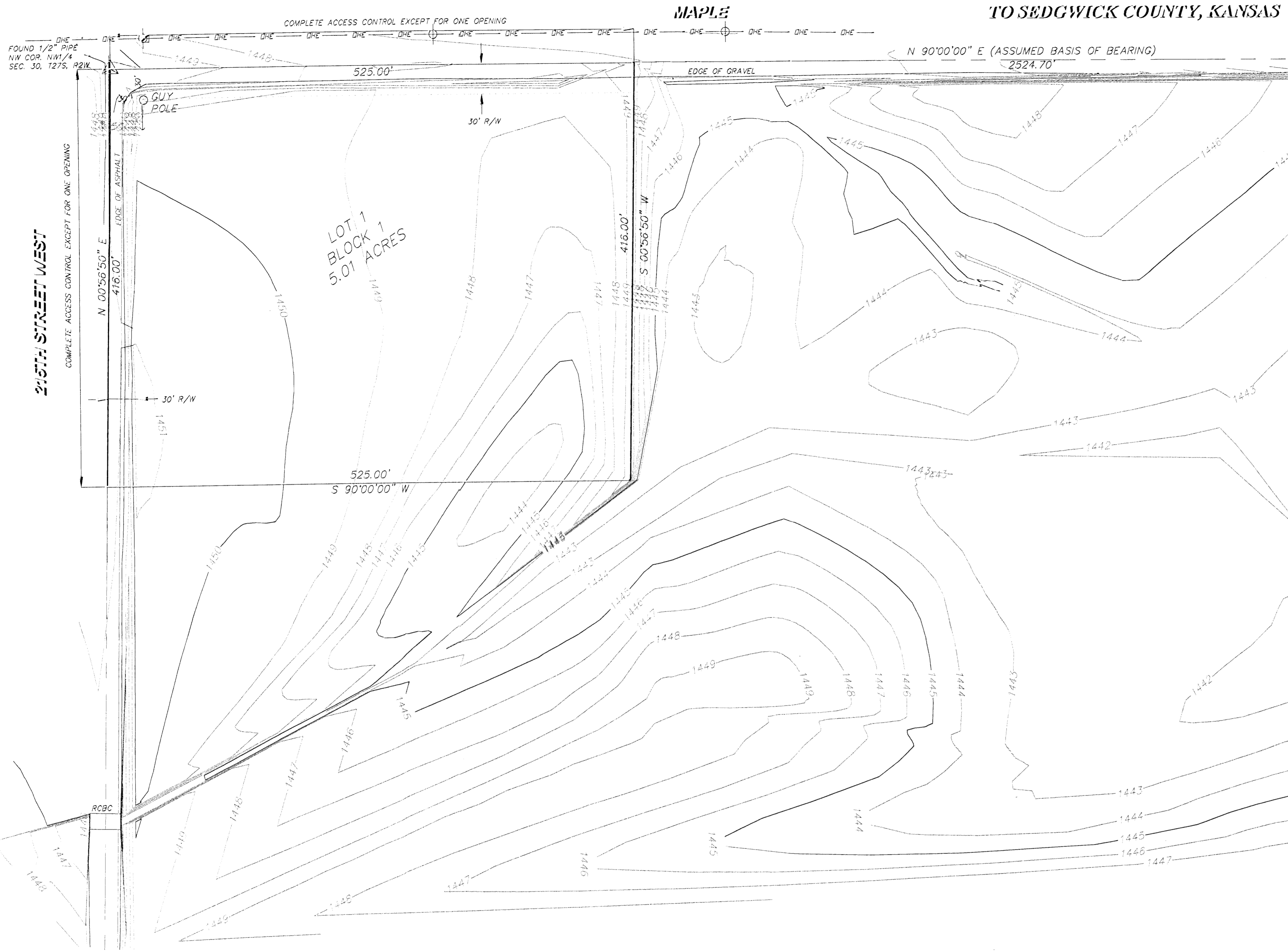
STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact **County Code Enforcement** to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- 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 concept and the need for a Floodway Reserve. **County Engineering has requested a flood study and a drainage plan. The terraces' impact on the site needs to be shown on drainage plan.**
- D. **County Engineering** needs to comment on the access controls. The plat proposes one access opening along both arterials. Distances should be shown for all segments of access control. The final plat tracing shall be corrected to reference the dedication of appropriate access controls in the plat's text. **County Engineering and MAPD recommend that one opening on Maple be approved for the site, to be located along the east 100 feet of the property.**
- E. The plat's text needs to be corrected to reference Arnold's First Addition.
- F. **County Engineering** needs to comment on the need for additional right-of-way along the arterials. **In accordance with the Access Management Policy, County Engineering has required a 60-ft half-street right-of-way, along with a major intersection right-of-way and a 25-ft x 25-ft corner clip at the intersection.**
- G. The plat's text shall note the dedication of the street to and for the use of the public.
- H. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- I. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- J. The year "2002" should be referenced in the Board of County Commissioners signature block.
- K. 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.
- L. 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.

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- M. 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.)
- N. 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.
- O. 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 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. 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 AutoCAD. This will be used by the City and County GIS Department.

**PRELIMINARY PLAT
ARNOLD'S FIRST ADDITION
TO SEDGWICK COUNTY, KANSAS**



FOUND 1" PIPE
NE COR. NW1/4
SEC. 30, T27S, R2W

CERTIFICATE OF SURVEY

State of Kansas }
County of Sedgwick } SS

I, Chad R. Abbott, licensed and authorized to practice surveying in the State of Kansas, do hereby certify that I have been in responsible charge of surveying and plotting "Rhonda's Addition" an addition to Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of said survey described as follows:

Beginning at the Northwest corner of the Northwest Quarter of Section 30, Township 27 South Range 2 West of the 6th Principal Meridian, Sedgwick County, Kansas; thence N 90°00'00" E (assumed) along the North line of said Northwest Quarter for a distance of 525.00 feet; thence S 00°56'50" W parallel with the West line of said Northwest Quarter for a distance of 416.00 feet; thence S 90°00'00" W parallel with the North line of said Northwest Quarter for a distance of 525.00 feet to a point on the West line of said Northwest Quarter; thence N 00°56'50" E along said West line for a distance of 416.00 feet to the point of beginning.

GOVERNING BODY CERTIFICATE

State of Kansas }
County of Sedgwick } SS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas, this day of _____, 2001.

I hereby certify that the details of this plat are correct to the best of my knowledge and belief this _____ day of _____, 2002

Chad R. Abbott L.S. #1340

OWNER'S CERTIFICATE

State of Kansas }
County of Sedgwick } SS

Know all men by these presents that I the undersigned owner of the land as above set forth in the Surveyor's Certificate, have caused the same to be surveyed and platted into lots and a block. The same to be known as Rhonda's Addition to Sedgwick County, Kansas. The 60' Street Right-of-Way along 215th Street South is hereby dedicated to and for the use of the public. Utility easements are hereby granted as indicated for the construction and maintenance of all public utilities. Access control as shown on the face of the plat is hereby granted to the appropriate governing body. Floodway Reserves are hereby dedicated for drainage purposes. The Floodway reserve shall be the responsibility of the owners of Lots 1 thru 8, until such time as the governing body exercising jurisdiction elects to assume maintenance responsibility and improvement of the drainage. No structure shall be constructed on or within the Floodway reserve, nor shall any fill, change of grade, creation of channel or other work be carried on without permission of the Engineer of the appropriate governing body. FEMA flood plain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended use within the subdivision. A drainage plan has been developed for the plat and all drainage easements, rights-of-way, or reserves shall remain of established grades or as modified with the approval of the applicable with the approval of the applicable City or County Engineer, and will remain unobstructed to allow for the conveyance of stormwater.

ATTEST:
Don Brace _____ County Clerk

COUNTY SURVEYOR CERTIFICATE

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2002.

Tricia L. Robello #1246
Deputy County Surveyor
Sedgwick County, Kansas

TRANSFER RECORD

Entered on transfer record this _____ day of _____, 2002.

Don Brace _____ County Clerk

Rhonda Loehr

NOTARY CERTIFICATE

State of Kansas }
County of Sedgwick } SS

This instrument was acknowledged before me on the _____ day of _____, 2002 by _____

Brian Pailham _____ Notary Public

My commission expires: _____

REGISTER OF DEEDS CERTIFICATE

State of Kansas }
County of Sedgwick } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office, at _____ a.m.-p.m., on the _____ day of _____, 2002.

Bill Meek _____ Register of Deeds

Linda Kizzre _____ Deputy

Entered on transfer record this _____ day of _____, 2002.

PLANNING AGENCY CERTIFICATE

State of Kansas }
County of Sedgwick } SS

This plat of "Rhonda's Addition" has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this _____ day of _____, 2002.

WICHITA-SEDGWICK COUNTY METROPOLITAN PLANNING COMMISSION

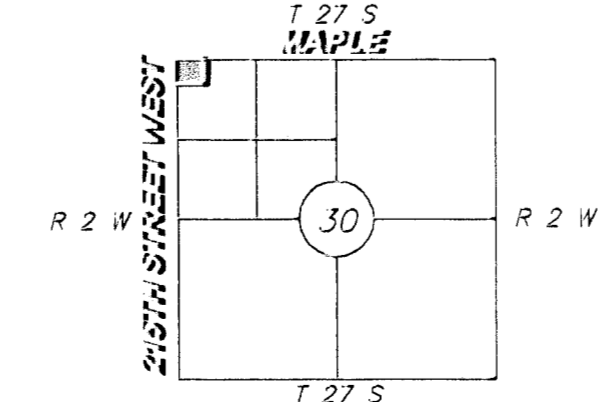
J. D. Michaels _____ Acting Chair

Marvin S. Kraut _____ Secretary

LEGEND:

- (M) = MEASURED OR CALCULATED FROM MEASUREMENT
- (P) = PLATTED
- (D) = DEED
- ⊙ = SET 1/2" REBAR WITH #950 CAP
- ⊙ = FOUND 1/2" REBAR (UNLESS OTHERWISE NOTED)
- ⊙ = POWER POLE
- DHE— = OVERHEAD ELECTRIC LINE
- ⚡ = TELEPHONE RISER
- RCBC = REINFORCED CONCRETE BOX CULVERT
- R/W = RIGHT-OF-WAY

Vicinity Map (Not to Scale)



BENCHMARK:

SQUARE CUT ON EAST HUB OF RCBC
650 FEET NORTH OF THE NORTHWEST
CORNER OF THE NORTHWEST QUARTER
OF SECTION 30.

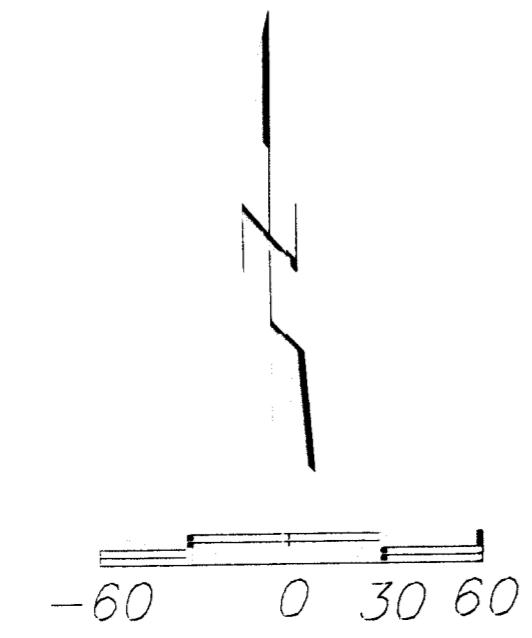
Prepared for:
ADAM ARNOLD
21223 WEST MAPLE
GODDARD, KANSAS
67052

Project Location:
GODDARD, KANSAS

Project Address:

Project Name:

Job Order Number: 2906



BENCHMARK LAND SURVEY
JEFFREY DETTMANN, L.S.
CHAD ABBOTT, L.S.
617 E. William
WICHITA, KANSAS 67202
(316) 262-2262

Dwn. By: B.J.P. Aprved. By: C.R.A.
Dwg. No. 2906 Scale: 1" = 60'