

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-32 - KAYDEE'S SUMMIT ADDITION

OWNER/APPLICANT: David J. Reichenberger, 27220 W. 61st St. North, Andale, KS 67001

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Attn: Michele Goodrich, 239 N. Ohio, Wichita, KS 67214

LOCATION: Northeast corner of 279th St. West and 61st St. North

SITE SIZE: 49.8 acres

NUMBER OF LOTS

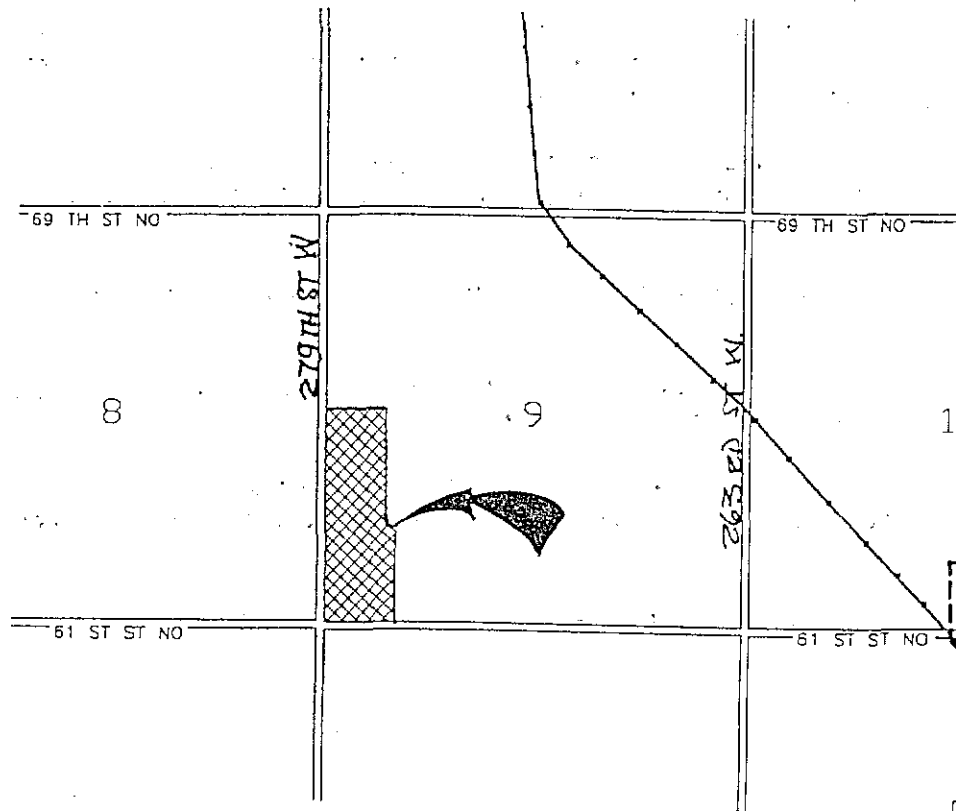
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 4.6 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. The plat is within the Andale Area of Influence. The northwestern portion of the site is encumbered by the 100-year floodplain and platted as a floodway reserve.

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. Health Department shall comment on the feasibility of building sites for lots 6, 7 and 8 which are encumbered by floodway reserves.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The northwestern portion of the site is encumbered by the 100-year floodplain and platted as a floodway reserve. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Engineering should comment on the proposed access controls and the need for complete access control from the intersection.
- E. The legal description needs to be revised to accurately portray the land being platted. The distances and degrees on the drawing should be identical to those in the legal description.
- F. A covenant shall be submitted regarding the reserve platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve.
- G. The applicant shall guarantee the installation of the private street to a public street standard. As a private improvements, such guarantee shall not be provided through the use of a petition.
- H. The County Commissioners signature block shall be revised to include only the signature of the Chairman.
- I. County Fire should comment on the length (2,600 ft) of the private street which exceeds the 1,600 ft limitation specified in the Subdivision Regulations.
- J. 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.
- K. County Fire shall comment on the acceptability of the street name.

- L. 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.)
- M. 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.
- N. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department

STAFF REPORT
(Final Plat, Preliminary Plat Approved 5/6/99)

CASE NUMBER: S/D 99-32 – BLUESTEM ACRES (Formerly KAYDEE'S SUMMIT)

OWNER/APPLICANT: David J. Reichenberger, 27220 W. 61st St. North, Andale, KS 67001

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Attn: Michele Goodrich, 239 N. Ohio, Wichita, KS 67214

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NUMBER OF LOTS

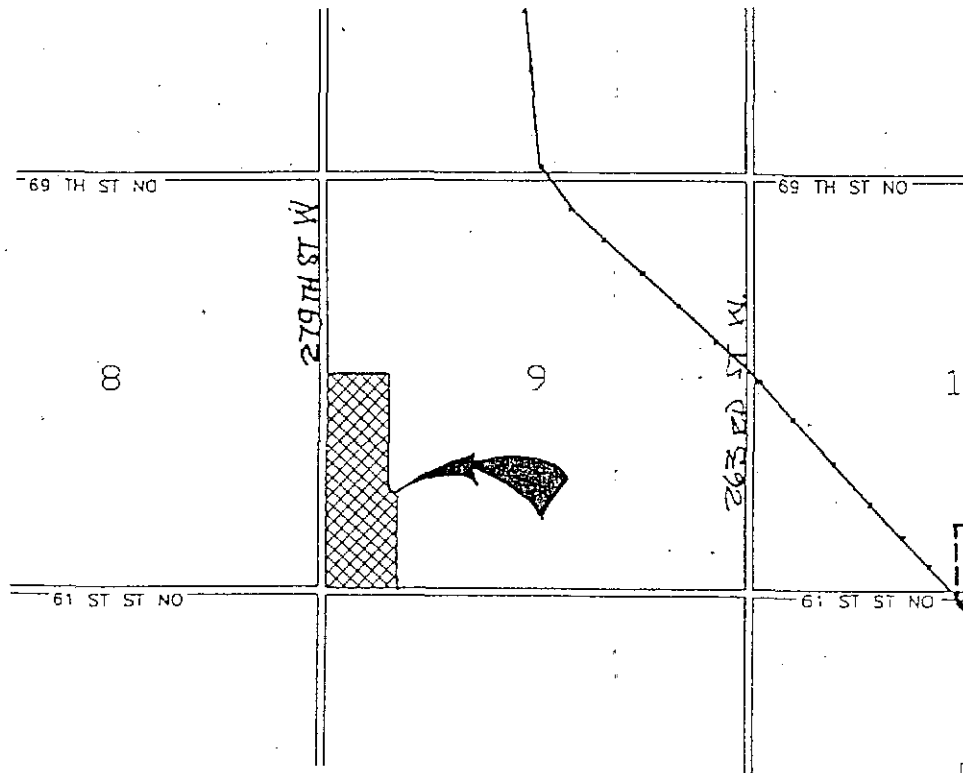
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 4.6 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. The plat is within the Andale Area of Influence. The northwestern portion of the site is encumbered by the 100-year floodplain and platted as a floodway reserve.

During review of the preliminary plat, the applicant informed the Subdivision Committee of the intention to submit a final plat in two phases. The first phase was to include an outright dedication of right-of-way with a turnaround within Lot 5. The final plat however, has been submitted in one phase, with a contingent dedication of right-of-way, and turnaround located between lots 7 and 8.

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. **Health Department** shall comment on the feasibility of building sites for lots 6, 7 and 8 which are encumbered by floodway reserves. **Health Department has stated that the building sites are feasible.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. The northwestern portion of the site is encumbered by the 100-year floodplain and platted as a floodway reserve. **County Engineering** needs to comment on the status of the applicant's drainage plan. **The drainage plan is approved. Minimum building elevations are required, which need to be referenced in NGVD. A floodway reserve needs to be platted within Lot 6.**
- The requested floodway reserve has been platted.**
- D. **County Engineering** should comment on the proposed access controls and the need for complete access control from the intersection. **County Engineering has requested 100-ft of complete access control from the intersection for each street. Access control except one opening per lot is required along the south line of the plat**
- The requested access controls have been denoted.**
- E. **A temporary turnaround will need to be established by separate instrument.**
- F. **County Fire** should comment on the length of the private street (2,600 ft) which exceeds the 1,600 ft limitation specified in the Subdivision regulations.

- G. The applicant needs to guarantee the installation of the street .
- H. 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.
- I. **County Fire** shall comment on the acceptability of the street name.
- 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. (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.)
- 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. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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. **Southwestern Bell has requested additional easements which have been denoted on the final plat.**

Initial parcel

PARENT TRACT

Point	Bearing	Distance
156		
11	S0°12'23"W	2667.735
478	S89°36'57"E	899.043
515	N0°48'08"E	775.396
480	N0°49'13"E	173.171
195	N12°03'17"W	179.513
7	N0°49'13"E	123.578
186	N0°12'23"E	1416.985
156	N89°23'49"W	872.181
Area:	54.1425 acres	

CLOSURE COMPUTATIONS

FOR

"BLUESTEM ACRES"

TERRA TECH LAND SURVEYING

Job ID : BSA
 Job name : Closure Computations for "Bluestem Acres"
 Description :
 Reference :
 Projection : None
 Date printed: 20/07/99 3:11pm

Initial parcel

LOT 1

Point	Bearing	Distance
159		
161	S89°06'40"E	175.244
162	S86°45'12"E	100.125
172	S89°36'57"E	105.256
199	N0°12'23"E	526.143
197	N89°36'57"W	405.473
160	S0°12'23"W	245.988
158	S13°49'48"E	103.078
159	S0°12'23"W	173.689

Area: 4.7365 acres

Lot misclose: no misclose

Initial parcel

LOT 2

Point	Bearing	Distance
172		
181	S89°36'57"E	374.295
196	N0°48'08"E	526.155
199	N89°36'57"W	379.767
172	S0°12'23"W	526.143

Area: 4.5540 acres

Lot misclose: no misclose

Initial parcel

LOT 3

Point	Bearing	Distance
196		
514	N0°48'08"E	179.761
479	N0°49'13"E	165.284
194	N12°03'17"W	179.513
474	N89°36'57"W	360.815
198	S0°12'23"W	520.337
196	S89°36'57"E	395.297

Area: 4.6742 acres

Lot misclose: no misclose

Initial parcel

LOT 4

LOT 4 (CONT'D)

Point	Bearing	Distance
474		
184	N89°36'57"W	389.943
197	S0°12'23"W	520.337
198	S89°36'57"E	389.943
474	N0°12'23"E	520.337

Area: 4.6580 acres
 Lot misclose: no misclose

Initial parcel LOT 5

Point	Bearing	Distance
194		
501	N0°49'13"E	131.101
187	N0°12'23"E	453.565
188	N89°36'57"W	752.163
184	S0°12'23"W	584.663
194	S89°36'57"E	750.758

Area: 10.0934 acres
 Lot misclose: no misclose

Initial parcel LOT 6

Point	Bearing	Distance
187		
601	N0°12'23"E	289.600
600	N89°36'57"W	752.163
188	S0°12'23"W	289.600
187	S89°36'57"E	752.163

Area: 5.0006 acres
 Lot misclose: no misclose

Initial parcel LOT 7

Point	Bearing	Distance
601		
603	N0°12'23"E	289.600
602	N89°36'57"W	752.163
600	S0°12'23"W	289.600
601	S89°36'57"E	752.163

Area: 5.0006 acres
 Lot misclose: no misclose

Initial parcel LOT 8

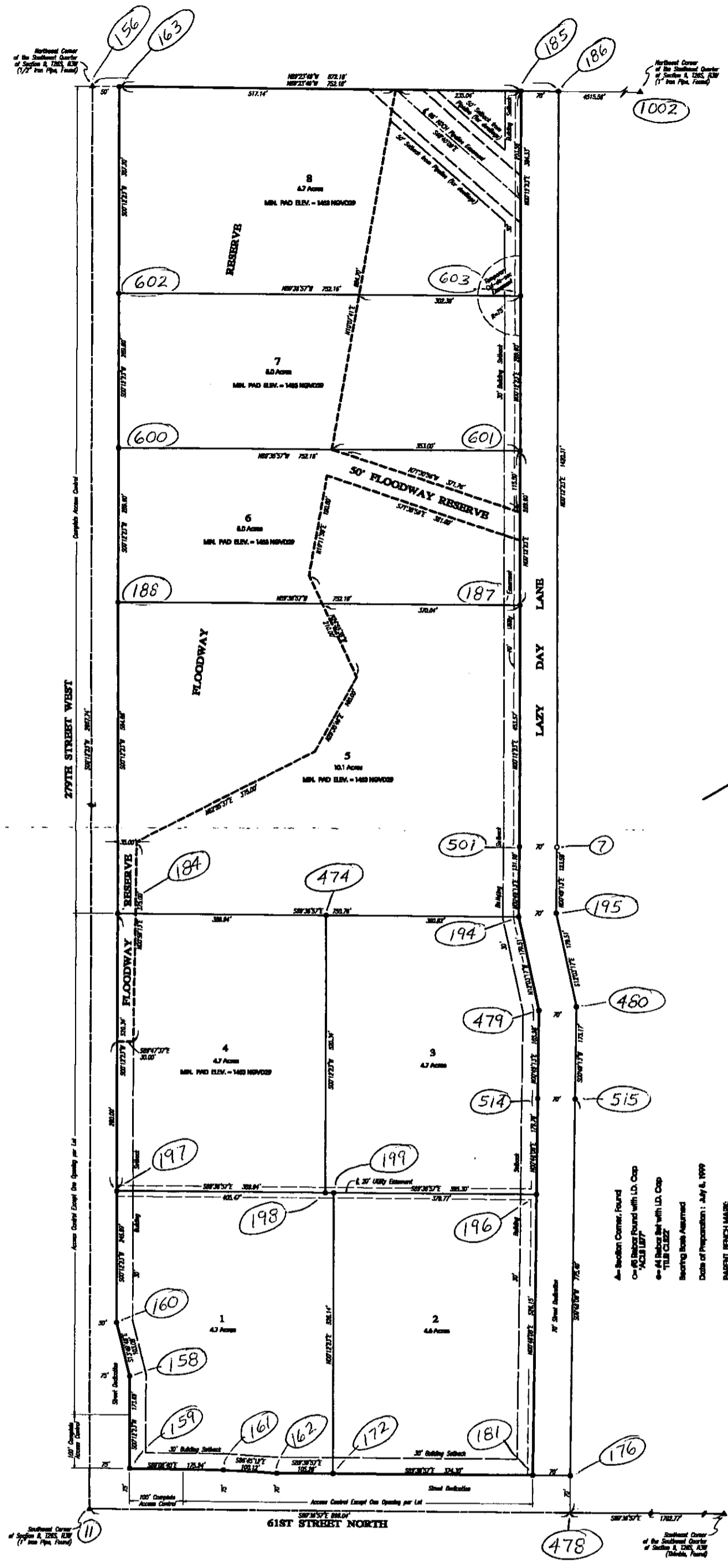
Point	Bearing	Distance
603		
185	N0°12'23"E	384.329

Closure Computations for "Bluestem Acres"

LOT 8 (CONT'D)

163	N89°23'49"W	752.178
602	S0°12'23"W	387.201
603	S89°36'57"E	752.163
Area:	6.6611 acres	

FINAL PLAT OF
"BLUESTEM ACRES"
AN ADDITION TO SEDGWICK COUNTY, KANSAS
IN THE SW 1/4 OF SECTION 9, T26S, R3W OF THE 6TH P.M.



SCALE: 1" = 100'

NO. 1002
7-11-2007
Per 610 28-238

TERRA TECH
LAND SURVEYING / INC.

▲ Section Corner Found
○ 45' Radius Found with I.D. Cap
"ACH 1187"
"TUB CLEET"
"44' Radius with I.D. Cap"
"TUB CLEET"
Bearing Book Attached
Date of Preparation: July 8, 1999
PARENT BENCH MARK:
Substation 1823.14
427' S of Section 9, T26S, R3W
SW Cor Section 9, T26S, R3W
of the 6th P.M.
Benchmarks: 1823.12 NOV/09
ON-SITE BENCH MARK:
424' S of High-Line Pole,
200' W of Section 9, T26S, R3W
SW Cor Section 9, T26S, R3W
of the 6th P.M.
Benchmarks: 1823.25 NOV/09
FLOOD ZONE:
Subjet property is in Zone A and is Zone C.
Subjet property is not in a Flood Hazard Area.
GEMA Flood Insurance Rate Map (FIRM) for
Sedgwick County, Kansas, Community Panel Number
200210107A, effective June 3, 1982.