

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11.

July 23, 1998

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

**CASE NUMBER:** S/D 98-76 - BERRY ADDITION  
**OWNER/APPLICANT:** Walter Berry, P.O. Box 829, Wichita, KS 67201  
**SURVEYOR/ENGINEER:** Armstrong Land Survey, P.A., 250 Mathewson, Wichita, KS 67214  
**LOCATION:** East side of 127th St. East, South of 37th St. North  
**SITE SIZE:** 8.71 acres

**NUMBER OF LOTS**

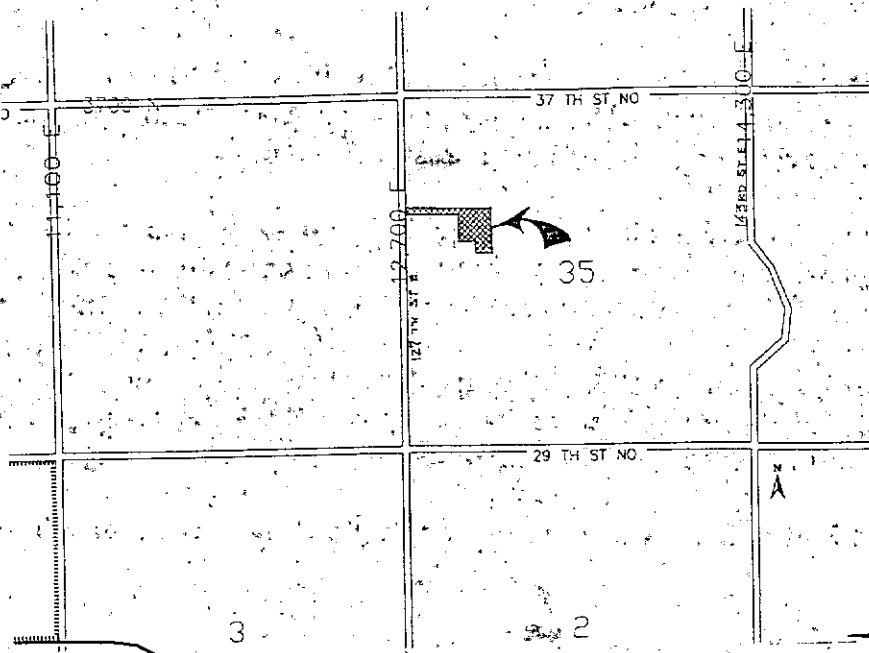
Residential: 1  
Office:  
Commercial:  
Industrial:  
Total: 1

**MINIMUM LOT AREA:** 8.7 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.

STAFF COMMENTS:

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.
- B. The site is currently served by Rural Water District #5. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any requirements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Fire needs to comment on the acceptability of a 780-foot private-type drive for emergency access.
- F. Under RR zoning, a minimum lot width of 200-feet is required, which is measured at the building setback line. The building setback line should be located 810 feet from the west line of the plat.
- G. A contingent dedication of right-of-way along the north line of the plat is requested for potential street connection between this property and adjoining properties. The appropriate reference shall be made in the plat's text.
- H. The Applicant is advised that this plat is located within three miles of Wichita's City limits and will be reviewed by City Council. Therefore, the City Council signature block needs to be added.
- I. The Plat shall dedicate access control except for one opening along 127th St.

East, and reference made in the plat's text.

- J. The bearings denoted in the legal description of the 400-ft north-south plat line need to correspond with the bearings on the face of the plat.
- K. Richard E. Lopez shall be denoted as Chairman of the MAPC.
- 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. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 7**

**August 20, 1998**

**STAFF REPORT**

**(One-Step Final Plat-Deferred 07/23/98 and 8/6/98)**

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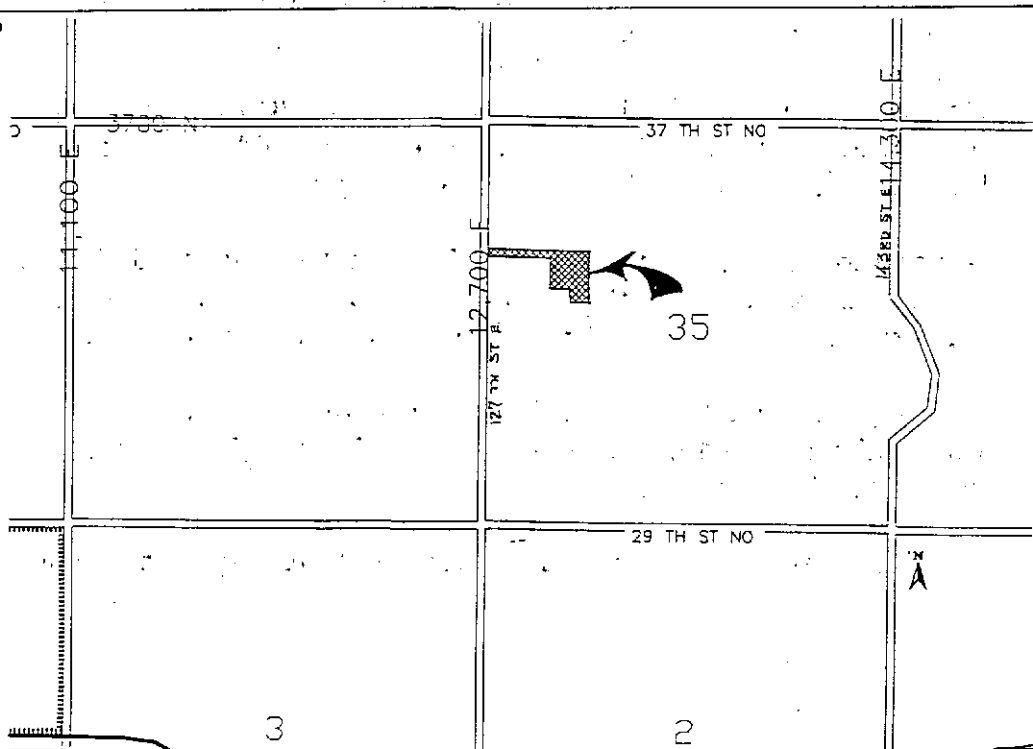
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**Armstrong Land Survey, P.A.**

DONN C. ARMSTRONG, R.L.S.



250 MATHEWSON  
WICHITA, KANSAS 67214  
(316) 263-0082

CLOSURE COMPUTATIONS

**FOR BERRY ADDITION**

Closure = 0.01/4029.91 ft.  
= 1 part in 402991