

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2000-31 -- GORGES ACRES ADDITION

OWNER/APPLICANT: Sylvester L. Stuhlsatz, Attn: Jeffrey W. Gorges, 26921 W. 13th Street, Garden Plain, KS 67050

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: North side of 13th Street North, West of 279th Street West

SITE SIZE: 6 Ares

NUMBER OF LOTS

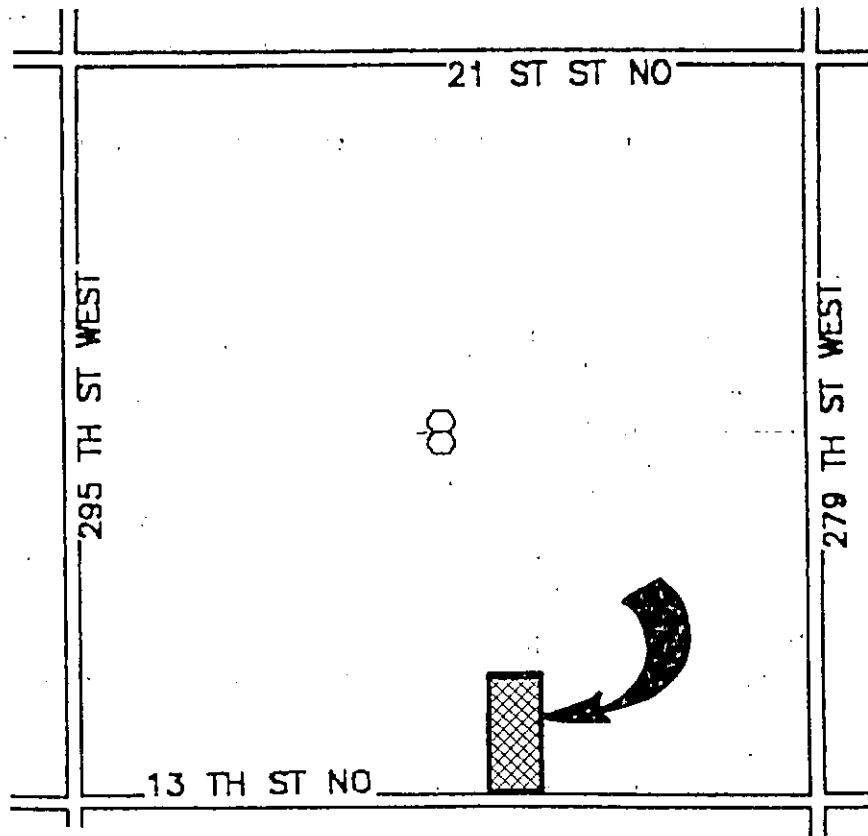
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.62 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 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. 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 plan. A Floodway Reserve is required on the northern third of the plat to handle off-site drainage.
- D. The Applicant shall dedicate a 35-ft half street contingent right-of-way along the east or west line of the plat to improve access to future development to the north.
- E. County Engineering needs to comment on the need for access controls. The final plat shall reference the access controls in the plat's text. County Engineering requires access control except for one opening. MAPD recommends that the opening coincide with the location of the contingent right-of-way dedication.
- F. County Fire Department needs to comment on the need for a maximum building setback to insure adequate fire protection.
- G. If platted, the building setback needs to be 35 ft to conform with the Zoning Regulations for section line roads.
- 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. Monuments shall be found or set per the Armour Survey.
- 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 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.)
- L. 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.

- M. 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.
- 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 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. 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.

BOUNDARY CLOSURE:
GORGES ACRES
SEDGWICK COUNTY, KANSAS

North: 20000.000	East : 18022.730
Line Course: N 90-00-00 W Length: 330.00	
North: 20000.000	East : 17692.730
Line Course: N 00-18-33 W Length: 792.00	
North: 20791.988	East : 17688.456
Line Course: S 90-00-00 E Length: 330.00	
North: 20791.988	East : 18018.456
Line Course: S 00-18-33 E Length: 792.00	
North: 20000.000	East : 18022.730

Perimeter: 2244.00 Area: 261,356 sq.ft. 6.00 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.000 Course: N 90-00-00 W .
Error North: 0.0000 East : -0.0000
Precision 1: 2,244,000,000.00