

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-104 -- MONSANTO ADDITION

OWNER/APPLICANT: Monsanto Company, Attn: Mark Wood, 5912 N. Meridian, Wichita, KS 67204

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: South of 61st St. North, East side of Meridian

SITE SIZE: 8.48 acres

NUMBER OF LOTS

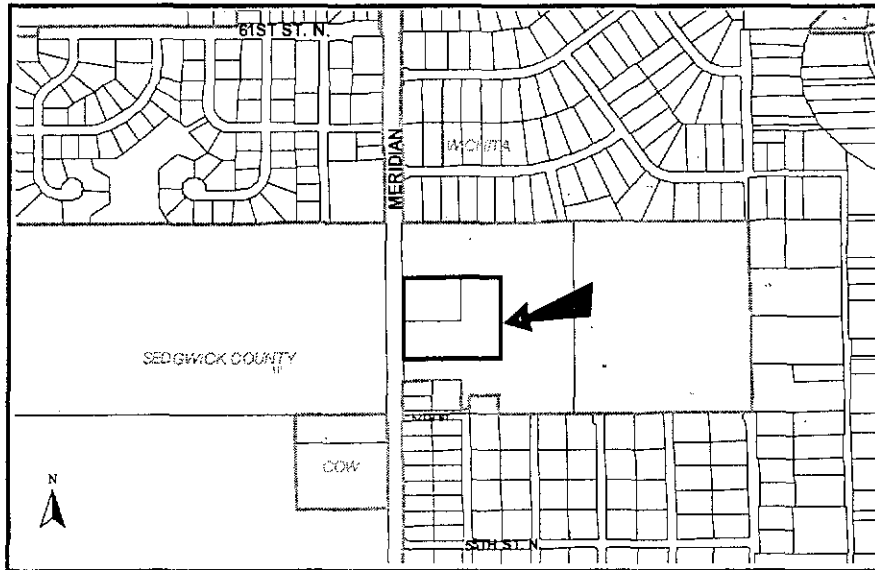
Residential:	
Office:	1
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 8.48 acres

CURRENT ZONING: SF-20, Single-Family Residential, GO, General Office

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Hybritech Wheat Addition in addition to adjoining unplatted land. This site is located in the County within three miles of the City of Wichita. It is located in an area designated as "2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. The site is currently served by on-site sewerage facilities and applicant intends to continue this service. County Code Enforcement needs to comment on approval of the site for on-site sewerage facilities.
- B. City water services are available to serve the site.
- C. City of Wichita Water and Sewer Department requests a petition for future extension of sanitary sewer main and lateral.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan is needed.*
- E. The owner's name is incorrect in the plattors text and notary signature block.
- F. County Engineering needs to comment on the access controls. The plat denotes two openings along Meridian. *County Engineering recommends closing the south drive.*
- G. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- H. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. The Applicant is advised that if platted, the building setbacks may be reduced to 25 feet to conform with the Zoning setback standards for section-line roads.
- 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. The plattor'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.
- L. The applicant shall install or guarantee the installation of all utilities and facilities that 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.

SUB 2005-104 -- One-Step Final Plat of MONSANTO ADDITION

September 29, 2005

Page 3

- 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: 316-946-4556) 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 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. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

CLOSURE

CLOSURE - MONSANTO ADDITION

PT 01	North: 6665.0870	East :	7582.6004
Line	Course: N 00-00-08 E	Length:	560.0000
PT 02	North: 7225.0870	East :	7582.6222
Line	Course: S 89-29-33 E	Length:	660.0000
PT 03	North: 7219.2411	East :	8242.5963
Line	Course: S 00-00-08 W	Length:	560.0000
PT 04	North: 6659.2411	East :	8242.5745
Line	Course: N 89-29-33 W	Length:	660.0000
PT 01	North: 6665.0870	East :	7582.6004