

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-38 -- SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION ADDITION

OWNER/APPLICANT: Donald R, and Dorothy Albers, P.O. Box 730, Cheney, KS 67025; (contract purchaser) The Sedgwick County Electric Cooperative Association, Inc., Attn: Alan Henning, 125 Main Street, Cheney, KS 67025

SURVEYOR/ENGINEER: Terra Tech Land Surveying, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: West side of 383rd St. West, South side of U.S. Highway 54

SITE SIZE: 10.0 Acres

NUMBER OF LOTS

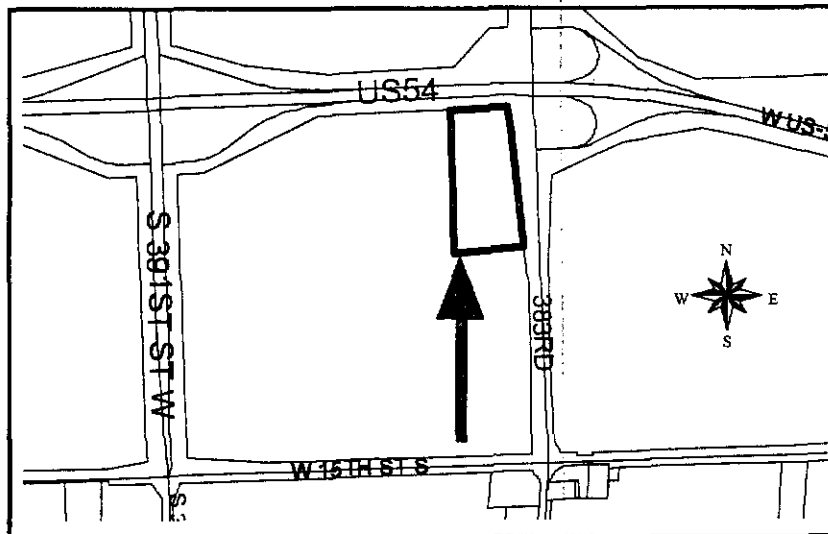
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 10.0 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: LI, Limited Industrial

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. The applicant intends to propose a zone change to LI, Limited Industrial. It is located in the Cheney Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such an amendment. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. **A restrictive covenant is required that prohibits non-domestic uses on the site until public sewer is available.**
- C. Water services will be provided from Garden Plain; and the Applicant shall submit a letter to that effect.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage concept. **A drainage plan is needed.**
- F. **County Engineering** needs to comment on the access controls. The plat proposes complete access control along U.S. Highway 54, and 359 feet of complete access control along 383rd St. West from the intersection. Distances should be shown for all segments of access control. The final plat shall reference the dedication of access controls in the plat's text. **County Engineering has required complete access control except for the south 150 feet.**
- G. **County Fire Department** has advised that the access drive to building needs to be installed prior to a final framing inspection or (if applicable) installed prior to having a structure moved onsite.
- 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. 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.
- 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.)

**SUB 2002-38 -- Preliminary Plat of SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION
ADDITION**

May 16, 2002 - Page 3

- 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 316-946-4556) 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.
- R. 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.

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 5/16/02)

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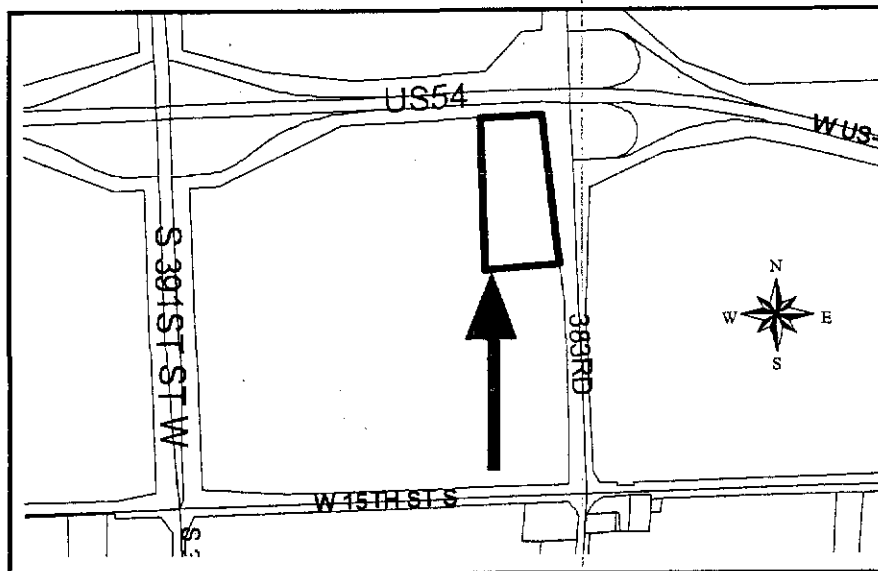
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- E. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- F. **County Engineering** needs to comment on the access controls. Distances should be shown for all segments of access control. **County Engineering has required complete access control except for the south 150 feet.**

Access controls have been platted as requested.
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- 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.)

**SUB 2002-38 -- Final Plat of SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION ADDITION
June 13, 2002 - Page 3**

- 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.
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**CLOSURE COMPUTATIONS FOR
"SEDGWICK COUNTY ELECTRIC COOPERATIVE
ASSOCIATION ADDITION"**

**SEDGWICK COUNTY, KANSAS
IN THE SOUTHWEST QUARTER OF SECTION 29,
TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6TH P.M.**

U.S. HIGHWAY 54

S89°42'45"E 2641.52'(M)

State Highway Commission of Kansas
Deed for Highway Purposes
Deed Book 1413
Pages 436-440
Recorded September 8, 1966

N00°17'15"E
179.70'(M)

Complete Access Control

N00°17'15"E
175.80'(M)

N89°46'35"E
167.54'(M)

N89°43'15"E 394.52'(M)
20' Building Setback Line

State Highway Commission of Kansas
Deed for Highway Purposes
Deed Book 1413
Pages 436-440
Recorded September 8, 1966

Northeast Corner of the
Southwest Quarter of
Section 29, T27S, R4W
of the 6th P.M.
(Lead Plug in Bridge Found)

117

110

20' Building Setback Line

Complete Access Control

LOT 1

N00°13'25"W 995.95'(M)

S05°07'45"E 1000.00'(M)

S00°13'25"E 1170.64'(M)

S00°13'25"E 2661.99'(M)

383RD STREET WEST



SCALE: 1" = 150'

116

115

S89°46'35"W 480.03'(M)

S89°46'35"W
82.03'(M)

150'

Job ID : REC
 Job name : Sg Co Elect Coop Assoc Add
 Description :
 Reference :
 Projection : None
 Date printed: 17/06/02 2:42pm

Initial parcel *LOT 1*

Point	Bearing	Distance
115		
116	S89°46'35"W	480.031
117	N0°13'25"W	995.955
110	N89°43'15"E	394.516
115	S5°07'45"E	1000.000

Area: 9.9999 acres
 Lot misclose: no misclose

[Faint handwritten notes and signatures]