

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-135 -- WESTAR ADDITION

OWNER/APPLICANT: Westar Energy, Inc., Attn: Cindy Risch, 4001 N.W. 14th St., Topeka, KS 66601

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

LOCATION: South of 53rd St. North, East side of Tyler Road

SITE SIZE: 5 Acres

NUMBER OF LOTS

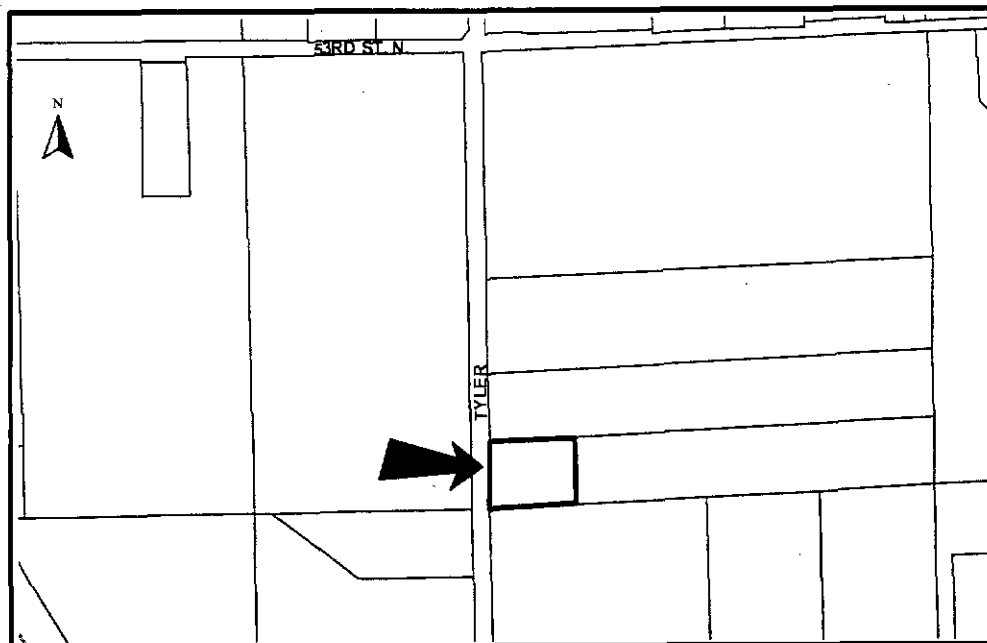
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This unplatted site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a conditional use (CON 2003-31) for a major utility to permit an electrical substation. It is located in the Maize Area of Influence. No sewer or water facilities will be needed.

STAFF COMMENTS:

- A. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan is approved.*
- B. County Engineering needs to comment on the access controls. The plat denotes one opening along Tyler. The site plan denotes this opening to be 123 feet from the south property line.
- C. The final plat tracing shall reference the dedication of access controls in the platting text to the "appropriate governing body".
- D. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- E. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- F. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the final plat.
- G. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- H. The platting 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.

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- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

SITE PLAN FOR: MAIZE SUBSTATION

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF THE 6TH P.M. IN SEDGWICK COUNTY, KANSAS

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 28 SOUTH, RANGE 1 WEST OF SEDGWICK COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER, THENCE NORTH ALONG THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 400 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 800 FEET; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 400 FEET; THENCE WEST ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 800 FEET TO THE POINT OF BEGINNING, CONTAINING 5.06 ACRES.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SPOT ELEVATION
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- LIMBER PINE
- BEA GREEN JUNIPER
- ELECTRIC POWER LINE
- TREE LINE
- YARD LIGHT



VICINITY MAP
no scale

- NOTES:
1. SUBSTATION FENCE WILL BE 6" CHAIN LINK WITH 3 STRANDS OF BARBED WIRE.
 2. SUBSTATION PAD AND ENTRANCE WILL BE SURFACED WITH COMPACTED, TYPE 3A3 CRUSHED ROCK. ALL OTHER AREAS WILL BE GRASS.
 3. YARD LIGHTS WILL FACE THE INTERIOR OF THE SUBSTATION PAD AND WILL BE TURNED ON ONLY DURING EMERGENCY WORK.

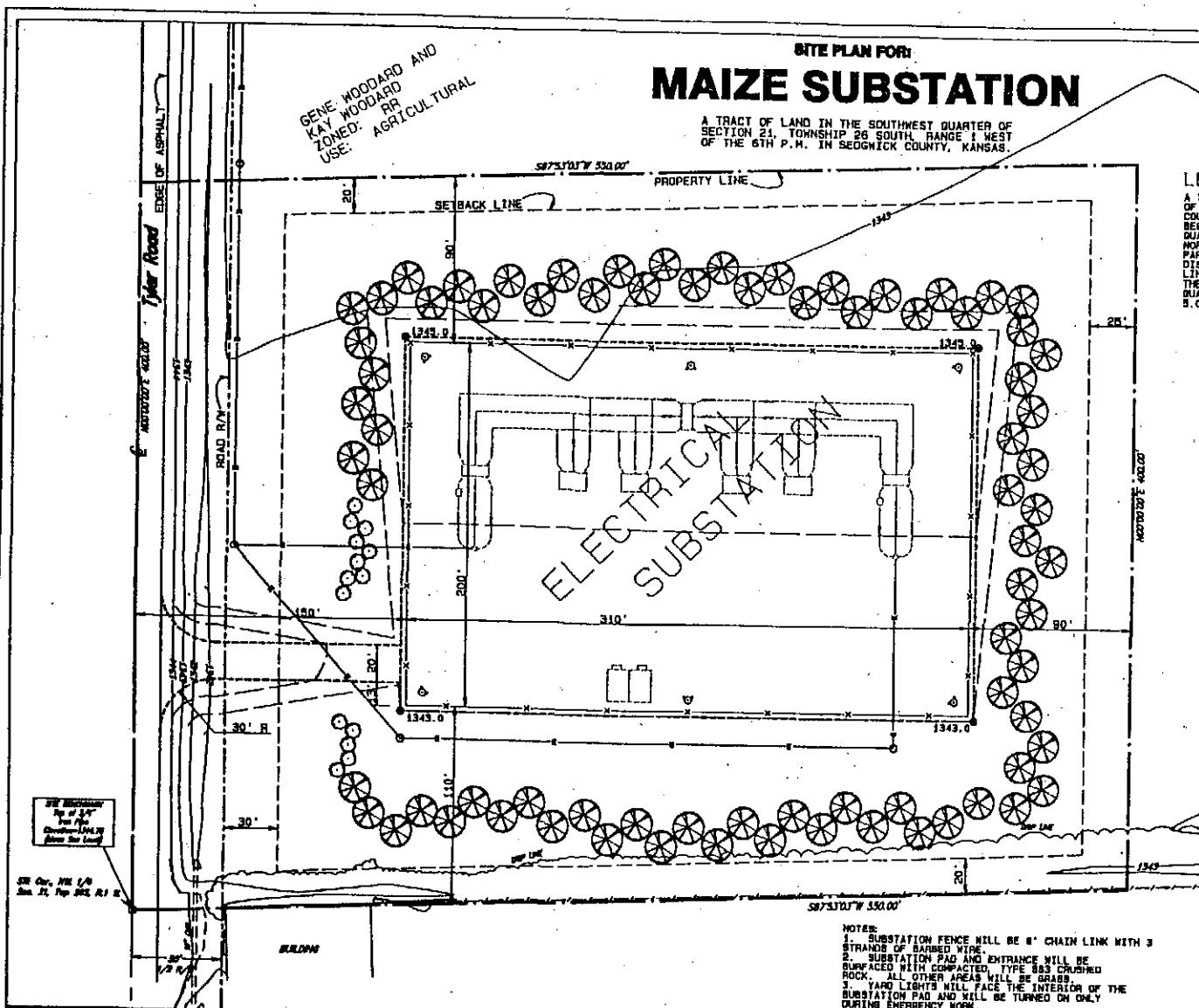
APPLICANT:
WESTAR ENERGY
P.O. BOX 889
TOPKA, KS 66601
ATTN: LINDY RISH

OWNER:
GENE WOODARD AND KAY WOODARD
4230 N. MAIZE ROAD
MAIZE, KS 67101



TITLE
MAIZE SUBSTATION
SITE PLAN

JOB NO.
SK0787-0101
SHEET NO. OF 10
1 - 10



REV.	REVISION DESCRIPTION	DATE	BY	REV.	REVISION DESCRIPTION	DATE	BY
1				1			
2				2			
3				3			
4				4			

DRAWN BY: SJB	DATE: 08/21/03	SCALE: 1"=60'
DESIGNED BY: CJP	DATE: 08/21/03	N.E. NO. A09240
APPROVED BY:	DATE:	