

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-65 – ASR MR-55 WELL SITE ADDITION

OWNER/APPLICANT: City of Wichita, Attn: Debra Ary, Water Utilities Department, 455 N. Main, Wichita, KS 67202

SURVEYOR/AGENT: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 117th St. North, West of 183rd St. West (County District II)

SITE SIZE: 4 acres

NUMBER OF LOTS

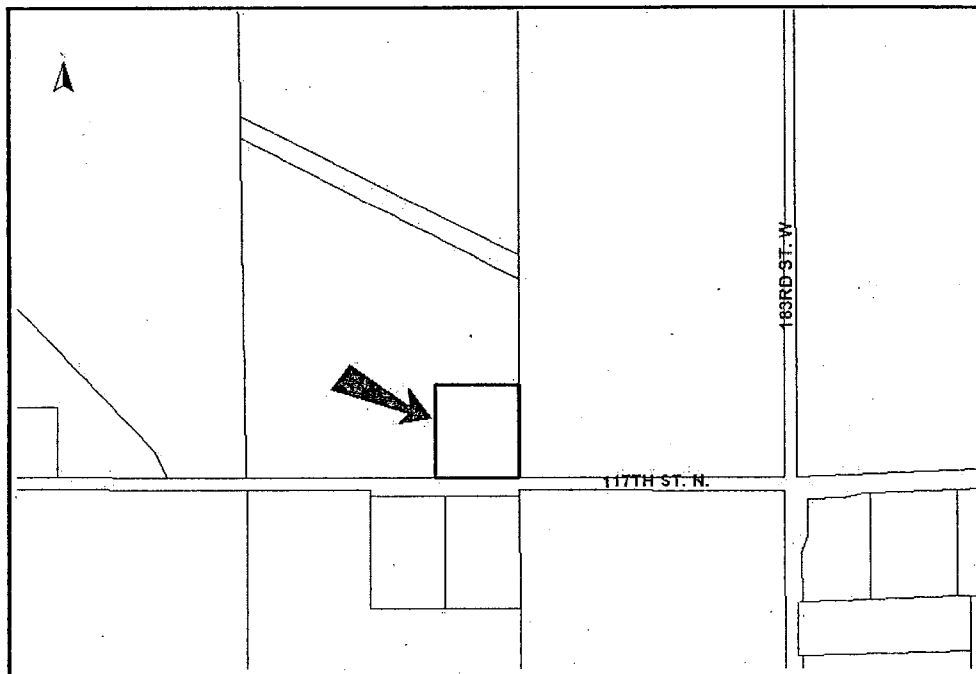
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 4 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. A Conditional Use (CON 2009-31) for a Major Utility has been requested.

STAFF COMMENTS:

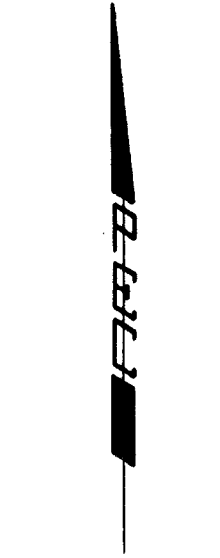
- A. This plat will be subject to approval of an associated Conditional Use for a Major Utility and any related conditions.
- B. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. County Engineering needs the applicant's drainage plan.
- E. The plat's text shall note the dedication of the streets to and for the use of the public.
- F. County Engineering has approved the access controls. The plat denotes one opening along 117th St. North.
- 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 the plat should meet the requirements of the Sedgwick County Service Drive Code.
- I. 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.
- 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 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.)
- L. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- M. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- 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 note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- 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.

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R. A compact disc (CD) should be provided, 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 the information via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

ASR MR-55 WELL SITE ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS



SCALE: 1" = 50'

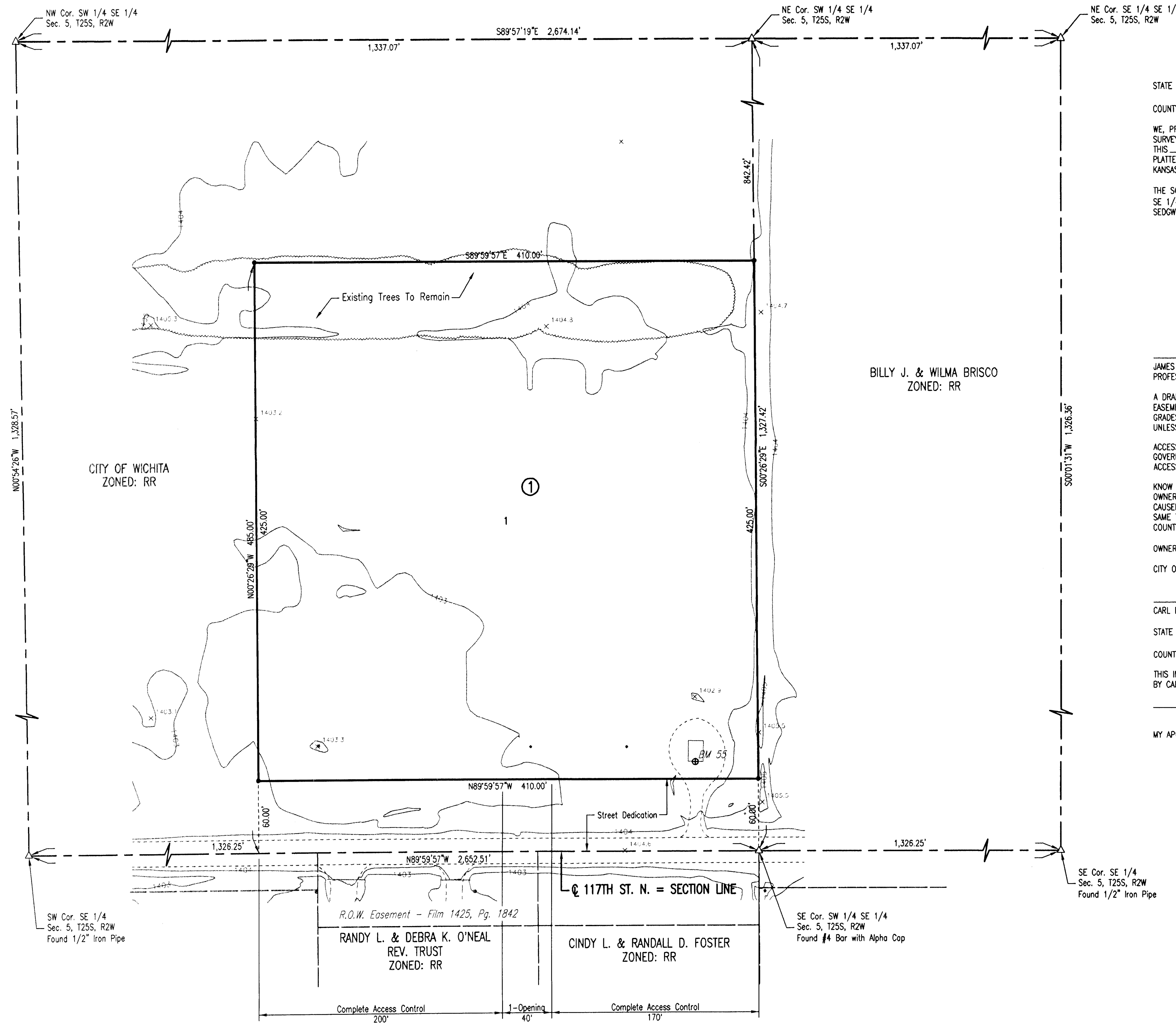
- = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
- △ = SECTION CORNER

BENCHMARKS

BM 55

A CHISELED SQUARE IN THE CENTER OF THE DOORWAY, ON THE CONCRETE FLOOR OF THE EXISTING BUILDING, LOCATED AT THE CITY OF WICHITA WELL HOUSE #55, ON THE NORTH SIDE OF 117TH ST. NORTH, WEST OF 183RD ST. WEST, IN SEDGWICK COUNTY.

ELEV. 1404.22 NAVD88



STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2009, WE HAVE SURVEYED AND PLATTED ASR MR-55 WELL SITE ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK. THE SAME BEING DESCRIBED AS FOLLOWS:

THE SOUTH 485.00 FEET OF THE EAST 410.00 FEET OF THE SW 1/4 OF THE SE 1/4, SECTION 5, TOWNSHIP 25 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.

JAMES R. BECKETT, R.L.S. NO. 832
 PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS, RESERVES, AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER.

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AND SHALL BE IN ACCORDANCE WITH THE SEDGWICK COUNTY ACCESS MANAGEMENT STANDARDS.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK. THE SAME TO BE KNOWN AS ASR MR-55 WELL SITE ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

OWNER(S):
 CITY OF WICHITA, KANSAS MUNICIPAL CORPORATION

CARL BREWER, MAYOR

STATE OF KANSAS)
) SS
 COUNTY OF SEDGWICK)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2009, BY CARL BREWER, MAYOR, CITY OF WICHITA, KANSAS, MUNICIPAL CORPORATION.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF ASR MR-55 WELL SITE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2009.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR

G. NELSON VAN FLEET

_____, SECRETARY

JOHN L. SCHLEGEL

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY

OF _____, 2009.

TRICIA L. ROBELLO, LS #1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

THIS PLAT IS APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY, ARE ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY, KANSAS, THIS _____ DAY OF _____, 2009.

_____, CHAIRMAN

KELLY PARKS

_____, COUNTY CLERK

KELLY B. ARNOLD

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2009.

_____, COUNTY CLERK

KELLY B. ARNOLD

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ A.M. - P.M., ON THE

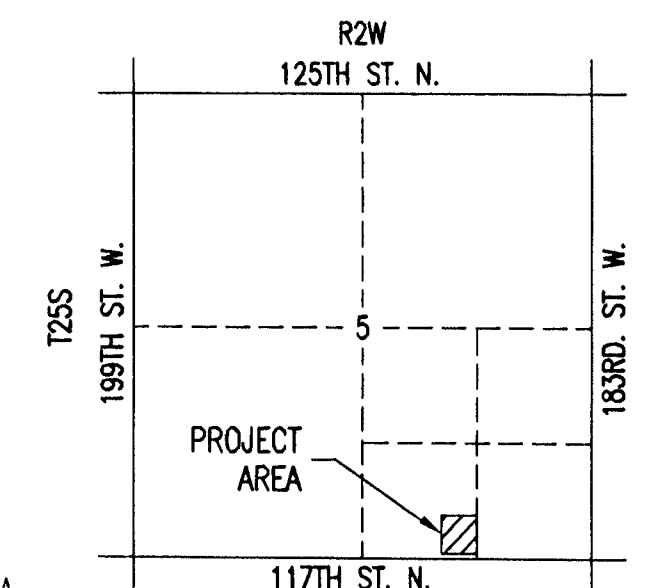
DAY OF _____, 2009.

_____, REGISTER OF DEEDS

BILL MEEK

_____, DEPUTY

TONYA BUCKINGHAM



DATE OF PREPARATION: OCTOBER 2009

AERIAL TOPOGRAPHIC SURVEY: MARCH 2008

OWNER: CITY OF WICHITA (WATER UTILITIES)
 455 N. MAIN
 WICHITA, KANSAS 67202

SUBDIVIDER: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 303 S. TOPEKA
 WICHITA, KS 67202

Professional Engineering Consultants, P.A.
 303 S. TOPEKA • WICHITA, KANSAS 67202
 316-262-2691 • FAX 316-262-3003

by AET
 10-09-2009 10:31:39 AM
 P:\10-09-2009\103139\ASR MR-55
 C:\2007\071885\002\ASR Plats\071885-005 One-Step MR-55

ASR MR-55 WELL SITE ADDITION

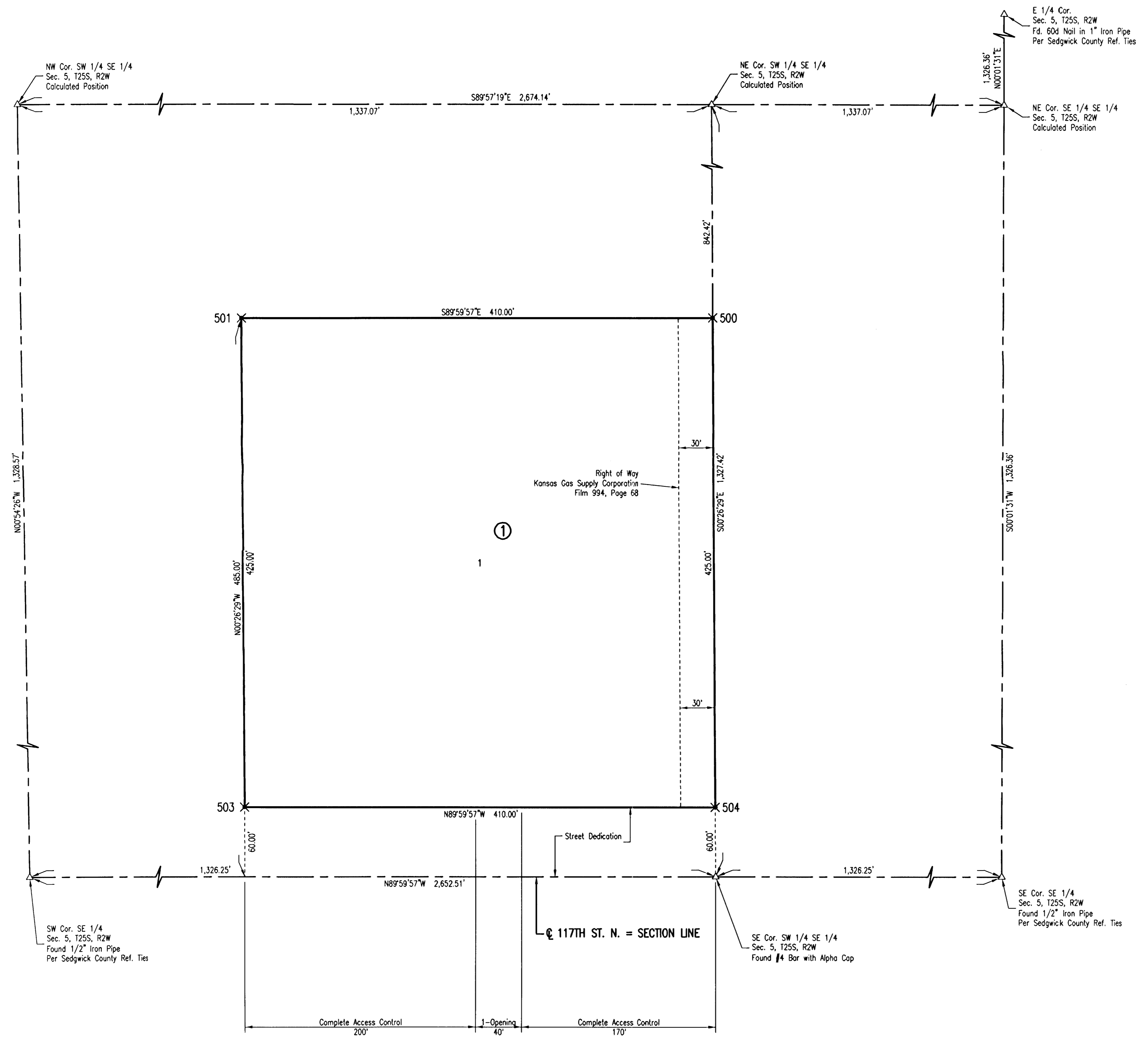
AN ADDITION TO SEDGWICK COUNTY, KANSAS

BUBBLE MAP



SCALE: 1" = 50'

- = 1/2" REBAR W/PEC CAP UNLESS OTHERWISE NOTED
- △ = SECTION CORNER



Served 11-02-2009 4:42:18 PM by AEE
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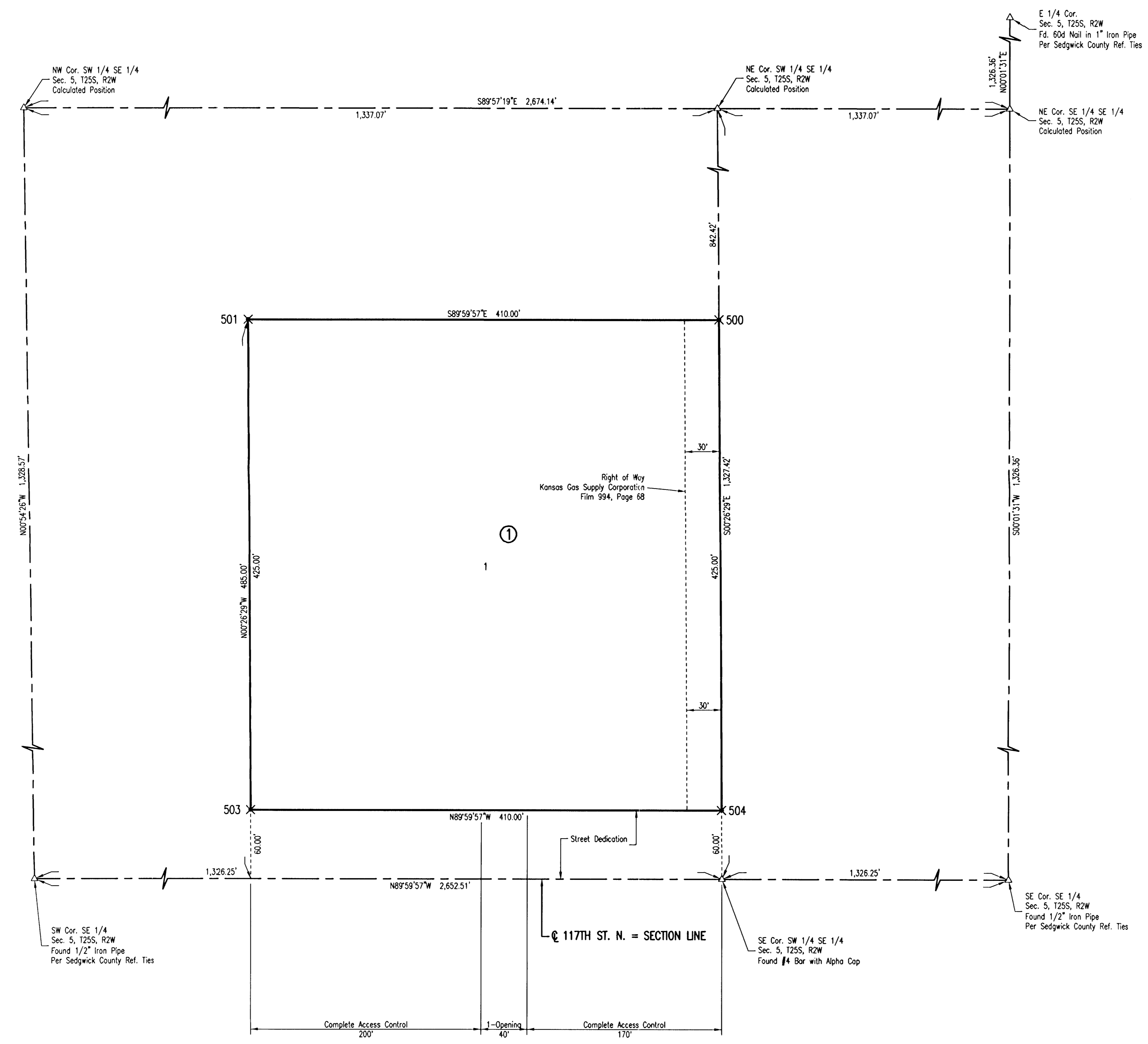
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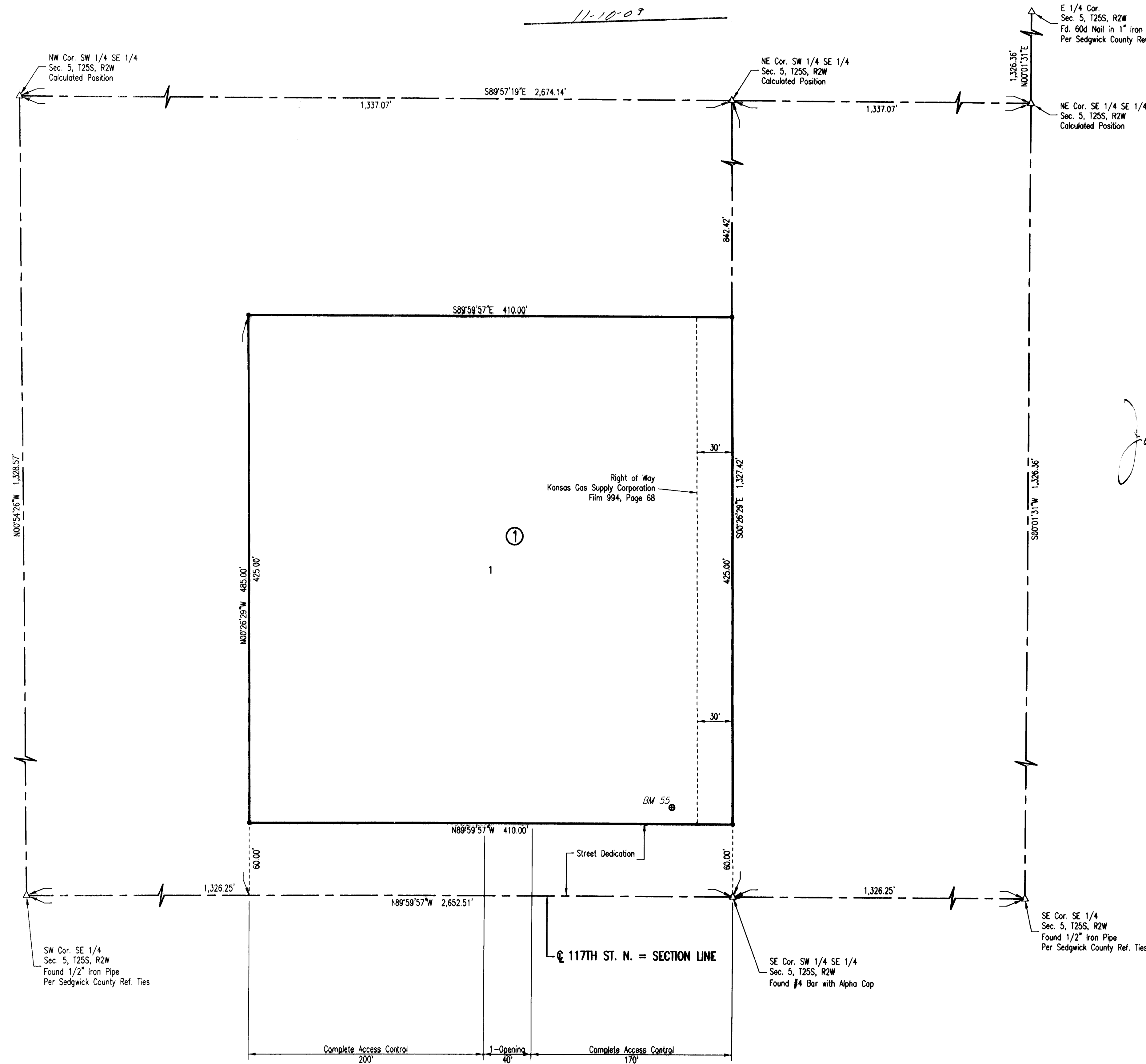
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ASR MR-55 WELL SITE ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS

FINAL TRACING REC'D

11-10-09



SCALE: 1" = 50'

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 △ = SECTION CORNER

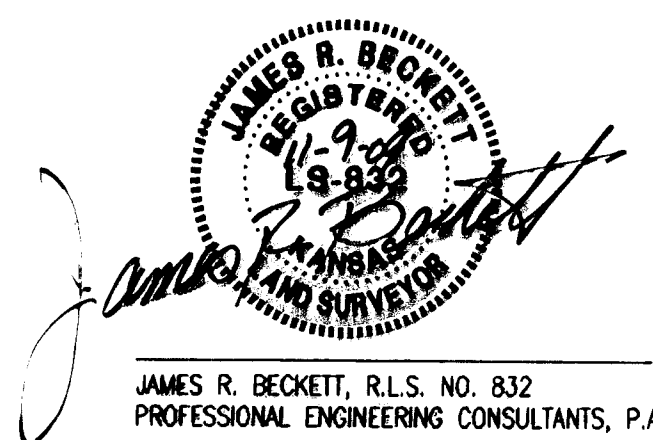
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 ELEV. 1404.22 NAVD88

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

WE, PROFESSIONAL ENGINEERING CONSULTANTS, P.A., ENGINEERS AND SURVEYORS, IN AFORESAID STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS 9TH DAY OF NOVEMBER 2009, WE HAVE SURVEYED AND PLATTED ASR MR-55 WELL SITE ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO A LOT AND A BLOCK. THE SAME BEING DESCRIBED AS FOLLOWS:

THE SOUTH 485.00 FEET OF THE EAST 410.00 FEET OF THE SW 1/4 OF THE SE 1/4, SECTION 5, TOWNSHIP 25 SOUTH, RANGE 2 WEST OF THE 6TH P.M., SEDGWICK COUNTY, KANSAS.



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THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ACCESS CONTROLS AS INDICATED ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY AND SHALL BE IN ACCORDANCE WITH THE SEDGWICK COUNTY ACCESS MANAGEMENT STANDARDS.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A LOT AND A BLOCK. THE SAME TO BE KNOWN AS ASR MR-55 WELL SITE ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

OWNER(S):
 CITY OF WICHITA, KANSAS MUNICIPAL CORPORATION

CARL BREWER, MAYOR

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2009, BY CARL BREWER, MAYOR, CITY OF WICHITA, KANSAS, MUNICIPAL CORPORATION.

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DATED THIS ____ DAY OF _____, 2009.

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR

_____, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2009.

TRICIA L. ROBELLO, LS #1246
 DEPUTY COUNTY SURVEYOR
 SEDGWICK COUNTY KANSAS

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_____, CHAIRMAN

_____, COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS ____ DAY OF _____, 2009.

_____, COUNTY CLERK

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT ____ A.M. - P.M., ON THE ____ DAY OF _____, 2009.

_____, REGISTER OF DEEDS

BILL MEEK

_____, DEPUTY

TONYA BUCKINGHAM

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