

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2010-01 -- BENTLEY WEST SUBSTATION ADDITION

OWNER/APPLICANT: Rex E. Heald Revocable Trust, 30 Sunset Dr., Hesston, KS 67062

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

LOCATION: South side of 125th St. North, west of 151st St. West (County District III)

SITE SIZE: 3.9 acres

NUMBER OF LOTS

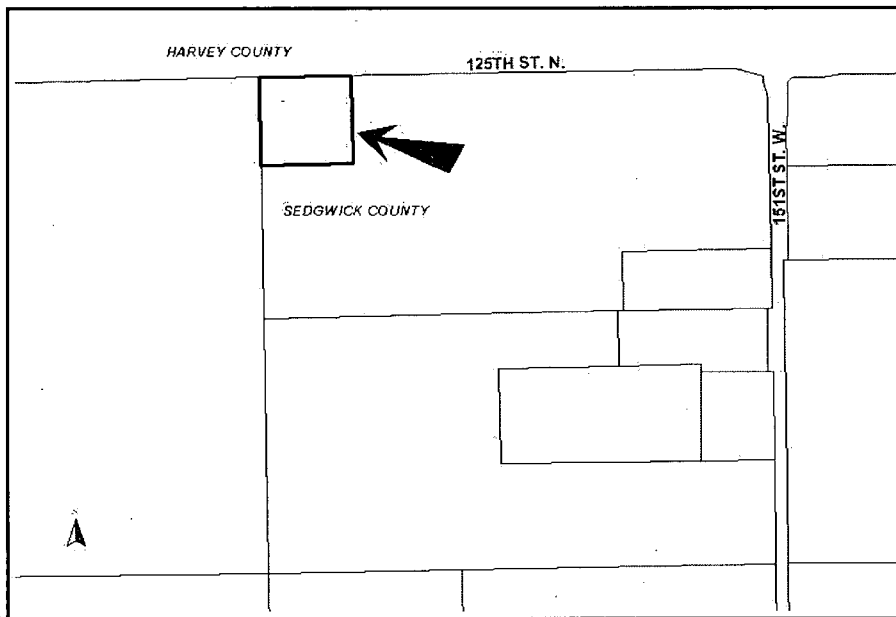
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 3.9 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 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 a drainage plan.
- E. The vicinity map should be corrected to reference section 3.
- F. The signature line for the County Commissioners Chairman needs to reference "Karl Peterjohn".
- G. County Engineering has approved the access controls. In accordance with the site plan, the plat denotes one opening along 125th St. North. The final plat shall reference the dedication of access controls in the plat's text.
- H. The plat's text needs corrected to 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.
- I. Sedgwick County Fire Department advises that the plat should meet the requirements of the Sedgwick County Service Drive Code.
- J. 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.)
- K. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- L. 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.
- 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 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

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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.

- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. 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.

**BOUNDARY CLOSURE FOR BENTLEY WEST SUBSTATION
(36-08662-011-5400) (March 15, 2010)**

PNT.#

103 North: 1767084.7479' East: 1592972.9652'
 Course: N0° 46' 33"W Length: 410.009'

100 North: 1767494.7193' East: 1592967.4135'
 Course: N88° 50' 09"E Length: 470.011'

101 North: 1767504.2686' East: 1593437.3275'
 Course: S0° 46' 33"E Length: 410.009'

102 North: 1767094.2972' East: 1593442.8792'
 Course: S88° 50' 09"W Length: 470.011'

103 North: 1767084.7479' East: 1592972.9652'

Perimeter: 1760.041' Area: 192704.46 Sq. Ft.
Error Closure: 0.0000 Course: N0° 00' 00"E
Error North: 0.00000 East: 0.00000
Precision 1: 1760040000.000