

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2010-05 -- ASR M-34 WELL SITE ADDITION

OWNER/APPLICANT: Wayne and Dorothy Hall, 11628 W. 117th St. N., Sedgwick, KS 67135-9687;
(contract purchaser) City of Wichita Water Utilities Department, 455 N. Main,
Wichita, KS 67202

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

LOCATION: Northeast corner of 117th St. North and 119th St. West (County District IV)

SITE SIZE: 3.64 acres

NUMBER OF LOTS

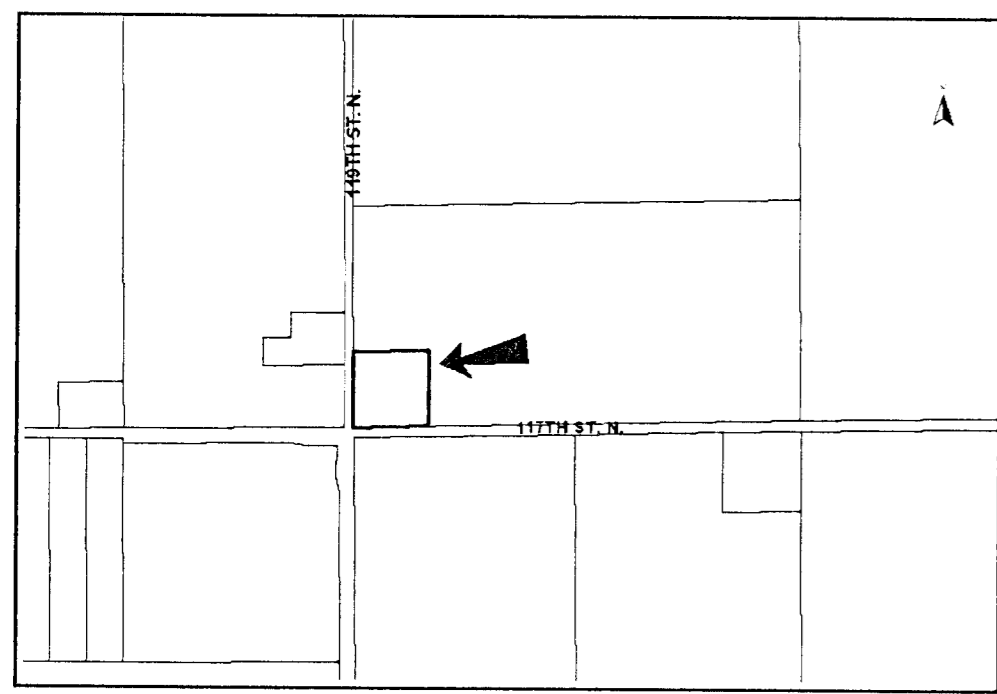
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 3.64 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2010-05 -- One-Step Final Plat of ASR M-34 WELL SITE ADDITION

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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 2010-06) for a Major Utility has been requested. It is located in the Sedgwick Area of Influence.

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 (waste holding tank) 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 has approved the drainage plan.

E. County Engineering has approved the access controls. In accordance with the site plan, the plat denotes complete access control along 199th St West and one opening along 125th St North. The plat should be corrected to denote "complete access control" along the north 101.69 feet.

F. Sedgwick County Fire Department advises that the plat should meet the requirements of the Sedgwick County Service Drive Code.

G. 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.

H. 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.)

I. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

J. 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.

K. 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.

L. 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.

M. Perimeter closure computations shall be submitted with the final plat tracing.

N. 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 M-34 WELL SITE ADDITION

AN ADDITION TO SEDGWICK COUNTY, KANSAS

TO: 1-71 FROM: 1-101
 PUBLIC WORKS ENGINEERING
JULIANNE KALLMAN
 (02/25/10 SD Meeting)

SCALE: 1" = 50'

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

BENCHMARKS

BM 34

A CHISELED SQUARE ON THE SOUTHWEST CORNER OF A CONCRETE WELL PUMP BASE, LOCATED AT THE CITY OF WICHITA WELL HOUSE #34 AT THE NORTHEAST CORNER OF THE INTERSECTION OF 117TH ST. NORTH, AND 119TH ST. WEST, IN SEDGWICK COUNTY.

ELEV. 1383.40 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 _____ DAY OF _____, 2009, WE HAVE SURVEYED AND PLATTED ASR M-34 WELL SITE ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS, INTO A LOT, AND A BLOCK. THE SAME BEING DESCRIBED AS FOLLOWS:

THE SOUTH 466.69 FEET OF THE WEST 466.69 FEET OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 25 SOUTH, RANGE 1 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.

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 M-34 WELL SITE ADDITION, AN ADDITION TO SEDGWICK COUNTY, KANSAS.

OWNER(S):

WAYNE L. & DOROTHY L. HALL

WAYNE L. HALL

DOROTHY L. HALL

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010,
 BY WAYNE L. HALL.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

STATE OF KANSAS }
 COUNTY OF SEDGWICK } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2010,
 BY DOROTHY L. HALL.

_____, NOTARY PUBLIC

MY APPOINTMENT EXPIRES: _____

THIS PLAT OF ASR M-34 WELL SITE ADDITION HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.

DATED THIS _____ DAY OF _____, 2010.

WICHITA-SEGWICK COUNTY METROPOLITAN AREA PLANNING COMMISSION

_____, CHAIR

_____, SECRETARY

REVIEWED IN ACCORDANCE WITH K.S.A. 58-2005 ON THIS _____ DAY OF _____, 2010.

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 _____, 2010.

_____, CHAIRMAN

_____, COUNTY CLERK

ENTERED ON TRANSFER RECORD THIS _____ DAY OF _____, 2010.

_____, 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 _____, 2010.

_____, REGISTER OF DEEDS

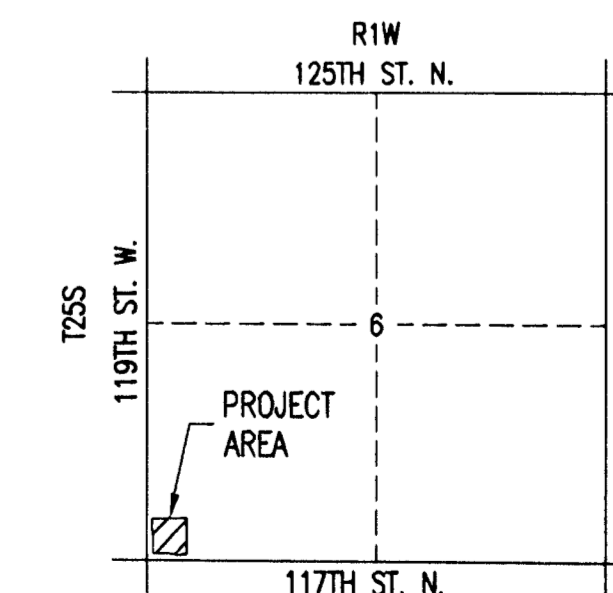
_____, DEPUTY

DATE OF PREPARATION: OCTOBER 2009

AERIAL TOPOGRAPHIC SURVEY: MARCH 2008

OWNER: WAYNE L. & DOROTHY L. HALL
 11628 W. 117TH ST. NORTH
 SEDGWICK, KANSAS 67135

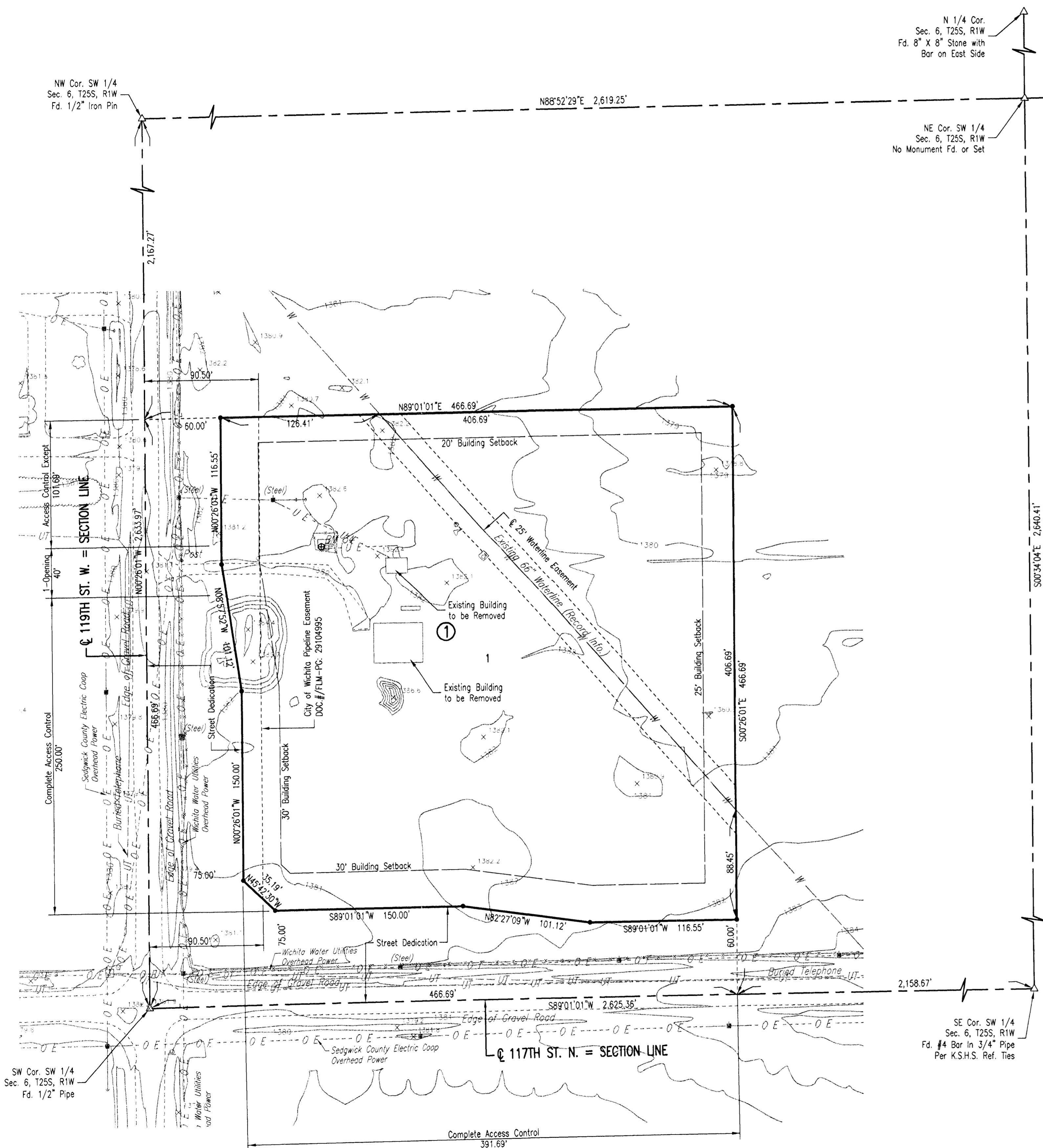
SUBDIVIDER: PROFESSIONAL ENGINEERING CONSULTANTS, P.A.
 303 S. TOPEKA
 WICHITA, KS 67202



VICINITY MAP



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



N 1/4 Cor. Sec. 6, T25S, R1W
 Fd. 8" X 8" Stone with Bar on East Side

E 1/4 Cor. Sec. 6, T25S, R1W
 Fd. 1" Pipe 6.3' Deep
 Unknown Origin
 Per Sedgwick County Ref. Ties

NE Cor. SW 1/4 Sec. 6, T25S, R1W
 No Monument Fd. or Set

SE Cor. SW 1/4 Sec. 6, T25S, R1W
 Fd. #4 Bar In 3/4" Pipe
 Per K.S.H.S. Ref. Ties

Saved 02-04-2010 4:45:34 PM by AEE
 Plot Scale 1:50 02-04-2010 4:46:03 PM by AEE
 C:\Users\jkalman\Documents\ASR\Plots\0765-005 One-Step M-34