

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2010-35 -- KAMPLING ADDITION

OWNER/APPLICANT: Gregory F. Kampling and Marcia A. Kampling, 738 Lincoln, Cheney, KS 67025

SURVEYOR/AGENT: Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211

LOCATION: Southeast corner of 31st St. South and 375th St. West (County District III)

SITE SIZE: 65.56 acres

NUMBER OF LOTS

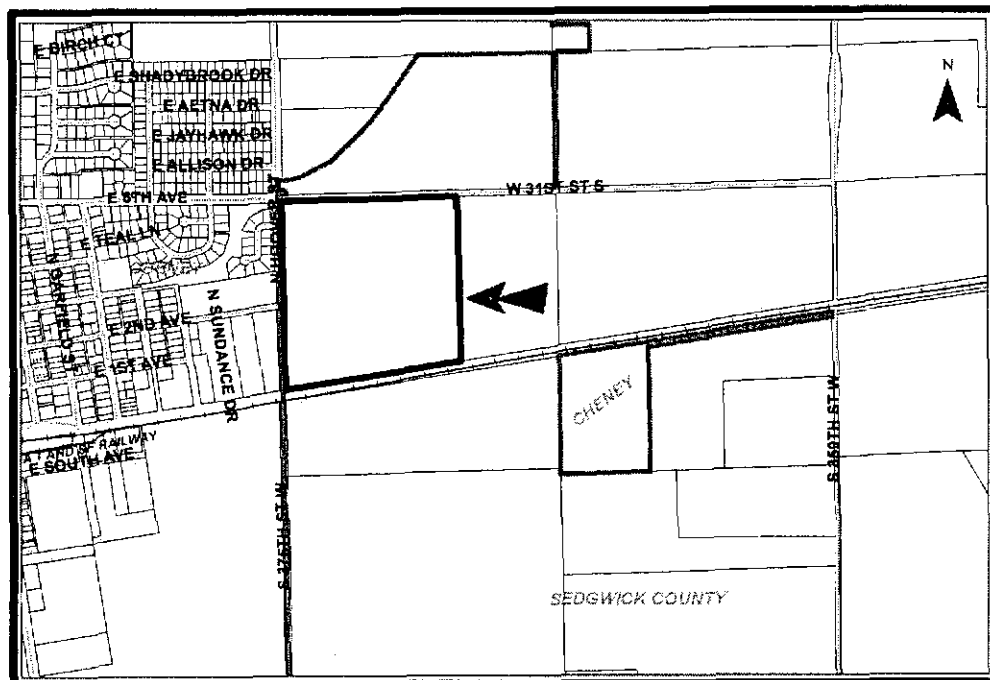
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 4.5 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County. It is in an area designated as "Small City 2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Cheney Area of Influence.

The Subdivision Committee may recommend a modification of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship; the proposed modification is in harmony with the intended purpose of the subdivision regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

- A. 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.
- B. In accordance with the Urban Fringe Development standards, since this plat is located within the Cheney 2030 Urban Growth Area, the subdivider shall contact the City of Cheney, to determine the financial feasibility of connecting the proposed subdivision to the city water system. If financially feasible, then the subdivision shall be connected to the city's water system in accordance with that city's standards.
- 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. An offsite drainage agreement or easements are needed.
- E. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. County Engineering requests complete access control of the west 75 feet of both internal streets.
- F. County Engineering has required an arterial paving fee.
- G. Sedgwick County Fire Department advises that the plat should comply with the requirements of the Sedgwick County Service Drive Code.
- H. The applicant shall guarantee the construction of the cul-de-sacs to the 36-foot rock suburban street standard.
- I. GIS has requested that the streets be labeled as "3rd Cir" and "1st Cir".
- J. The Register of Deeds certificate needs corrected to provide a space for the time of recording.
- K. 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.
- L. 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 storm water.
- M. 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.)
- N. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- O. 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.
- P. 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.

SUB 2010-35 -- One-Step Final Plat of KAMPLING ADDITION
July 15, 2010 - Page 3

- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. 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.
- T. 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.