

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-50 -- STUHLSTAZ ESTATES ADDITION

OWNER/APPLICANT: Margie Conyac Revocable Trust, 3610 N. 263rd St. West, Andale KS 67001

SURVEYOR/AGENT: Air Capitol Land Surveyors, Attn: Erwin Gard, 1900 N. Amidon, Wichita, KS 67203

LOCATION: East side of 279th St. West, North of 21st St. North (County District III)

SITE SIZE: 5.17 acres

NUMBER OF LOTS

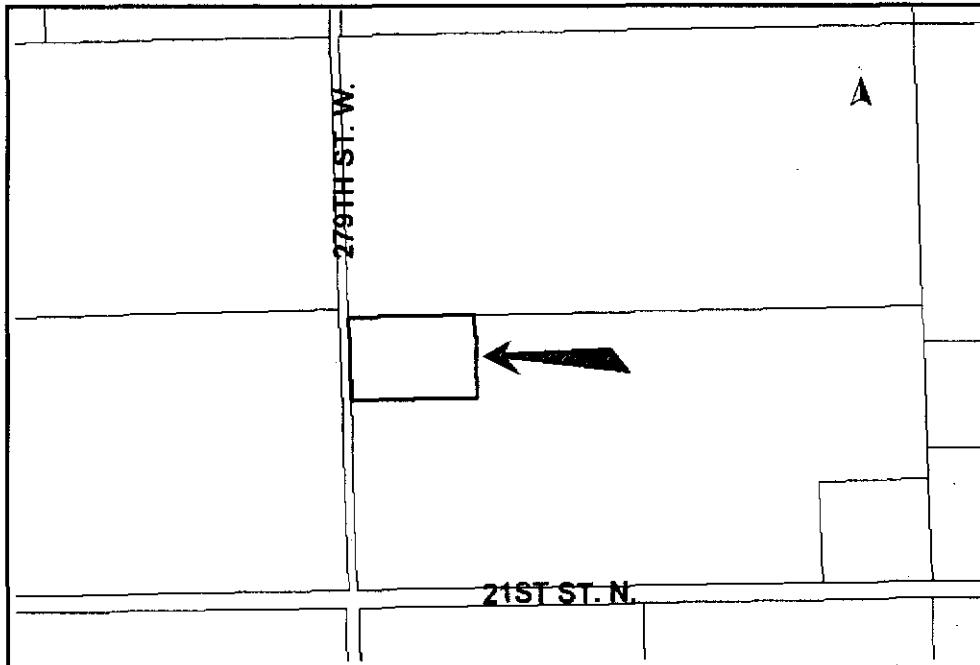
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.17 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2009-50 -- One-Step Final Plat of STUHLSTAZ ESTATES ADDITION
July 30, 2009 - Page 2

NOTE: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

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. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan.
- D. County Engineering has required "access control except one opening" to be denoted along 279th St West. The final plat tracing shall reference the dedication of access controls in the plat's text.
- E. The Deputy County Surveyor's name needs to be corrected.
- F. Sedgwick County Fire Department advises that the plat should comply with the Sedgwick County Service Drive Code.
- G. County Engineering has requested 60-foot half-street right-of-way along 279th St. West. The street dedication shall be referenced in the plat's text.
- H. 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.
- I. 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.
- 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 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. 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. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD should be provided. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

STAFF REPORT
(One-Step Final Plat Deferred 7/30/09)

CASE NUMBER: SUB 2009-50 -- STUHLSTAZ ESTATES ADDITION

OWNER/APPLICANT: Margie Conyac Revocable Trust, 3610 N. 263rd St. West, Andale KS 67001

SURVEYOR/AGENT: Air Capitol Land Surveyors, Attn: Erwin Gard, 1900 N. Amidon, Wichita, KS 67203

LOCATION: East side of 279th St. West, North of 21st St. North (County District III)

SITE SIZE: 5.17 acres

NUMBER OF LOTS

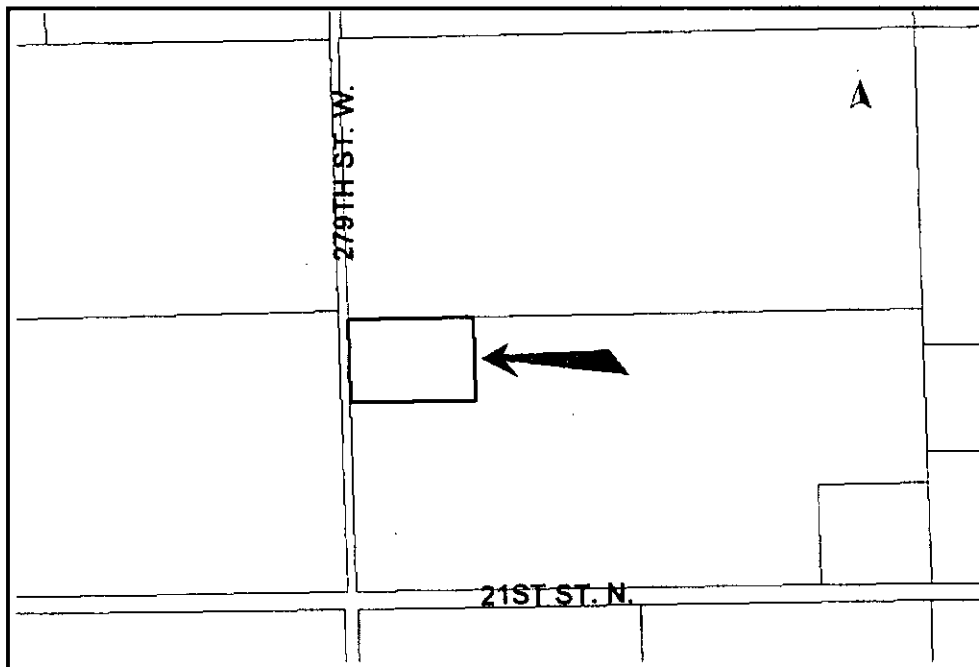
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5.17 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2009-50 -- One-Step Final Plat of STUHLSTZ ESTATES ADDITION
August 13, 2009 - Page 2

NOTE: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

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. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- C. County Engineering has approved the applicant's drainage plan.
- D. The final plat tracing shall reference the dedication of access controls in the plat's text.
- E. Sedgwick County Fire Department advises that the plat should comply with the Sedgwick County Service Drive Code.
- F. The spelling of "setback" shall be corrected on the face of the plat and in the plat's text.
- 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. 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.
- O. 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.

STUHLSATZ ESTATE CLOSURE COMPUTATION

ERROR OF CLOSURE INDICATED BY FINAL SUM OF LAT & LONG

**NOTE: ENTER BRG & DIST IN BLUE CELLS - MUST ENTER DATA THROUGH RADIUS POINT (PC-RP-PT)
TO CHECK ARC LENGTH - ENTER RP IN YELLOW CELL FOR RADIUS POINT TO ACTIVATE CALCULATIONS**

PREPARED BY: AIR CAPITAL SURVEYING - 1900 N Amidon, Suite 209 - Wichita, KS. 67203 - Ph: 838-9071

POINT	N-S	Deg	Min	Sec	E-W	Distance	Lat (N-S)	Sum of Lat	Long (E-W)	Sum of Long
POB										
	N	89	4	49	E	591.58	9.495741		591.503785	
NE COR								9.495741		591.503785
	S	1	47	24	E	381.05	-380.864058		11.902597	
SE COR								-371.368317		603.406381
	S	89	4	49	W	591.58	-9.495741		-591.503785	
SW COR								-380.864058		11.902597
	N	1	47	24	W	381.05	380.864058		-11.902597	
POB								0.000000		0.000000