

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2011-33 – STUCKY FARM AND LAWN ADDITION

OWNER/APPLICANT: Justin Stucky, 8303 South Emma Creek Road, Sedgwick, KS 67135

SURVEYOR/AGENT: Garber Surveying Service, P.A., 2908 North Plum, Hutchinson, KS 67502

LOCATION: North of 109th Street North, East side of Ridge (County District IV)

SITE SIZE: 12.88 acres

NUMBER OF LOTS

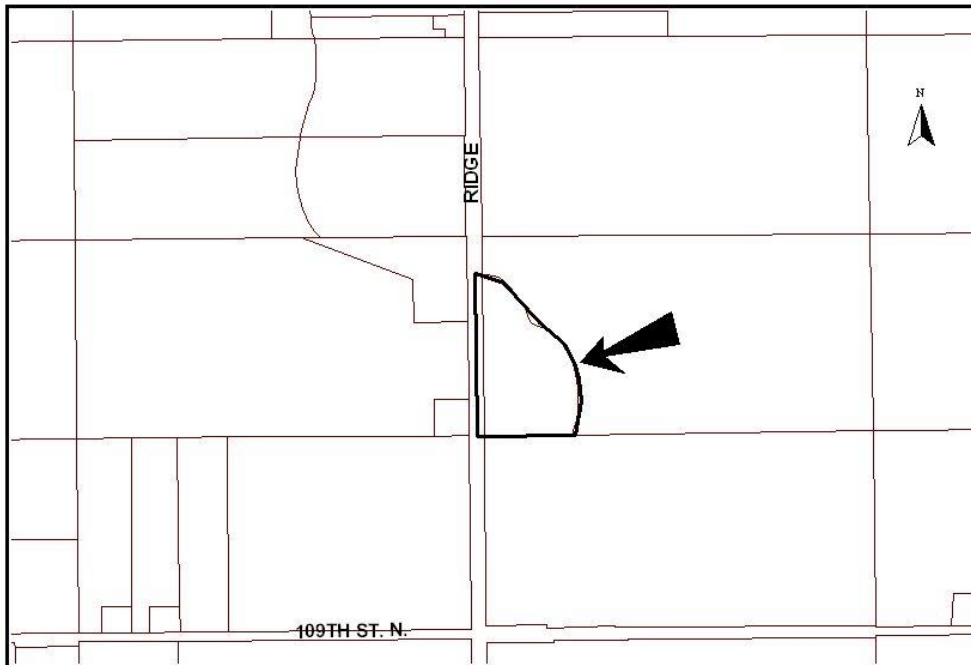
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 11.63 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is an unplatted site located within the County. A Conditional Use (CON 2009-00006) for Agricultural Sales and Service has been approved. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Sedgwick 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 Sedgwick 2030 Urban Growth Area, the subdivider shall contact the City of Sedgwick, 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. 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.
- D. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- E. County Public Works has requested the flood note to be revised to include flood zone that is not X. A floodway reserve with dimensions is needed. If one acre or more is disturbed at any time, the owner will need a storm water permit. Minimum pads are needed.
- F. County Surveying advises that the legal description does not match the plat boundary.
- G. Sedgwick County Fire Department advises that the plat must meet service road requirements.
- H. County Surveying requests monuments be shown used to establish the south line of the north half of the southwest quarter.
- I. The title of the plat "Stucky Farm and Lawn Addition" should be consistent with the plat name denoted in the plat's text.
- J. A 10-foot dedication of additional right-of-way is needed along Ridge Road as required by County Engineering with the Conditional Use approval. The Access Management Regulations requires a 60-foot half-street right-of-way width along rural arterials.
- K. "Access control except one opening" needs to be designated to meet access management standards. The final plat tracing shall reference the dedication of access controls in the plat's text.
- L. A line is needed in the plat's text as follows: "Know all men by these presents that We, the undersigned, have caused the land described in the surveyor's certificate to be platted into a Lot and Block to be known as Stucky Farm and Lawn Addition, Sedgwick County, Kansas."
- M. The plat should be bounded by a bold line which does not include the right-of-way.
- N. In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineer (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- O. On the final plat tracing, the MAPC signature block needs to reference "Debra Miller Stevens" as Chair.
- P. The signature line for the County Commissioners Chairman needs to reference "David Unruh, Chair".

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- Q. The blanket pipeline easements on the preliminary plat need to be noted on final plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- R. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- S. 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.
- T. The platting 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.
- U. 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.)
- V. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- W. 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.
- X. 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.
- Y. 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 Stormwater 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. 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.
- BB. 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.