

**STAFF REPORT  
(One-Step Final Plat)**

**CASE NUMBER:** SUB2025-00002 – BAKER FAMILY SUBDIVISION (County)

**OWNER/APPLICANT:** Jeffrey D. & Kathryn A. Baker, 735 Filmore St., Cheney, KS 67025

**SURVEYOR/AGENT:** Garber Surveying Service, P.A., 2908 N. Plum St., Hutchinson, KS 67025

**LOCATION:** West side of North 343rd Street West and one third mile south of West 21st Street North (District 3)

**SITE SIZE:** 16.00 acres

**NUMBER OF LOTS**

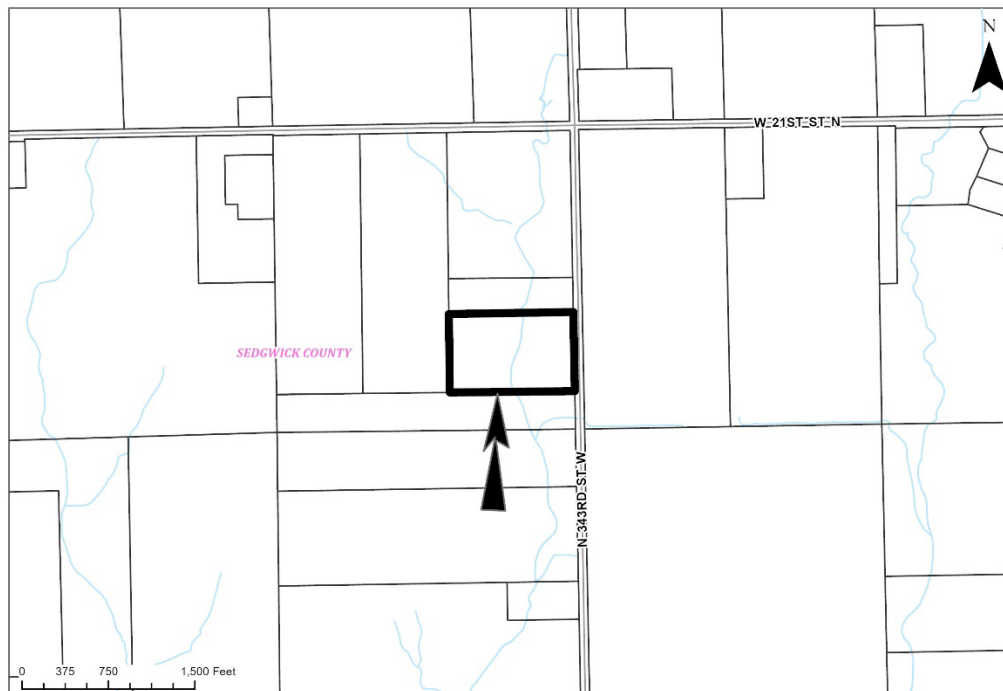
Residential:	2
Office:	
Commercial:	
Industrial:	
Total:	<u>2</u>

**MINIMUM LOT AREA:** 5 acres

**CURRENT ZONING:** RR-Rural Residential

**PROPOSED ZONING:** RR-Rural Residential

**VICINITY MAP**



Note: This is a One-Step Final Plat for a 2-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County. It is designated as “Rural Growth Area” by the Community Investments Plan 2015-2035.

Complete Access Controls are provided along North 343<sup>rd</sup> Street West with one 40’ opening per lot.

**WAIVERS:**

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1, Block “A”. The Subdivision Regulations Section 7-204(D) states that the maximum depth of all residential lots shall not exceed 2.5 times the width.

The Subdivision Committee may recommend a MODIFICATION/WAIVER 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/WAIVER is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

A. Metropolitan Area Building and Construction Department

1. Soils work complete and approval memo ready.

B. County Stormwater Management

1. Drainage plan comments were emailed to the applicant’s engineer on 01/21/2025. Revisions were requested. The plan has not been approved at the time of writing this report.
2. Floodway reserve easement needs to be modified or expanded.

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2018 IFC and Amendments.

D. County Public Works

1. Sates access controls are approved.
2. States right-of-way dedications are approved.

E. Planning

1. Revise plattor’s text to grant access controls to “appropriate governing body”.
2. Floodway Reserve note is included on the plat but reserve is not outlined and labeled on the face of plat.
3. Minimum Building Pad Elevations to be referenced in plattor’s text.
4. “Ryan Baty, Third District” to be revised to “Ryan Baty, Fourth District”.

F. County Surveying

1. No comments at this time.

G. Evergy

1. This plat is not served by Evergy distribution. Transmission near the area but no conflict.

H. Sedgwick County Electric Coop

1. SCEC will not need to request an additional easement at this time. Tim Rosenhagen, Staking Engineer will be the contact for this plat and any project associated with it. He can be contacted (316)542-3131. Any relocation or removal of existing equipment and service due to this plat will be at the applicant's expense.

I. Phillips 66

2. Phillips 66 should not have a conflict, but our system does run on the east side of 359th so any utilities that would feed from that side could be a conflict.

**ITEMS NEEDED ALONG WITH MYLAR:**

- 1) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- 2) For those reserves being platted for floodway/drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- 3) 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.
- 4) Perimeter closure computations shall be submitted with the final plat tracing.
- 5) County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [gshearon@wichita.gov](mailto:gshearon@wichita.gov).

**REMINDERS:**

- 1) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- 2) 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 Engineers (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.
- 3) 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, if applicable, required by Article 8 for fire protection shall be as per the direction and approval of the Fire Code Official.).
- 4) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 5) Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 946-4595) in order to receive mail delivery without

SUB2025-00002 – Plat of BAKER FAMILY SUBDIVISION  
February 6, 2025

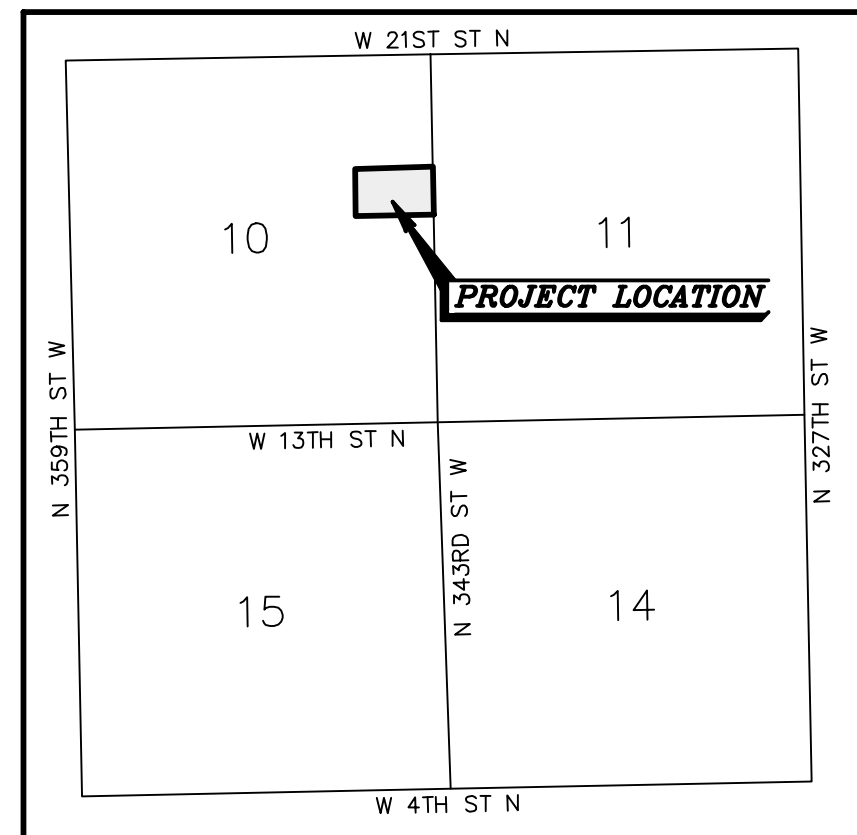
delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.

- 6) The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- 7) The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- 8) The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one 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.
- 9) A PDF of the recorded plat should be sent [jmeinecke@wichita.gov](mailto:jmeinecke@wichita.gov). Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff ([ARosas@wichita.gov](mailto:ARosas@wichita.gov)) and County GIS staff ([Jack.Joseph@sedgwick.gov](mailto:Jack.Joseph@sedgwick.gov)).

FINAL PLAT (ONE-STEP)

BAKER FAMILY SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS

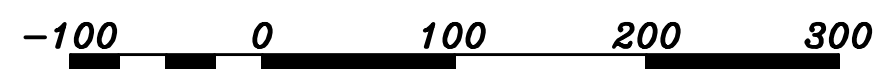
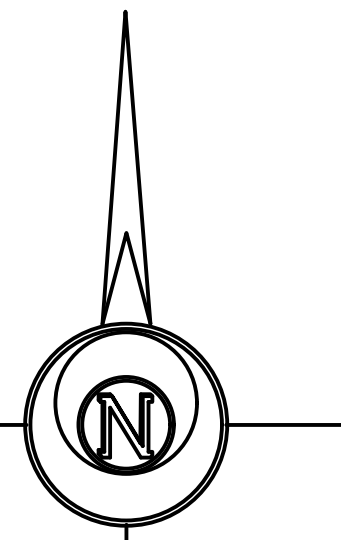
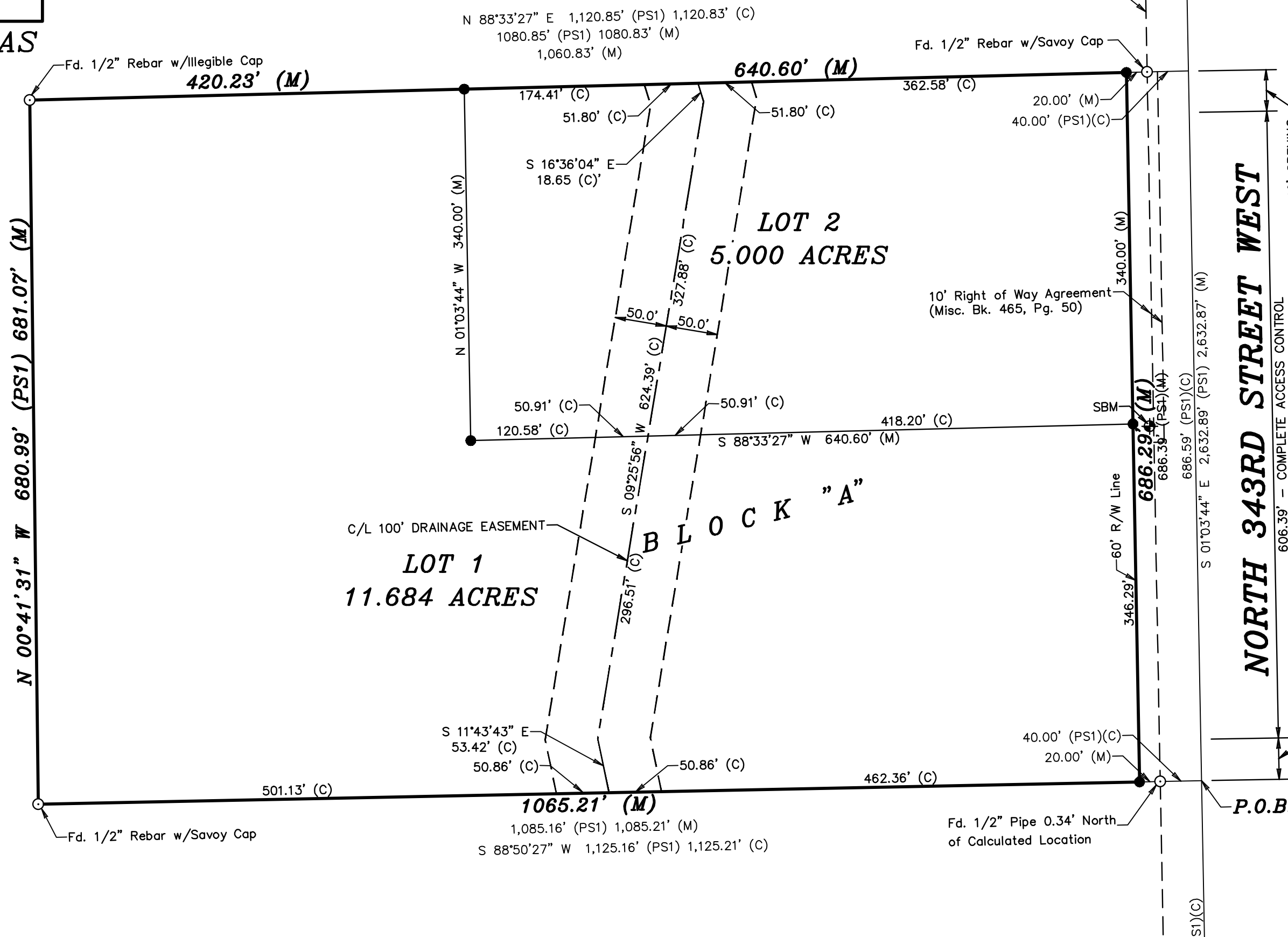


SEDGWICK COUNTY, KANSAS VICINITY MAP (NOT TO SCALE)

- LEGEND
- Sectional Monument Found
- Survey Monument Found
- 5/8" x 24" Iron Rebar Set w/GSS Cap
- Calculated
- Measured
- Previous Survey (BHC Project No. 040880, Dated 12/18/2023)
- Point of Beginning
- Point of Commencement
- Site Benchmark

NE Cor. NE 1/4 Sec. 10, T27S, R4W Fd. 1/2" Rebar from PEC Proj. #209030-014 Ties of Record Dated 7/20/2023

LOT 1 CLOSURE TABLE
NORTHING: 0.00422
EASTING: -0.00049
PRECISION: 3493.41/0.0042 = 1:831761.90
LOT 2 CLOSURE TABLE
NORTHING: 0.00000
EASTING: 0.00000
PRECISION: 1,961.21/0.00000 = 1:1,961,200,000.00
BLOCK A CLOSURE TABLE
NORTHING: 0.00422
EASTING: -0.00049
PRECISION: 3493.41/0.0042 = 1:831761.90



BASIS OF BEARING = NAD 83 KANSAS SOUTH ZONE

BENCHMARKS:
OPUS-20240632: 5/8" Rebar w/Red GSS Cap ±16.3 feet West and ±560.0 feet South of the Northeast Corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West in Sedgwick County, Kansas. Elevation=1485.98 (NAVD88)

SBM: T-Post set ±56.3 feet West and ±672.6 feet North of the Southeast Corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West in Sedgwick County, Kansas. Elevation=1479.18 (NAVD88)

FLOODWAY RESERVE NOTE: The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the adjacent lot owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage.

MASTER DRAINAGE PLAN: A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

FLOOD NOTE: According to Flood Insurance Rate Map No. 20173C0280G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within ZONE X, which is defined as "Areas of minimal flood hazard, which is outside of the SFHA and higher than the elevation of the 0.2% annual chance (500-year) floodplain," and ZONE A, which is defined as "Areas with a 1% or greater annual chance of flooding (100-year floodplain). Hydraulic analyses not performed. Base flood elevations not shown." FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

Table with 3 columns: LOT, BLOCK, ELEVATION. Row 1: 1, 'A', 1479.1. Row 2: 2, 'A', 1479.1.

P.O.C. SE Cor. NE 1/4 Sec. 10, T27S, R4W Fd. 2.5" Atwell Alum. Cap from PEC Proj. #209030-014 Ties of Record Dated 7/20/2023

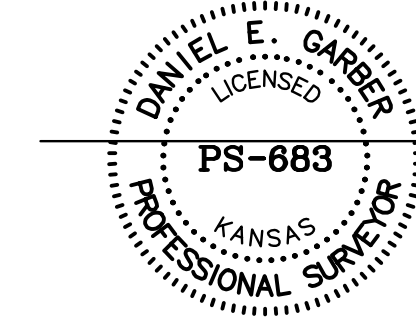
LAND SURVEYOR'S CERTIFICATE AND DESCRIPTION

I, Daniel E. Garber, licensed Professional Surveyor registered in the State of Kansas, hereby certify that the following described tract of land was surveyed on August 26, 2024. The accompanying Final Plat prepared based on that survey. All the survey monuments and benchmarks shown on the plat actually exist, and to the best of my knowledge and belief their positions are correctly shown.

DESCRIPTION:

A portion of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on October 2, 2024 as follows: Commencing at the Southeast corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian; Thence with a bearing of North 01°03'44" West (Basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter a distance of 330.00 feet for the point of beginning; Thence South 88°50'27" West a distance of 1,125.21 feet (1,125.16 feet per Previous Survey Record); Thence North 00°41'31" West a distance of 681.07 feet (680.99 feet per Previous Survey Record); Thence North 88°33'27" East a distance of 1,120.83 feet (1,120.85 feet per Previous Survey Record) to the East line of said Northeast Quarter; Thence South 01°03'44" East along the East line of said Northeast Quarter a distance of 686.59 feet to the point of beginning.

Date: January 10, 2025.



OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that the undersigned, Owner of the land described in the Surveyor's Certificate, has caused the same to be surveyed and subdivided on the accompanying plat into Lots, Block and Streets under the name of "BAKER FAMILY SUBDIVISION", a portion of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas; that all easements and public streets as denoted on the plat are hereby dedicated to and for the use of the public for the purpose of constructing, operating, maintaining and repairing public improvements; and further that the land contained herein is held and shall be conveyed subject to any applicable restrictions, reservations, and covenants now on file or hereafter filed in the Office of the Register of Deeds of Sedgwick County, Kansas. Complete access control except two openings are hereby granted along North 343rd Street West. The drainage easement is hereby granted to the public as indicated for drainage purposes.

Jeffrey D. Baker, Owner Kathryn A. Baker, Owner

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED: That on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Jeffrey D. Baker and Kathryn A. Baker, who are known to me to be the same persons who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_, Notary Public

MORTGAGE HOLDER AGREEMENT

We, Garden Plain State Bank, holders of a mortgage on the above described property, do hereby consent to the plat "BAKER FAMILY SUBDIVISION", a portion of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas.

Scott Bowyer, Vice President

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

BE IT REMEMBERED: That on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_ A.D., before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Scott Bowyer, Vice President of and acknowledged that he is the Vice President or designated agent of Garden Plain State Bank, who is known to me to be the same person who executed the foregoing plat and the within instrument of writing.

IN TESTIMONY WHEREOF: I have hereunto set my hand and affixed my Notarial Seal the day and year last mentioned above.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_, Notary Public

COUNTY SURVEYOR'S CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

I, the undersigned, do hereby certify that I have reviewed this plat on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, This plat has been reviewed for filing, pursuant to K.S.A. 58-2005 and K.S.A. 58-2001 for content only and is in compliance with those provisions. No other warranties are extended or implied.

Tricia L. Robello, P.S.# 1246

PLANNING COMMISSION CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat of "BAKER FAMILY SUBDIVISION", a portion of the Northeast Quarter Section 10, Township 27 South, Range 4 West, Sedgwick County, Kansas; has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita Kansas.

Dated this \_\_\_ day of \_\_\_\_\_, 20\_\_\_

By Bryan K. Frye, Chair

ATTEST: Scott A. Wadle, Secretary

GOVERNING BODY CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This plat approved and all dedications shown hereon, if any, accepted by the Board of County Commissioners of Sedgwick County, Kansas this \_\_\_ day of \_\_\_\_\_, 20\_\_\_

Ryan Baty, Third District, Chairman

ATTEST: Kelly B. Arnold, County Clerk

TRANSFER RECORD

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

Entered on transfer record on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_

\_\_\_\_\_, County Clerk

Kelly B. Arnold

REGISTER OF DEEDS CERTIFICATE

STATE OF KANSAS }
COUNTY OF SEDGWICK } SS

This is to certify that this instrument was filed for record in the Register of Deeds Office at \_\_\_\_\_, m. on this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, in Doc./Film# \_\_\_\_\_

Tonya E. Buckingham, Register of Deeds

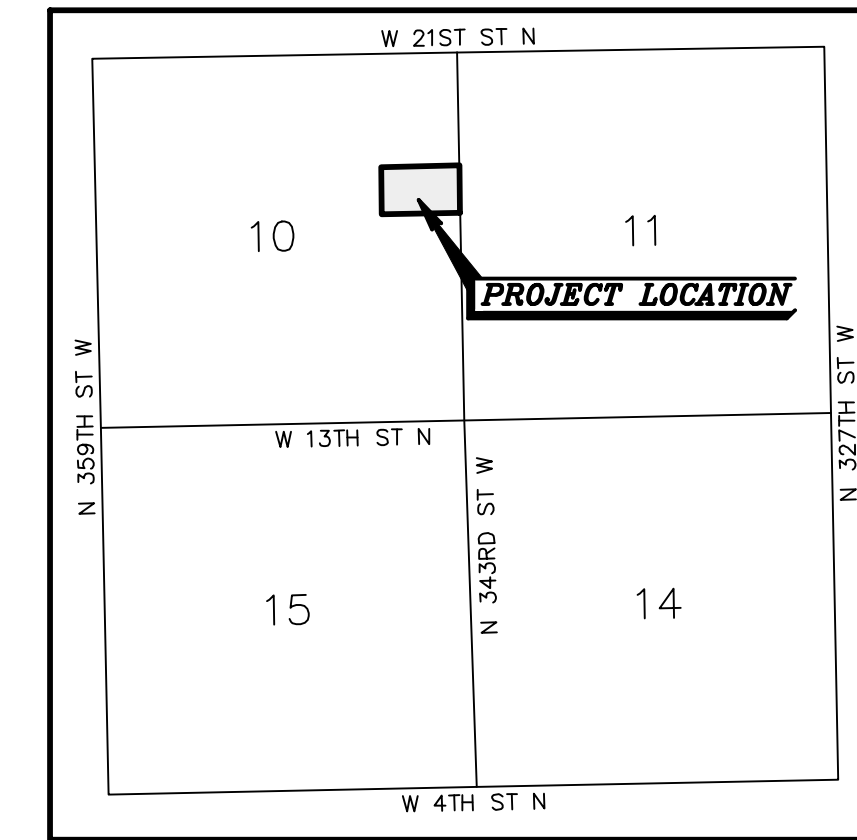
Kenly Zehring, Deputy Register of Deeds

FINAL PLAT (ONE-STEP) BAKER FAMILY SUBDIVISION SEDGWICK COUNTY, KANSAS
Prepared By: Garber Surveying Service, P.A.
2908 North Plum St. #7502 HUTCHINSON Ph. 620-465-7032
BRANCH OFFICES: MANHATTAN Ph. 785-320-4810
MCPHERSON Ph. 620-241-4441 NEWTON Ph. 316-283-5053
SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933
Drawn By: CDS/JAK Scale: 1"=100' Date of Field Work: August 26, 2024 Job No:
Checked By: DEG Date: 01/10/2025 Sheet 1 of 1 Sheet(s) G2024-632

PRELIMINARY PLAT

# BAKER FAMILY SUBDIVISION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 27 SOUTH, RANGE 4 WEST OF THE 6th PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS



SEDGWICK COUNTY, KANSAS  
VICINITY MAP  
(NOT TO SCALE)

**DESCRIPTION:**  
A portion of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian, Sedgwick County, Kansas, more particularly described by Daniel E. Garber, Professional Surveyor #683, on October 2, 2024 as follows:  
Commencing at the Southeast corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West of the 6th Principal Meridian; Thence with a bearing of North 01°03'44" West (Basis of bearings is NAD 83 Kansas South Zone) along the East line of said Northeast Quarter a distance of 330.00 feet for the point of beginning; Thence South 88°50'27" West a distance of 1,125.21 feet (1,125.16 feet per Previous Survey Record); Thence North 00°41'31" West a distance of 681.07 feet (680.99 feet per Previous Survey Record); Thence North 88°33'27" East a distance of 1,120.83 feet (1,120.85 feet per Previous Survey Record) to the East line of said Northeast Quarter; Thence South 01°03'44" East along the East line of said Northeast Quarter a distance of 686.59 feet to the point of beginning.

**BENCHMARKS:**  
**OPUS-20240632:**  
5/8" Rebar w/Red GSS Cap ±16.3 feet West and ±560.0 feet South of the Northeast Corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West in Sedgwick County, Kansas.  
Elevation=1485.98 (NAVD88)

**SBM:**  
T-Past set ±56.3 feet West and ±672.6 feet North of the Southeast Corner of the Northeast Quarter of Section 10, Township 27 South, Range 4 West in Sedgwick County, Kansas.  
Elevation=1479.18 (NAVD88)

**FLOODWAY RESERVE NOTE:**  
The floodway reserve is hereby reserved for floodway reserve purposes and shall be the responsibility of the adjacent lot owners until such time as the appropriate governing body elects to assume the responsibility for maintenance and improvements to the drainage. No buildings shall be constructed or placed on or within said floodway reserve, nor shall any fill, change of grade, creation of channel or any other work be carried on without the permission of the Engineer for said governing body. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

**MASTER DRAINAGE PLAN:**  
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual.

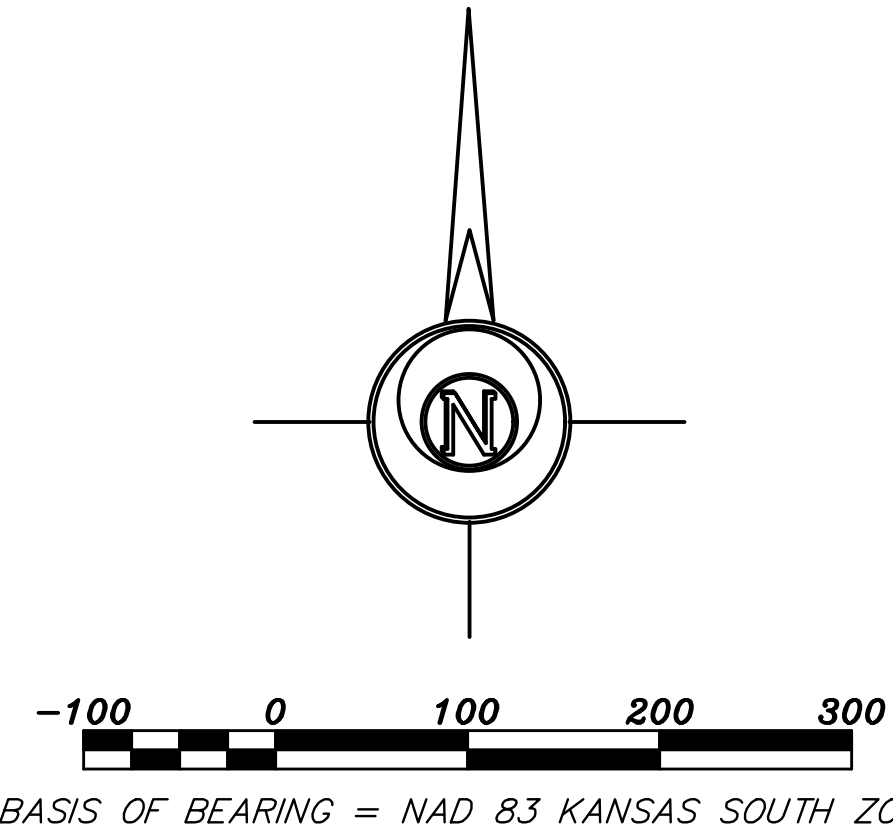
**FLOOD NOTE:**  
According to Flood Insurance Rate Map No. 20173C0280G (dated December 22, 2016) published by the Federal Emergency Management Agency, the property described above lies within **ZONE X**, which is defined as "Areas of minimal flood hazard, which is outside of the SFHA and higher than the elevation of the 0.2% annual chance (500-year) floodplain," and **ZONE A**, which is defined as "Areas with a 1% or greater annual chance of flooding (100-year floodplain). Hydraulic analyses not performed. Base flood elevations not shown." FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

**DIGSAFE:**  
Utilities shown were located by respective owners. Any Utilities not shown are due to no response to Kansas One Call "1-800-DIG-SAFE" Ticket #24426150.

Utility locations shown hereon are based on information received from Kansas One-Call (1-800-DIG-SAFE) identified by Ticket #24426150 on August 22, 2024. Before any digging, contractor should verify utility locations by calling 1-800-DIG-SAFE.



**SURFACE CONTOUR DATA:**  
**CONTOUR INTERVAL:** 1ft  
**SOURCE:** Sedgwick County Geographic Information Systems (GIS) Department  
**HORIZONTAL DATUM:** North American Datum of 1983 (NAD83)  
**VERTICAL DATUM:** North American Vertical Datum of 1988 (NAVD88)



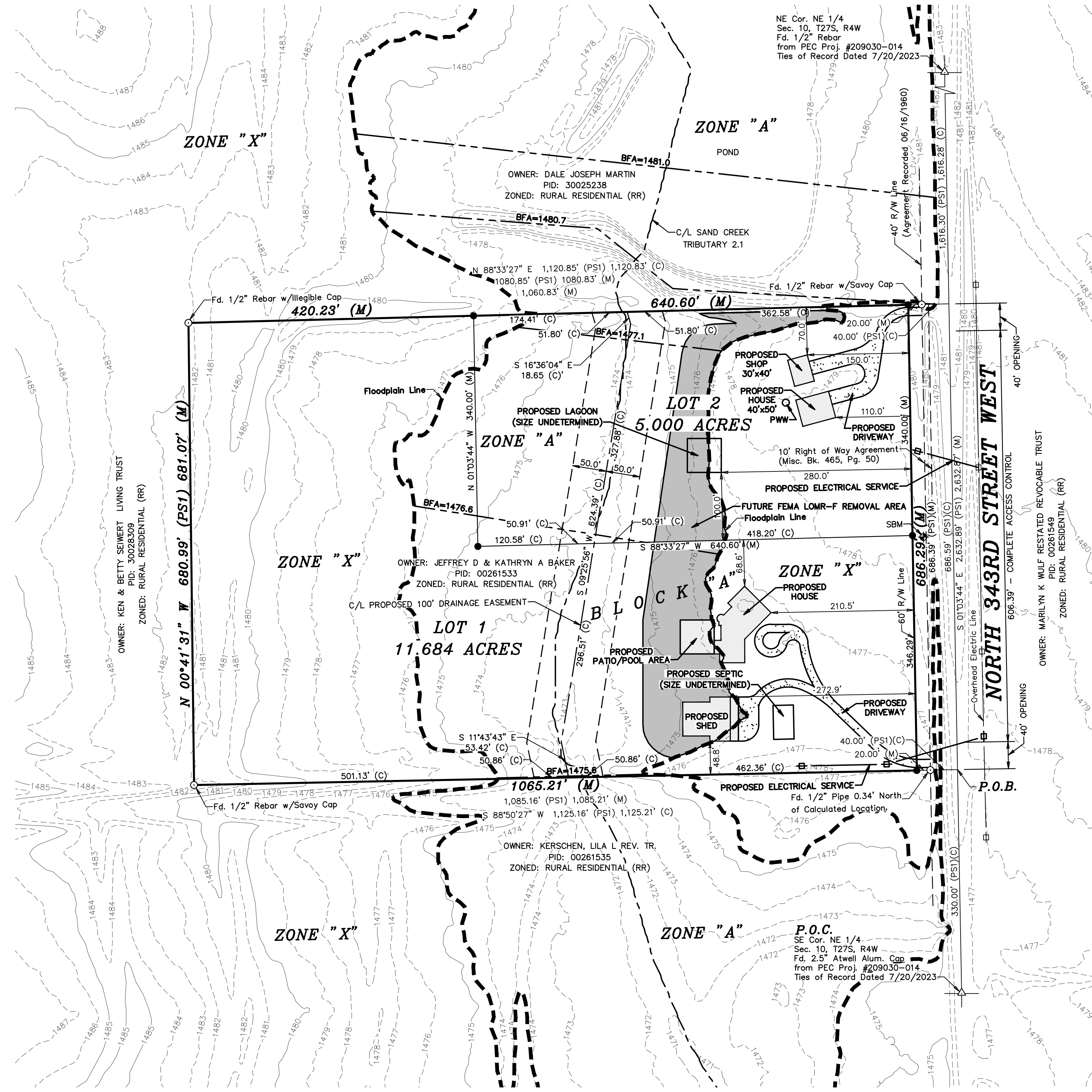
- LEGEND**
- △ - Sectional Monument Found
  - - Survey Monument Found
  - - 5/8" x 24" Iron Rebar Set w/GSS Cap
  - ⊙ - Power Pole
  - ⊕ - Calculated
  - ⊖ - Measured
  - (PS) - Previous Survey (BHC Project No. 040880, Dated 12/18/2023)
  - P.O.B. - Point of Beginning
  - P.O.C. - Point of Commencement
  - FF - Finished Floor Elevation
  - BFA - Base Flood Approximate Elevation
  - BFE - Base Flood Elevation
  - SBM - Site Benchmark
  - PWW - Proposed Water Well (Approximate Location)

**LOT 1 CLOSURE TABLE**  
NORTHING: 0.00422  
EASTING: -0.00049  
PRECISION: 3493.41/0.0042 = 1:831761.90

**LOT 2 CLOSURE TABLE**  
NORTHING: 0.00000  
EASTING: 0.00000  
PRECISION: 1,961.21/0.00000 = 1:1,961,200,000.00

**BLOCK A CLOSURE TABLE**  
NORTHING: 0.00422  
EASTING: -0.00049  
PRECISION: 3493.41/0.0042 = 1:831761.90

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1	"A"	1479.1
2	"A"	1479.1



**OWNER/SUBDIVIDER:**  
JEFFREY & KATHRYN BAKER  
735 FILMORE ST.  
CHENEY, KANSAS 67025  
(316) 680-6703

**SURVEYOR:**  
DANIEL E. GARBER  
GARBER SURVEYING SERVICE, P.A.  
2908 N. PLUM ST.  
HUTCHINSON, KANSAS 67502  
(620) 665-7032

**ENGINEER:**  
BRENT ENGELLAND  
ENGINEERING CONSULTANTS, P.A.  
1227 N. MAIN ST.  
HUTCHINSON, KANSAS 67502  
(620) 665-6394

Copyright © 2024, Garber Surveying Service, P.A. Saved: 1/13/2025 9:02:52 AM by JKARSM  
Plat Date & Time: Monday, January 13, 2025 9:04:05 AM. Drawn From: V:\181\Company\181\GSSFILES\2024\20240632\_GSA\dwg\20240632\_PC\_NAD83\_SPC\_1502\_(MetricCm) 1810208

<b>PRELIMINARY PLAT</b>		Description: <b>BAKER FAMILY SUBDIVISION SEDGWICK COUNTY, KANSAS</b>	
Prepared By: <b>GSS HUTCHINSON</b> 2908 North Plum St. 67502 Ph. 620-665-7032 (Main Office)		BRANCH OFFICES: MANHATTAN Ph. 785-320-4810 MCPHERSON Ph. 620-241-4441 SALINA Ph. 785-404-6302 WICHITA Ph. 316-260-9933	
Drawn By: CDS/JAR	Scale: 1"=100'	Date of Field Work: August 26, 2024	Job No: G2024-632
Checked By: DEG	Date: 01/10/2025	Sheet 1 of 1 Sheet(s)	

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB2025-00003 – NORTHEAST SUBSTATION (CITY)

**OWNER/APPLICANT:** Everyy, 818 S. Kansas Ave., Topeka, KS 6612

**SURVEYOR/AGENT:** Bartlett & West, Inc., 1200 SW Executive Drive, Topeka, KS 6615

**LOCATION:** East along North Woodlawn Boulevard and within one half mile south of East 21st Street North (District 2)

**SITE SIZE:** 24.136 acres

**NUMBER OF LOTS**

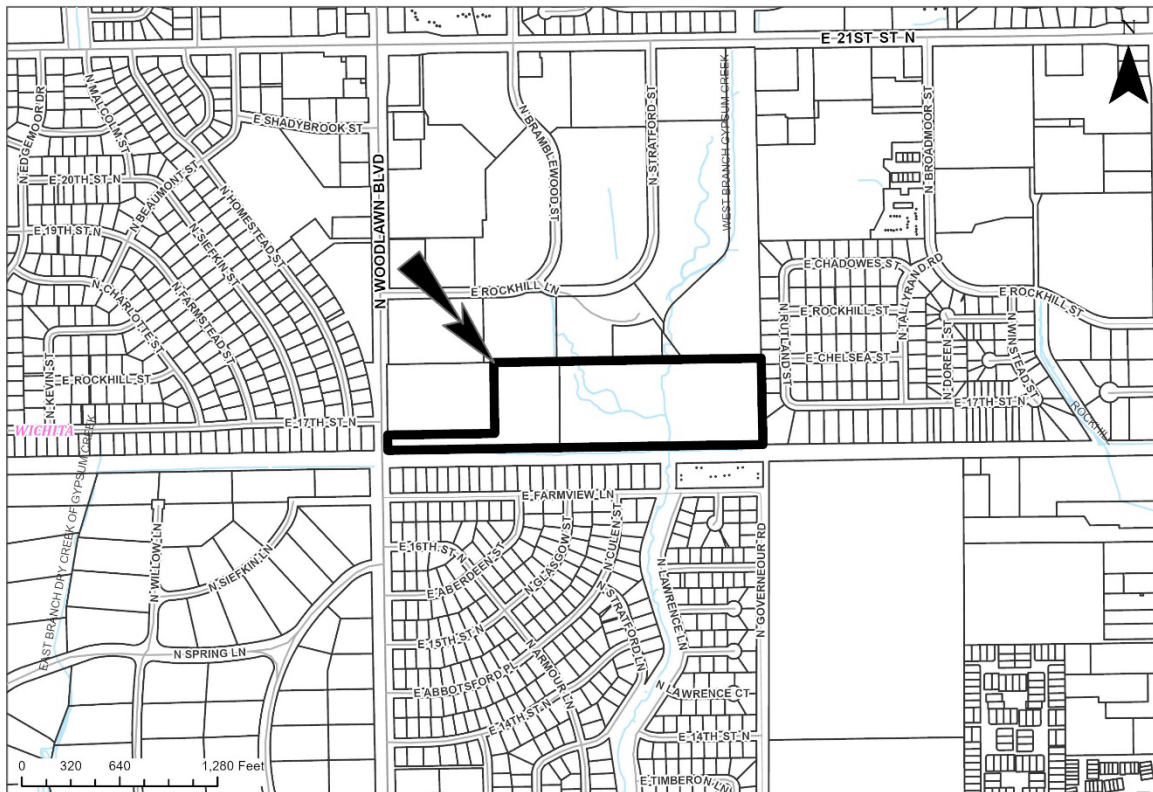
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

**MINIMUM LOT AREA:** 24.136 acres

**CURRENT ZONING:** PUD- Planned Unit Development

**PROPOSED ZONING:** PUD-Planned Unit Development

**VICINITY MAP**



Note: This is a One-Step Final Plat for a 1-Lot Industrial Subdivision on property located within the City of Wichita. The subdivision is associated with case PUD2024-00025, a zone change request from SF-5 Single-Family Residential to Planned Unit Development to create the Northeast Substation PUD #136 to expand existing electric substation.

**WAIVERS:**

- 1) The applicant requests a MODIFICATION/WAIVER of the lot depth-to-width ratio of the Subdivision Regulations for Lot 1. The Subdivision Regulations Section 7-204(D) states that the maximum depth of all non-residential lots shall not exceed 3 times the width.

The Subdivision Committee may recommend a MODIFICATION/WAIVER 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/WAIVER is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

**STAFF COMMENTS:**

A. City of Wichita Public Works and Utilities Department

1. The (2) sanitary sewer easements running north and south will need to be increased to 20' to meet current standards, centered on the sanitary sewer lines.
2. Water is available for connection on Woodlawn.
3. Sanitary sewer is available for connection on the 8" sanitary sewer line.

B. City Stormwater Management

1. Drainage plan submitted 1.29.25. 30% comment not applicable and PE stamp needed.

C. City Fire

1. City Fire Department advises that verification of proper hydrant protection will be based on the type/size of a building and following specifications for fire apparatus access roads.
2. WFD approves, no additional comment.

D. Traffic Engineering

1. Traffic Engineering will require 60-ft of ROW along Woodlawn, to be in accordance with arterial roadway requirements.

E. City Environmental Health (EH)

1. GIS shows that City water and sewer is in the area. The expectation of Environmental Health is that any development on this lot will be on City water and City sewer, as proposed. Environmental Health requires any wells installed for irrigation purposes to be properly permitted, installed, and inspected in a manner consistent with City and State requirements.

F. Planning

1. On the final plat tracing, a note shall be placed on the face of the plat indicating that this Addition is subject to the conditions of Planned Unit Development PUD #136.
2. Floodplain shall be delineated on face of plat.

3. Minimum Building Pad Elevations to be indicated on face of plat and referenced in plattor's text.
4. "WOODLAWN AVE" to be REVISED TO "N WOODLAWN BLVD" on face of plat and on vicinity map.
5. Dedication to revised to be platted into "Lot, Block and Street".
6. The final plat shall state that "A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual."
7. Plattor's text shall state: "No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage."
8. "JAMIE BUSTER" to be revised to "PAUL LEEKER".
9. "KENLY ZEHRING – CHIEF DEPUTY" signature needed.
10. Plattor's text to be revised "Utility Easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities."
11. Plattor's text to state: "the street is hereby dedicated to and for the use of the public."

G. County Surveying

1. The Gas pipeline needs shown on the final plat and confined to an easement.
2. The Sewer easements need located along the plat boundary.
3. In the Dedication "Wichita, Sedgwick County, Kansas" needs added to the plat name.
4. "Bryan Frye" needs revised to "Bryan K. Frye".
5. The following needs revised to:

State of Kansas)

SS

County of Sedgwick)

Entered on transfer record on this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_, County Clerk

Kelly B. Arnold

H. Evergy

1. Evergy has reviewed this plat and will not need to request additional easements as we are the applicant. Jessica Keck, Manager, Transmission & Substation Engineering Mgmt., will be the contact for this plat and any project associated with it. She can be contacted at (785) 379-4481. Any relocation or removal of existing Evergy service or equipment due to this plat will need to be discussed and will be at the applicant's expense. No transmission in or near the plat.

**ITEMS NEEDED ALONG WITH MYLAR:**

- 1) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.

SUB2025-00003 – Plat of NORTHEAST SUBSTATION  
February 6, 2025

- 2) The applicant shall submit an Encroachment Agreement to City Public Works prior to submittal of the mylar.
- 3) A Notice of Planned Unit Development shall be submitted identifying the approved Planned Unit Development and its special conditions for development on this property.
- 4) A copy of the instrument that establishes the pipeline easement shall be submitted.
- 5) 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.
- 6) Perimeter closure computations shall be submitted with the final plat tracing.
- 7) County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [gshearon@wichita.gov](mailto:gshearon@wichita.gov).

**REMINDERS:**

- 1) 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 Fire Code Official.).
- 2) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 3) Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 946-4595) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- 4) The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- 5) The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- 6) The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one 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.
- 7) A PDF of the recorded plat should be sent [jmeinecke@wichita.gov](mailto:jmeinecke@wichita.gov). Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff ([ARosas@wichita.gov](mailto:ARosas@wichita.gov)) and County GIS staff ([Jack.Joseph@sedgwick.gov](mailto:Jack.Joseph@sedgwick.gov)).