

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

December 22 1994

STAFF REPORT

(Revised Final Plat, Final Plat Approved 9/1/94)

CASE NUMBER: S/D 94-62 CARLSON PRODUCTS ADDITION

OWNER/APPLICANT: ICT Manufacturing, Attn: Jerry James, 4601 N. Tyler Road, Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, P. A., c/o Phil Meyer, 315 Ellis, Wichita, KS 67211

TOWNSHIP: Richard McClure, Trustee, Park Township, 5500 N. Maize Road, Maize, KS 67101

LOCATION: North of 45th Street North and east of Tyler Road

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

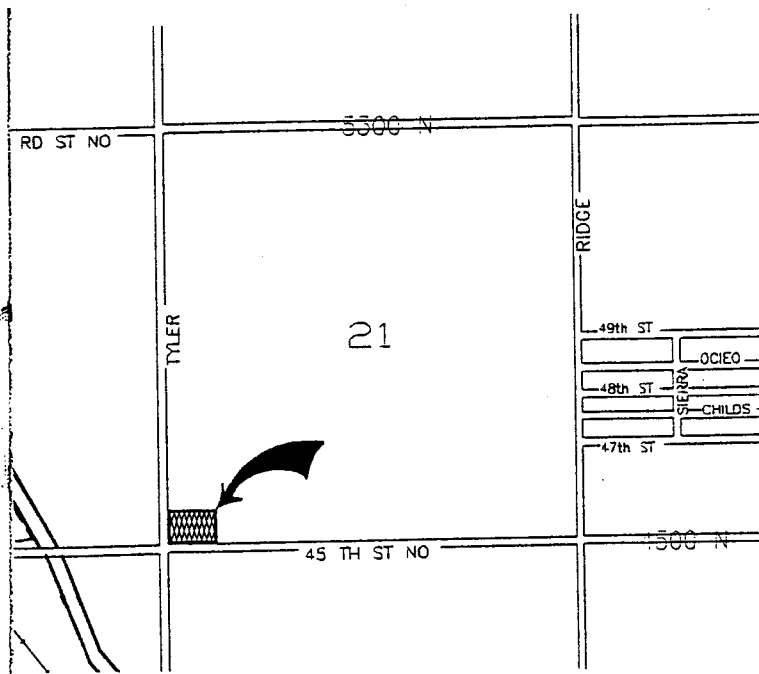
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	1

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: "R-1"

PROPOSED ZONING: "E" (SCZ-0671) and "R-1"

VICINITY MAP:



NOTE: This plat was originally being platted as a lot of just over one (1) Acre with preliminary and final plats having been approved in August and September of this year (1994). However, approval was subject to the site being approved for an on-site septic system. Such approval could not be obtained, and the site is consequently being resubmitted as a 5-acre site in order to allow for the use of a lagoon system for sanitary sewer. A portion of the site (the area of the original plat) has been approved for a zone change to "E"; the additional area of this plat will apparently remain under "R" zoning. SCZ-0671 "R" to "E" has been approved subject to platting.

STAFF COMMENTS:

- A. The applicant is advised that if only a portion of this site obtains "E" zoning, the remaining portions cannot be used for purposes other than as allowed by the "R" zoning for those portions.
- B. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval. The applicant is advised that Health Department approval will not be given until the Army Corps of Engineers has given their approval as required in Condition "C" below.
- C. This property has been identified by the Army Corps of Engineering as likely containing wetlands. Prior to this plat being scheduled for governing body review, the applicant shall submit a site development plan to the Army Corp of Engineers for review and approval and shall obtain any permits necessary for the protection and management of any wetland or riparian areas located within the plat. The applicant shall obtain a letter from the Army Corps of Engineers stating that all their requirements have been satisfactorily met.
- D. The plattor's text shall be amended on the final plat tracing by noting that Reserve A shall be owned and maintained by the owner of Lot 1. A covenant shall also be submitted in this regard. Further, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, 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 a method similar to special assessments.
- E. On the final plat tracing, the MAPC signature block shall be amended to indicate John W. McKay, Jr. as Chairman.
- F. The applicant is advised that a revised platting binder must be submitted covering all of the property now being platted.
- G. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- H. The plattor's text shall be revised to say that the access points are "to be determined by the

appropriate engineer."

- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- K. Recording of the plat within 30 days after approval by the City Council.
- L. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering needs to verify if the 1339.5 MSL minimum building pad elevation is acceptable. The previous plat used a 1340 MSL elevation.



DEPARTMENT OF THE ARMY
Kanopolis Project Office Corps of Engineers
Route 1, Box 30
Marquette, Kansas 67464

REPLY TO
ATTENTION OF:

October 4, 1994

404 - Field Investigator
(SEDGWICK, KS, NPR)

Mr. Jerry James
ICT Manufacturing, Inc.
4601 North Tyler
Wichita, Kansas 67205

Dear Mr. James:

This is in response to the September 29, 1994 meeting between yourself and our field investigator, Mr. David Hibbs regarding a jurisdictional determination for the need of a Department of the Army (DA) permit concerning a building project by ICT Manufacturing, Inc. The project is located in the south 230 feet of the west 330 feet of the southwest quarter of the southwest quarter of section 21, Township 26 south, Range 1 west, Sedgwick County, Kansas.

Section 404 of the Clean Water Act (33 USC 1344), which is administered under Federal regulations 33 CFR 320-330, provides the Corps of Engineers with regulatory jurisdiction over all waters of the United States. These provisions require prior authorization from the Corps of Engineers for the excavation or discharge of dredged or fill material into waters of the United States, including wetlands.

Based on our review of the information furnished and the information obtained during the site visit, we have determined that the proposed activity will not involve excavation or the discharge of dredged or fill material in waters of the United States. Therefore, DA authorization is not required.

Although DA authorization is not required, this does not preclude the possibility that other Federal, state and/or local permits may be required, and you should satisfy yourself in this regard.

- 2 -

If you have any questions, please feel free to write me or to call Mr. David Hibbs at 913-546-2294.

Sincerely,

A handwritten signature in cursive script, appearing to read "R. K. Nelson".

R. K. Nelson
Project Manager, Kanopolis Lake
Operations Division

Copies Furnished:

Kansas Department of Wildlife
and Parks

Kansas State Board of
Agriculture

Environmental Protection Agency



SEDGWICK COUNTY, KANSAS

BUREAU OF PUBLIC SERVICES

1250 S. SENECA
WICHITA, KANSAS 67213-4498
(316) 383-7901
FAX: (316) 263-9241

October 10, 1994

Re: Temporary Construction Easement, for Bridge No. 809-J-390,
Located in the W1/2, SW1/4 Section 21, T26S, R1W, (Film1029 Page 1309)

To Whom It May Concern,

Please be advised all construction improvements have been completed associated with the above referenced document and said document shall be considered expired.

If you should have any questions, please do hesitate to call.

Sincerely,

David C. Spears, P.E., Director
Bureau of Public Services /County Engineer

DCS/^DPED/pd

cc: Project File
R/W File

PK-172-1

FIRM 1029 PAGE 1309 809-J-390

Sedgwick County, Kansas

TEMPORARY CONSTRUCTION EASEMENT

THIS AGREEMENT made and entered into this 13th day of February, 19 89
 by and between Charles R. Woodard, ETUX, 4450 N. Maize Rd., Maize, KS 6710
 of Sedgwick County, State of Kansas party of the first part,
 and the Board of County Commissioners of Sedgwick County, Kansas, acting for said County, party of
 the second part.

W₁, SW₁, Section 21, T26S, R1W

A tract of land described as beginning at a point 50 feet East and 30 feet North of the Southwest Corner of the Southwest Quarter of Section 21, Township 26 South, Range 1 West of the 6th P.M., Sedgwick County, Kansas; thence East along a line 30 feet North of and parallel to the South line of said Southwest Quarter to the East line of the West One-Half of said Southwest Quarter; thence North 560 feet along said East line of the West Half of the Southwest Quarter; thence Westerly to a point 50 feet East and 580 feet North of the Southwest Corner of said Southwest Quarter; thence South along a line 50 feet East of and parallel to the West line of said Southwest Quarter to the point of beginning; Containing 16.18 Acres more or less.

NOW THEREFORE, in consideration of the payment of Two Thousand Dollars and 00 Cents (\$ 2,000.00), and other good valuable considerations as follows:

Payment is compensation for fence and for loss of pasture.

TO THE PARTY OF THE FIRST PART, by party of the second part, party of the first part hereby grants and conveys to party of the second part a temporary easement upon the above described premises for the purpose described above according to plans and specifications now on file in the office of the County Engineer of Sedgwick County, Kansas. Said easement shall expire upon completion of the above described improvements.

PARTY OF THE FIRST PART

Charles R. Woodard
 Charles R. Woodard
Connie L. Woodard
 Connie L. Woodard

STATE OF KANSAS 155
 SEDGWICK COUNTY
 FILED FOR RECORD AT
 8:00 P.M.

Mar 6 89 0997385

PAT KETTLER
 REGISTER OF DEEDS

El Paso County

STATE OF KANSAS SEDGWICK COUNTY, ss:

I hereby certify on this 13th day of February, A.D. 19 89, before me the undersigned, a Notary Public in and for the County, State aforesaid came Charles R. Woodard and Connie L. Woodard, his wife

to me personally known to be the same person(s) who signed and executed the above and foregoing instrument and duly acknowledged the execution of the same.

WITNESS my hand and Notary Seal on the day and date last above written.

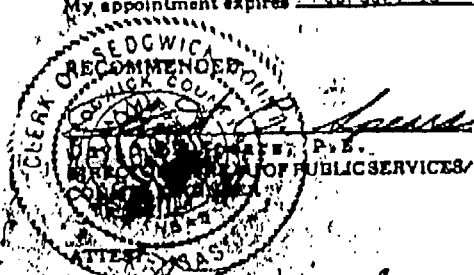


Denver Bland
 NOTARY PUBLIC

My appointment expires February 13, 19 92.

BOARD OF COUNTY COMMISSIONERS
 SEDGWICK COUNTY, KANSAS

Paul W. Hancock
 Paul W. Hancock
 CHAIRMAN



Don Wright
 COUNTY CLERK

3-1-89

9-11

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 5

September 1, 1994

**STAFF REPORT
(Final Plat)**

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TOWNSHIP: Richard McClure, Trustee, Park Township, 5500 N. Maize Road, Maize, KS 67101

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SITE SIZE: 1.3 Acres

NUMBER OF LOTS

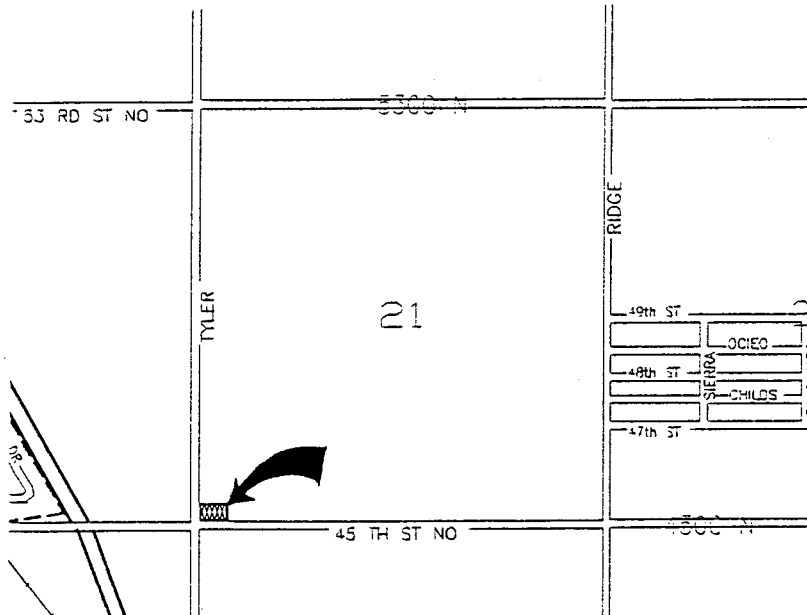
Residential:	
Office:	
Commercial:	
Industrial:	<u>1</u>
Total:	<u>1</u>

MINIMUM LOT AREA: 56,016 sq. ft.

CURRENT ZONING: "R-1"

PROPOSED ZONING: "E" (SCZ-0671)

VICINITY MAP:



NOTE: SCZ-0671 "R" to "E" has been approved subject to platting.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
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- C. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad elevation correct, and are any drainage guarantees required with the platting of this property?
- D. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- E. The plattor's text shall be revised to say that the access points are "to be determined by the appropriate engineer."
- F. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
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