



Wichita-Sedgwick County Metropolitan Area Planning Department

June 19, 2003

Goedecke Engineering Company
205 S. Main
P.O. Box 629
Eldorado, KS 67052

RE: SUB 2003-58 -- One-Step Final Plat of Claassen's Corner Addition

At the regular meeting of the Metropolitan Area Planning Commission on June 19, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated June 13, 2003.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A disk, which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad.

If you have any questions regarding this plat, please call.

A handwritten signature in black ink that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: L & D Real Estate, P.O. Box 519, Kechi, KS 67067
Dan Claassen, 14300 E. 61st St. No., Wichita, KS 67228
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works
City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

www.wichitagov.org



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Eldorado, KS 67052

RE: SUB 2003-58 -- One-Step Final Plat of Claassen's Corner Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 12, 2003, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following staff comments:

- A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval. **A restrictive covenant is required that prohibits non-domestic wastes on the site until public sewer is available.**
- B. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is needed identifying existing drainage structures.**
- C. **County Engineering has requested the dedication of a major intersection street right of way measured from the centerline of westbound Highway K-254.**
- D. The right-of-way dimensions need to be shown.
- E. **County Surveying** has requested dimensions from the south line to the section line.
- F. Additional right-of-way is needed along 143rd St. East. The Access Management Regulations require a 60-ft half-street right-of-way width along rural arterials.
- G. If any drainage will be directed onto K-254, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- H. **County Engineering** needs to comment on the access controls. The plat proposes complete access control along K-254 (61st St. North) and complete access control along the south 200 feet of frontage along 143rd St. East. **"Complete access control" shall be platted along K-254.**

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"Complete access control" shall be platted along 143rd St East except for location of one existing opening.

- I. The platlor's text shall note the dedication of the street to and for the use of the public.
- J. The front building setback needs to be revised to reference "building setback".
- K. A Protective Overlay Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved Protective Overlay and its special conditions for development on this property.
- L. 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.
- M. The platlor'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.
- N. 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. (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.)
- O. 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.
- P. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the U.S. 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.
- Q. 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.
- R. 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 NPDES 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.

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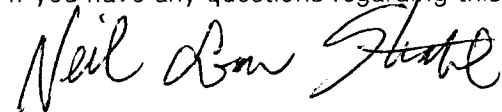
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. The representatives from the utility companies should be prepared to comment on the need for any additional utility easements to be platted on this property.
- V. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, June 19, 2003, at 1:30 p.m. The enclosed "marked" copy of the plat is for your information and files.

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If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: L & D Real Estate, P.O. Box 519, Kechi, KS 67067
Dan Claassen, 14300 E. 61st St. No., Wichita, KS 67228
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT
(One-Step Final Plat Approved 6/12/03)

CASE NUMBER: SUB 2003-58 -- CLAASSEN'S CORNER ADDITION

OWNER/APPLICANT: L & D Real Estate, P.O. Box 519, Kechi, KS 67067

AGENT: Dan Claassen, 14300 E. 61st St. N., Wichita, KS 67228

SURVEYOR/ENGINEER: Goedecke Engineering Co., 205 S. Main, P.O. Box 629, El Dorado, KS 67042

LOCATION: Northwest corner of K-254 Highway (61st St. North) and 143rd St. East

SITE SIZE: 6.23 acres

NUMBER OF LOTS

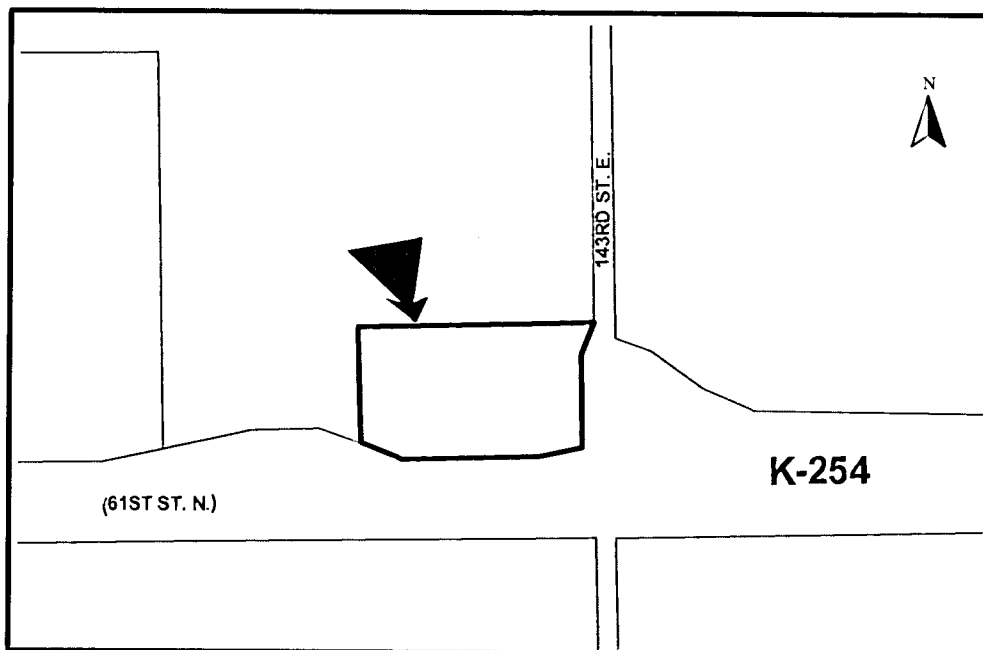
Residential:	
Office:	
Commercial:	1
Industrial:	—
Total:	1

MINIMUM LOT AREA: 6.1 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: RR, Rural Residential, GC, General Commercial

VICINITY MAP



NOTE: This is unplatted property located in the County. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. A portion of the site has been approved for a zone change (ZON 2001-02) from RR, Rural Residential to GC, General Commercial. A Protective Overlay was also approved for this site addressing permitted uses. In addition, a Conditional Use (CON2001-02) was approved for agriculture sales and service.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

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