



Wichita-Sedgwick County Metropolitan Area Planning Department

January 30, 2004

Harlan Foraker
Certified Engineering Design, P.A.
810 W. Douglas, Ste. C
Wichita KS 67203

RE: SUB 2004-03 -- One-Step Final Plat of A & G Farms Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, January 29, 2004, 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 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. **Based on the lot size being platted, this approval must be for the use of septic system.**
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. **County Engineering** needs to comment on the status of the applicant's drainage plan. **A drainage plan is needed. Easements may be needed based on the drainage plan. Impact of the pond to the south needs to be determined. A Minimum pad elevation of 1378 needs to be platted.**
- D. **County Engineering** needs to comment on the access controls. The plat denotes one opening along 391st St. West. **Complete access control is required along the north 200 feet of the property.**
- E. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in

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depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).

- F. A Block shall be designated on the face of the plat and referenced in the plat's text.
- G. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- H. The MAPC signature block needs to reference "Ronald L. Marnell, Chair".
- I. The signature line for the County Commissioners Chairman needs to reference "Thomas G. Winters".
- J. The year "2004" needs to replace "2003" within the signature blocks.
- K. The Applicant has platted a 25-ft building setback which represents an adjustment of the Zoning Code standard of a 30-ft setback for the RR, Rural Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- L. The Applicant needs to verify the location of the pipeline easement indicated in the platting binder. The easement shall be shown if encumbering this plat, or verification provided that it is off-site or has been released.
- M. All owners that are denoted in the platting binder have not been included as signatories to the plat. These owners need to be added to the final tracing or documentation provided that such interests are no longer involved with this site.
- N. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.

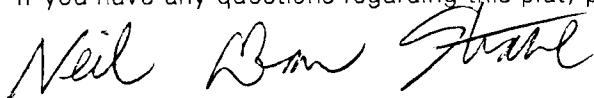
- S. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Rt. 1, Box 317, Valley Center, KS 67147) for the control of soil and wind erosion and the protection of wetlands may impact how this site can be developed. It is the applicant's responsibility to contact all appropriate agencies to determine any such requirements.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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. SBC requests additional easements.
- X. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). 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, February 5, 2004. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

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



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure



Wichita-Sedgwick County Metropolitan Area Planning Department

January 30, 2004

Harlan Foraker
Certified Engineering Design, P.A.
810 W. Douglas, Ste. C
Wichita KS 67203

RE: SUB 2004-03 -- One-Step Final Plat of A & G Farms Addition

At the regular meeting of the Metropolitan Area Planning Commission on February 5, 2004, 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 January 30, 2004.

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 cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Copies to: Jim Bishop, Sandalwood Surveying, Inc., P.O. Box 75053, Wichita KS 67275-5053
Kevin Holman, Sedgwick County Fire Department
Jim Armour, Acting City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

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STAFF REPORT
(One-Step Final Plat Approved 1/29/04)

CASE NUMBER: SUB 2004-03 -- A & G FARMS ADDITION

OWNER/APPLICANT: Greg and Annette Neises, 3851 South 391st St. West, Cheney, KS 67025

AGENT: Certified Engineering Design, P.A., 810 West Douglas, Suite C, Wichita, KS 67203

SURVEYOR/ENGINEER: Sandalwood Surveying, Inc., P.O. Box 75053, Wichita, KS 67275-5053

LOCATION: North of 39th St. South, West side of 391st St. West

SITE SIZE: 2.37 Acres

NUMBER OF LOTS

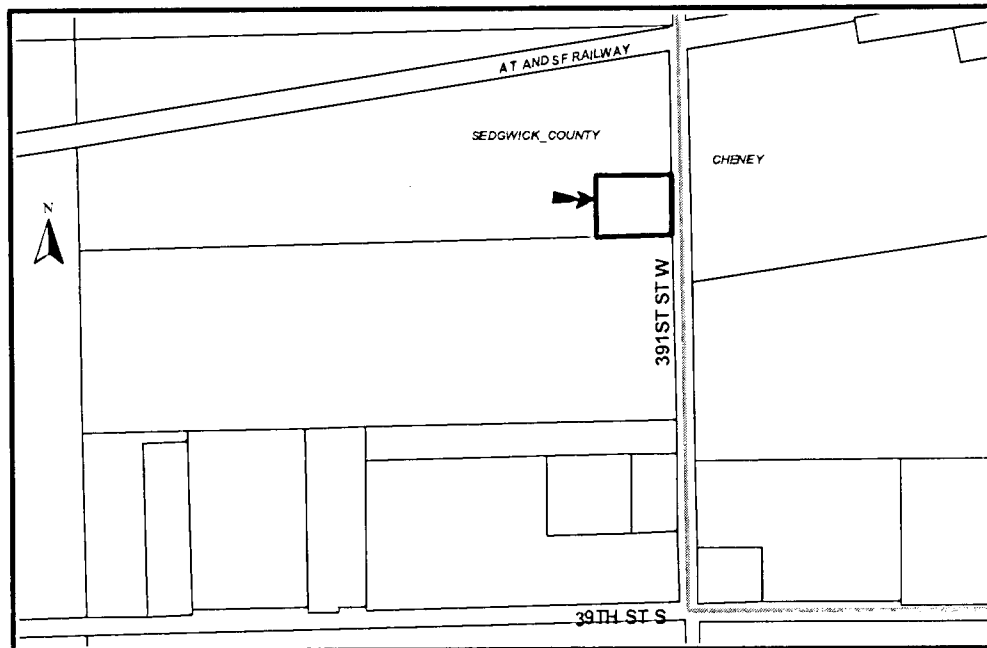
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 2 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This site is located in the County in an area designated as "Small city growth area" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Cheney Area of Influence.

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. Based on the lot size being platted, this approval must be for the use of septic system.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. A drainage plan is needed. Easements may be needed based on the drainage plan. Impact of the pond to the south needs to be determined. A Minimum pad elevation of 1378 needs to be platted.
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SUB 2004-03 -- One-Step Final Plat of A & G FARMS ADDITION

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- X. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.