

final tracing
revised
J-14-02

U.S. HIGHWAY 54



Linda Kizzire



Wichita-Sedgwick County Metropolitan Area Planning Department

August 8, 2002

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-38 -- One-Step Final Plat of Sedgwick County Electric Cooperative Association
Addition

At the regular meeting of the Metropolitan Area Planning Commission on August 8, 2002, 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 14, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.
2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.
3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.
4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

A handwritten signature in black ink, appearing to read 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

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Wichita-Sedgwick County Metropolitan Area Planning Department

June 14, 2002

Michele Webster
Terra Tech Land Surveying
22200 W. 63rd Street So.
Viola, KS 67149

RE: SUB 2002-38 -- One-Step Final Plat of Sedgwick County Electric Cooperative Association
Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 13, 2002, 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. This plat will be subject to approval of the associated zone change and any related conditions of such an amendment. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. Since sanitary sewer and public water are 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 and water wells. *A memorandum has been obtained specifying approval. A restrictive covenant is required that prohibits non-domestic uses on the site until public sewer is available.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan.
- E. County Engineering needs to comment on the access controls. Distances should be shown for all segments of access control. *County Engineering has required complete access control except for one opening along the south 150 feet.*

Access controls have been platted as requested.

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- F. County Fire Department has advised that the access drive to building needs to be installed prior to a final framing inspection or (if applicable) installed prior to having a structure moved onsite.
- G. 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.
- H. 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.
- I. 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.)
- J. 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.
- K. 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.
- L. 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.
- M. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- P. 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.
- Q. 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.

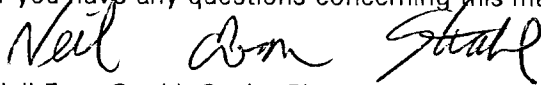
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If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, June 20, 2002, at 1:30 p.m.

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

If you have any questions concerning this matter, please call.



Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: Donald and Dorothy Albers, P.O. Box 730, Cheney, KS 67025
Alan Henning, Sedgwick County Electric Cooperative Association, Inc., 125 N. Main Street,
Cheney, KS 672035
Mike Lindebak, City Engineer
Walter Rooney, Sedgwick County Fire Department
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services

STAFF REPORT

(FINAL PLAT APPROVED 6/13/02; PRELIMINARY PLAT APPROVED 5/16/02)

CASE NUMBER: SUB 2002-38 -- SEDGWICK COUNTY ELECTRIC COOPERATIVE ASSOCIATION ADDITION

OWNER/APPLICANT: Donald R. and Dorothy Albers, P.O. Box 730, Cheney, KS 67025;
(Contract Purchaser) The Sedgwick County Electric Cooperative Association, Inc., Attn: Alan Henning, 125 Main Street, Cheney, KS 67025

SURVEYOR/ENGINEER: Terra Tech Land Surveying, 22200 W. 63rd Street South, Viola, KS 67149

LOCATION: On the west side of 383rd Street West and the south side of U.S. Highway 54.

SITE SIZE: 10.0 Acres

NUMBER OF LOTS

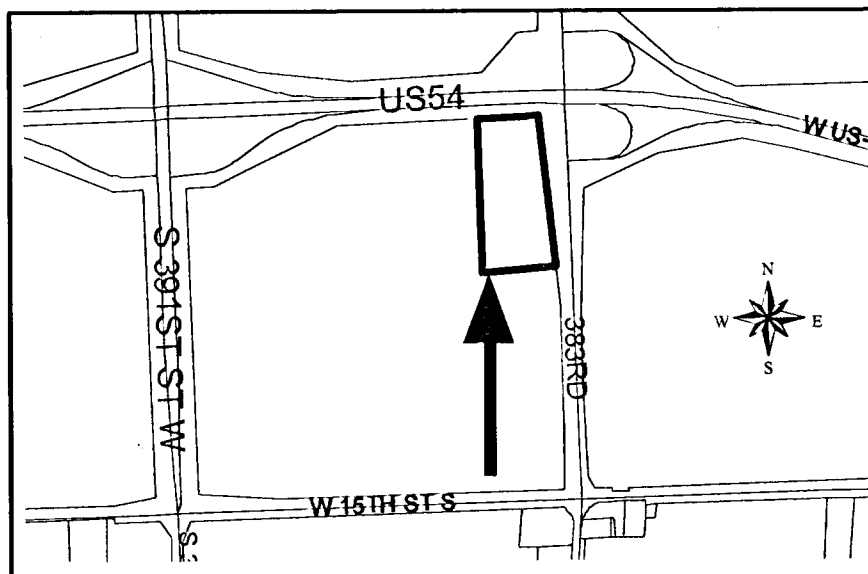
Residential:	
Office:	
Commercial:	
Industrial:	1
Total:	1

MINIMUM LOT AREA: 10.0 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: LI, Limited Industrial

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. The applicant intends to propose a zone change to LI, Limited Industrial. It is located in the Cheney Area of Influence.

Planning Staff recommends approval of the plat.

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- B. Since sanitary sewer and public water are 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 and water wells. **A memorandum has been obtained specifying approval. A restrictive covenant is required that prohibits non-domestic uses on the site until public sewer is available.**
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- E. **County Engineering** needs to comment on the access controls. Distances should be shown for all segments of access control. **County Engineering has required complete access control except for one opening along the south 150 feet.**

Access controls have been platted as requested.

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