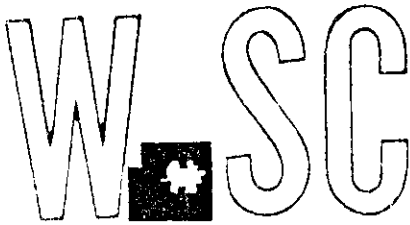


PROJECT NO. A06881 SHEET 1 OF 1

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 258-4421
FAX (316) 258-4390

June 11, 1998

FILE COPY

Kaw Valley Engineering
Attn: John L. Sheets
2319 N. Jackson
Junction City, KS 66441

S/D 98-61 - One-Step Final Plat of CASTLEBERRY ADDITION

Gentlemen:

At the regular meeting of the Metropolitan Area Planning Commission on June 11, 1998, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of June 5, 1998.

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 five (5) 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 and residential developments.
4. Submission of a disk to the Planning Department detailing this plat. This will be used by the City and County GIS Departments.

S/D 98-61 -- One-Step Final Plat of CASTLEBERRY ADDITION
June 11, 1998 -- Page 2

Please call if you have any questions.

Sincerely,

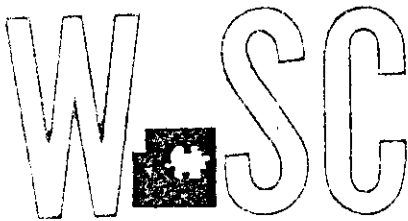
A handwritten signature in cursive script that reads "Neil Evan Strahl". The signature is written in black ink and is positioned below the word "Sincerely,".

Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

cc: Ben Castleberry, 1003 N. Broadway, Herington, KS 67449
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public
Services, 1250 S. Seneca, Wichita, KS 67213

WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1568
(316) 268-4421
FAX (316) 268-4390

June 5, 1998

Kaw Valley Engineering
Attn: John L. Sheets
2319 N. Jackson
Junction City, KS 66441

S/D 98-61 - One-Step Final Plat of CASTLEBERRY ADDITION

Gentlemen:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, June 4, 1998, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

- Need* →
- 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. *The existing lagoon has not been approved by the County or the State. County Health requests information from the applicant regarding volume of sewage, and type of uses. The Subdivision Committee requires that the applicant meet with County and/or State Health to determine the condition of the existing lagoon and any requirements.*
 - 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. *The drainage plan has not been received.*
 - D. The County Commissioners and County Clerk signature blocks need to be revised by including the correct names. A signature block underneath the Register of Deeds for the Deputy, Linda Kizzire needs to be added.
- ✓



- E. The preliminary plat denotes one existing driveway. On the final plat tracing, both the face of the plat and the plat's text shall dedicate access controls along Broadway except for one opening.
- F. County Engineering needs to comment on the need for access controls and improvements to Broadway. **No improvements to Broadway are required.**
- G. A Notice of Protective Overlay document shall be submitted indicating the Protective Overlay has been filed with MAPD
- H. 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.
- I. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- J. 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.
- K. 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 located within the City, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.
- L. Perimeter closure computations shall be submitted with the final plat tracing.
- M. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- N. 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.

S/D 98-61 -- One-Step Final Plat of CASTLEBERRY ADDITION
June 5, 1998 -- Page 3

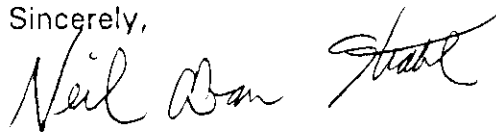
- O. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

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. Also certificates, which are required if petitions are submitted and forms for the bond and irrevocable Letter of Credit, are also available from this office.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, June 11, 1998, at 1:30 p.m. If you have any questions concerning this matter, please call.

Sincerely,



Neil Evan Strahl, AICP
Senior Planner, Current Plans Division

NES\lfb

Enclosure: Marked Copy of plat

cc: Ben Castleberry, 1003 N. Broadway, Herington, KS 67449
Mike Lindebak, City Engineer, Public Works Department (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department,
Bureau of Public Services, 1250 S. Seneca, Wichita, KS 67213

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 2-10

June 11, 1998

STAFF REPORT

(One-Step Final Plat-Approved 06/04/98)

CASE NUMBER: S/D 98-61 - CASTLEBERRY ADDITION

OWNER/APPLICANT: Ben Castleberry, 1003 N. Broadway,
Herington, KS 67449

SURVEYOR/ENGINEER: Kaw Valley Engineering, Attn: John L. Sheets, 2319 N.
Jackson, Junction City, KS 66441

LOCATION: East side of Broadway, South of 117th St. North

SITE SIZE: 20 acres

NUMBER OF LOTS

Residential:

Office:

Commercial:

Industrial: 1

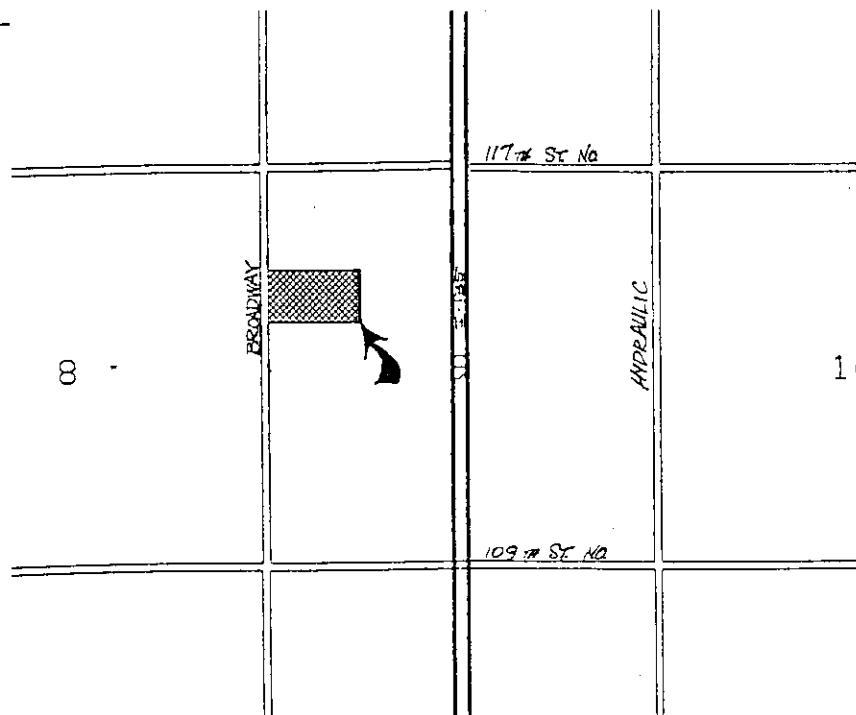
Total: 1

MINIMUM LOT AREA: 20 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: RR, Rural Residential
LI, Limited Industrial

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. A portion of this site (8.6 acres) has been approved for a zone change (SCZ-0742) from RR, Rural Residential to LI, Limited Industrial along with a Protective Overlay district incorporating use and gross floor area limitations.

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. *The existing lagoon has not been approved by the County or the State. County Health requests information from the applicant regarding volume of sewage, and type of uses. The Subdivision Committee requires that the applicant meet with County and/or State Health to determine the condition of the existing lagoon and any requirements.*
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