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**PUBLIC WORKS DEPARTMENT
INTER-OFFICE MEMO**



DATE: February 9, 2004

TO: Conservation Development and Planning Department

FROM: Jodee DiSalle, Assistant Engineer JD

SUBJECT: Oakford Vineyards, 1575 Oakville Grade
APN 027-360-018, 04029-UP

This application will allow the applicant to establish a winery with a production capacity of 3,600 gal/yr; 2 full time and 2 part time employees; construct a 6 space parking lot; and 11,920 sqft of new building floor area; including 1,000 sqft of living space and 2,340 sqft of caves. Parcel is located approximately a half mile off Oakville Grade Road.

EXISTING CONDITIONS:

1. Existing access road is approximately 17 feet wide at the connection with Oakville Grade Road for approximately 1000 feet, narrowing to 12 feet wide at the cattle guard and widening to 17 feet for the next 500 feet, and then narrowing to an average of 13 feet wide for the remaining distance to the access gate. Beyond the gate, the road narrows to 12 feet to the existing residence. The access road is paved. Beyond the existing residence, the proposed access road is undeveloped.
2. There is one turnout on the common access drive to the site.
3. Parking surface is currently undeveloped.
4. The access road to the facility serves 7 addresses.
5. The traffic count for Oakville Grade Road was 1,176 just west of SR29 taken on 8/9/1999.

RECOMMENDED CONDITIONS:

GROUNDWATER

1. We have reviewed the phase one, water availability analysis for the proposed project. The 39.96 acre parcel is located in the "hillside" area, with an extraction threshold of 0.5 AF/Acre, resulting in a total parcel threshold of 19.98 AF/Year. The estimated water demand of 4.33 AF/Year is below the established threshold for the property. Therefore, the projected water use for this project should not have a significant impact on static water levels of neighboring wells. No further analysis is necessary.

Occupancy of any buildings or commencement of any use, the permittee shall be responsible for repair of any pavement degraded due to its construction vehicles.

Any changes in use may necessitate additional conditions for approval.

If you have any questions regarding the above items please contact Larry Bogner or Jodee DiSalle at 253-4351. For groundwater questions, please contact Anna Maria Martinez

cc: Tom and Kyle Futo, 820 Longford, Wichita, KS 67206