



Wichita-Sedgwick County Metropolitan Area Planning Department

May 24, 2001

Austin Miller, P.A.
355 N. Waco, Ste 200
Wichita, KS 67202

RE: SUB 2001-52 -- One-Step Final Plat of Starwoods First Addition

At the regular meeting of the Metropolitan Area Planning Commission on May 24, 2001, 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 May 18, 2001.

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, reading 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch



Wichita-Sedgwick County Metropolitan Area Planning Department

May 18, 2001

Austin Miller, P.A.
255 N. Waco, Ste. 200
Wichita, KS 67202

RE: SUB 2001-52 -- One-Step Final Plat of Starwoods First Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, May 17, 2001, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

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.
- 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 floodway reserve needs to be designated. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language. A flood study is required. An application to FEMA is needed for Letter of Map Amendment. A minimum pad elevation needs to be established.
- D. The benchmark needs a better description.
- E. County Engineering needs to comment on the need for access controls. The final plat tracing shall reference the access controls in the plat's text. County Engineering has required access control except four openings on 79th St. South and 103rd St. West. 500 feet of complete access control is needed from the north line. One opening is permitted within the south 1,200 feet.
- F. The plat needs to indicate a contingent 50-ft half-street right-of-way on 103rd St. West and 79th St. South and reference the dedication in the plat's text.

- G. The plat should dedicate additional right-of-way for a temporary turnaround along 79th St. South. The temporary turnaround shall be established by separate instrument.
- H. County Engineering has requested street dedication necessary for a major intersection right-of-way.
- I. The property line boundaries need to be indicated with a bold line.
- J. The location of the pipeline easement needs to be indicated.
- K. Railroad right-of-way needs to be indicated that is located within the southeastern portion of the plat.
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- M. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- N. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- 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 316-729-0102) 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 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.
- 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.
- X. 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 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.

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

This matter will be forwarded to the Planning Commission for its consideration on Thursday, May 24, 2001, at 1:30 p.m.

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: Girl Scouts of the Golden Plains Council, Inc., 360 Lexington Road, Wichita, KS 67218
Mike Lindebak, City Engineering, Mail Stop (1-71)
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of Public Services, 1144 S. Seneca, Wichita, KS 67213

STAFF REPORT

(One-Step Final Plat Approved 5/17/01)

CASE NUMBER: SUB 2001-52 -- STARWOODS FIRST ADDITION

OWNER/APPLICANT: Girl Scouts of the Golden Plains Council, Inc., 360 Lexington Road,
Wichita, KS 67218

SURVEYOR/ENGINEER: Austin-Miller, P.A., 355 N. Waco, Suite 200, Wichita, KS 67202

LOCATION: Northeast corner of 79th St. South and Maize Road

SITE SIZE: 160 Acres

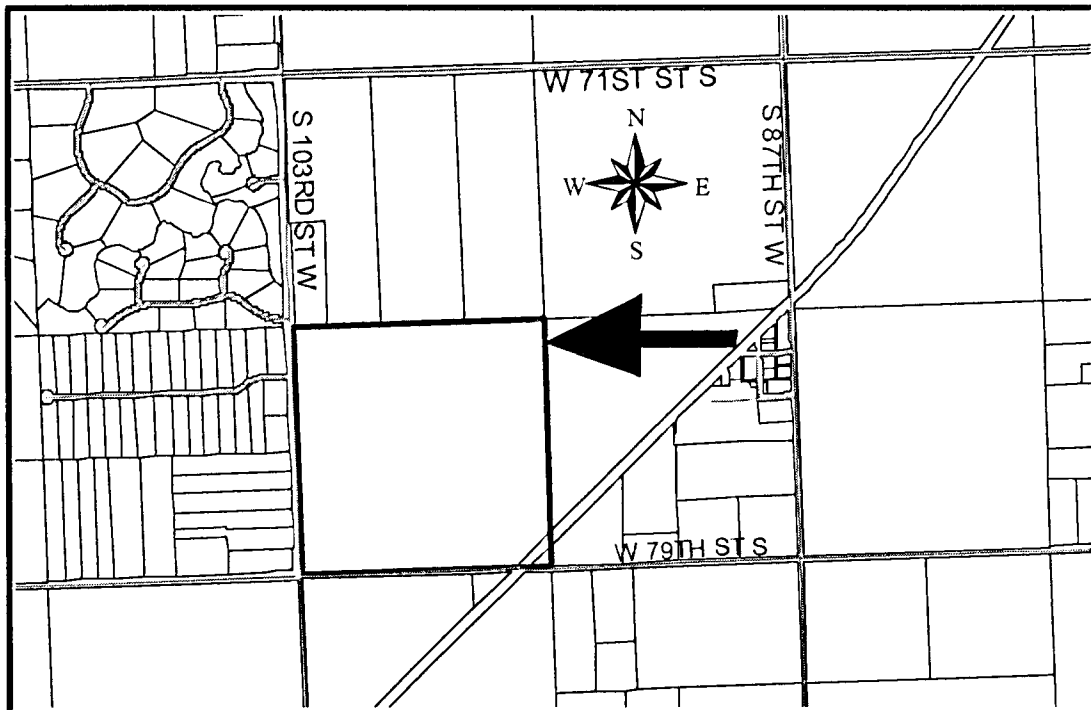
NUMBER OF LOTS

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

MINIMUM LOT AREA: 157.4 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP

Note: This unplatted site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Clearwater Area of Influence. The site is located within the 100-year floodplain.

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.
- 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 floodway reserve needs to be designated. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language. A flood study is required. An application to FEMA is needed for Letter of Map Amendment. A minimum pad elevation needs to be established.*
- D. The benchmark needs a better description.
- E. **County Engineering** needs to comment on the need for access controls. The final plat tracing shall reference the access controls in the plat's text. *County Engineering has required access control except four openings on 79th St. South and 103^d St. West. 500 feet of complete access control is needed from the north line. One opening is permitted within the south 1,200 feet.*
- F. The plat needs to indicate a contingent 50-ft half-street right-of-way on 103^d St. West and 79th St. South and reference the dedication in the plat's text.
- G. The plat should dedicate additional right-of-way for a temporary turnaround along 79th St. South. The temporary turnaround shall be established by separate instrument.
- H. **County Engineering** has requested street dedication necessary for a major intersection right-of-way.
- I. The property line boundaries need to be indicated with a bold line.
- J. The location of the pipeline easement needs to be indicated.
- K. Railroad right-of-way needs to be indicated that is located within the southeastern portion of the plat.
- L. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- M. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

SUB 2001-52 -- One-Step Final Plat of STARWOODS ADDITION
May 24, 2001 - Page 3

- N. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- O. 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.
- 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 316-729-0102) 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 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.
- 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.
- X. 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.