

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 4

June 18, 1998

STAFF REPORT
(Final Plat, Preliminary Plat-Approved 5/21/98)

CASE NUMBER: S/D 98-53 - PRAIRIE RIDGE ESTATES ADDITION

OWNER/APPLICANT: Greg Farber, 7001 S. 99th St. East, Derby, KS 67037

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

LOCATION: Southeast corner of 63rd St. South and 127th St. East

SITE SIZE: 152 acres

NUMBER OF LOTS

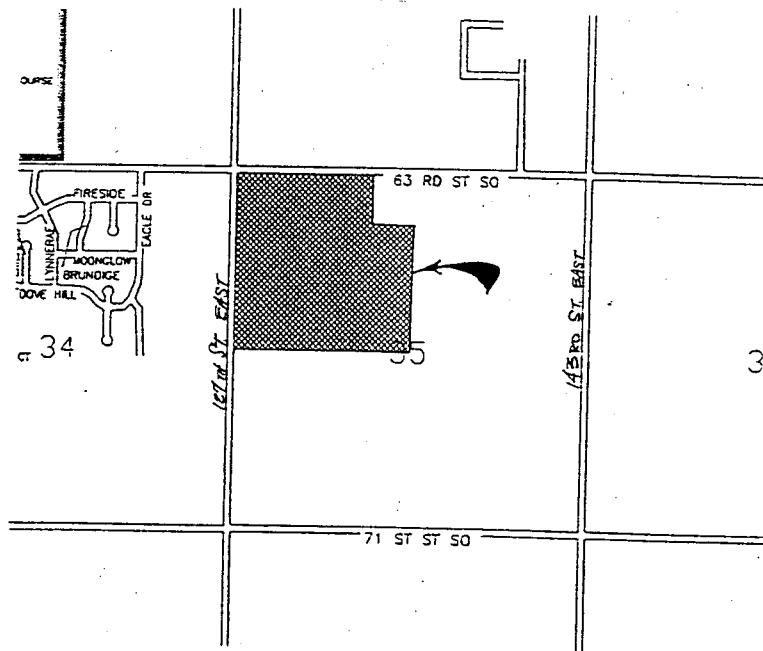
Residential:	25
Office:	
Commercial:	
Industrial:	
Total:	= 25

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "suburban" by the Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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. A memorandum shall be obtained specifying approval. **Standard soil testing is required.**
- B. The site is currently served by Rural Water District No. 3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district regarding any **requirements. The Rural Water District has informed MAPD that capacity is available to serve the lots in this plat.**
- 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. **Floodway reserves will need to be platted to cover cross-lot drainage.**
- E. The applicant shall guarantee the installation of the proposed interior streets to the 32-ft sand road standard.
- F. Complete access control shall be dedicated along the site's frontage to 63rd St. South and 127th St. East. On the final plat, the dedication of access controls shall be referenced in the plat's text.
- The requested access controls have been depicted on the final plat.
- G. **County Fire** needs to comment on the acceptability of the plat's street names.
- H. Contingent right-of-way dedications extending to the south and east line of the plat is recommended in order to provide potential street connections. These dedications shall be referenced in the plat's text as being effective upon the platting of any adjacent subdivision having a street connecting thereto. **Applicant explained the existence of 10-acre developed lots to the south; but agreed to plat a contingent right-of-way dedication to the east.**

The final plat does not indicate the requested contingent right-of-way dedication to the east.

- I. **County Engineering** needs to comment on the need for improvements to perimeter streets or additional right-of-way. **An additional 10 feet of half street right-of-way needs to be dedicated along the north line of the plat.**

The requested 10-foot of half-street right-of-way has been denoted on the final plat.

- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.

- K. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the County, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- L. **County Engineering** should comment on the length of the cul-de-sac (2,100 ft.) which exceeds the 1,200 ft. standard. **County Engineering recommends that the southern cul-de-sac be looped northward and connected to the northern street.**

The requested loop street has been denoted on the final plat.

- M. 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.)

- N. 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.

- O. 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.

- P. 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.
- Q. 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.
- R. Perimeter closure computations shall be submitted with the final plat tracing.
- S. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- T. 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.
- U. 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.