

April 4, 1996

**STAFF REPORT**  
**(Preliminary Plat)**

**CASE NUMBER:** S/D 96-14 SPRING CREEK ADDITION

**OWNER/APPLICANT:** Spring Creek, LLL, 4004 E. Kellogg, Wichita, KS 67218

**AGENT:** Jeff Lange, 4911 S. Meridian, Wichita, KS 67217

**OWNER:** Jack Novascone, 13629 Northpoint, Wichita, KS 67230

**SURVEYOR/ENGINEER:** Poe and Associates, c/o Kenny E. Hill, 434 N. Oliver, Wichita, KS 67208

**TOWNSHIP:** Robert D. Hay, Trustee, Ohio Township, 9171 South West Street, Wichita, KS 67233

**LOCATION:** West of 103rd Street West and south of 71st Street South

**SITE SIZE:** 160 Acres

**NUMBER OF LOTS**

Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	<u>47</u>

**MINIMUM LOT AREA:** 2.0 Acres

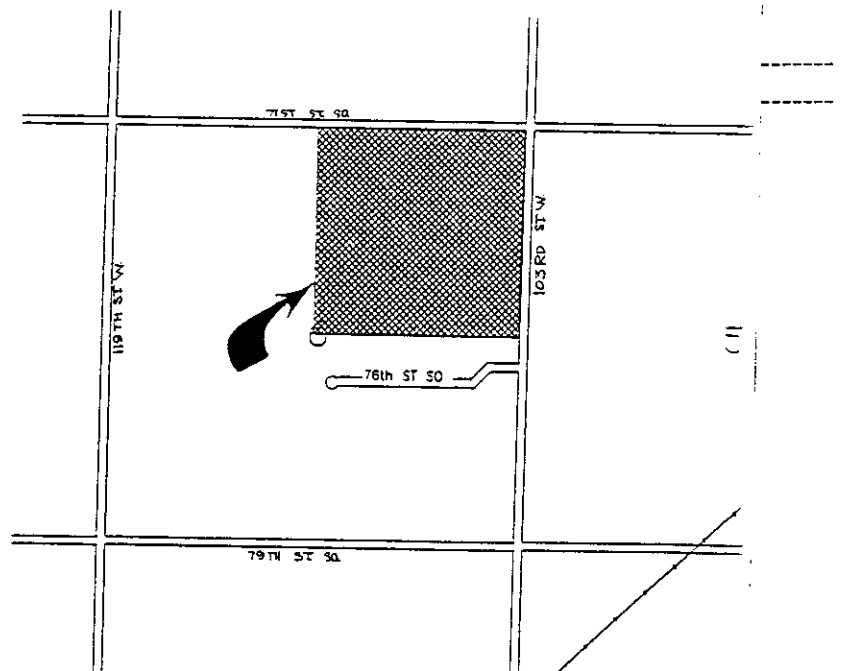
**CURRENT ZONING:** "R" (R) - County

**PROPOSED ZONING:**

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**VICINITY MAP:**



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 applicant is advised that any lot under 5-acres must be approved for the use of a septic system.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. The applicant shall guarantee the installation of the interior streets to the suburban (gravel) standard. The applicant is advised that the County does not accept petitions as a guarantee for gravel streets.
- D. In order to provide for emergency access for the overly long cul-de-sac street (Bluewater Lane), the applicant has indicated that an access easement will be provided from the end of this street, southward across the adjoining property to an existing street that also extends out to 103rd Street East.

This easement needs to be submitted to Planning for processing with the plat. County Engineering and/or the County Fire Department need to comment on what type of improvements (driving surface, gates, etc.) need to be provided within this easement. Also, a means of guaranteeing or assuring the installation of such improvements needs to be determined, i.e., included with street guarantee, imposed as a condition of obtaining building permits, and so forth.

- E. On the final plat, lots requiring access to one of the mile line Roads shall also indicate the dedication of access control. **County Engineering** needs to indicate if only one opening should be allowed per such lot. The plattor's text shall reference the dedication of access control.
- F. Since this plat involves the platting of a floodway, the plattor's text on the final plat shall reference the standard floodway language.
- G. As required, this plat shall indicate on the face of the plat and in the plattor's text the platting of minimum building pad elevations. Further, both on-site and off-site benchmarks shall be indicated.
- H. The **County Fire Department** representative needs to indicate the acceptability of the indicated street names. Spring Creek Drive is already in use in the County, but is in the area just south of Kellogg and near Butler County. If Bluewater uses the Lane designation, the two courts should also use "Lane" in their name. Also, Bluewater Lane since it is ending in a cul-de-sac would need to be labeled a circle, i.e., Bluewater Lane Circle. It may be more appropriate to simply call these streets Bluewater Circle and Bluewater Court(s). Spring Bluff would also be

considered a Circle and not a Court.

- I. Although the Subdivision Regulations do not directly cite lot standards in regard to fragmentation of lots, it is appropriate to avoid any such situations. Lot 4 and a portion of Lot 8, both in Block 1, are divided by a floodway, in particular Lot 4. It does not appear that the Floodway at these locations is so extreme as to isolate portions of these lots in any significant manner. If, however, the floodway is actually impassable, it is recommended that a realignment of lots be considered so as to eliminate any such fragmentation.
- J. On the final plat, sufficient dimensions shall be shown from lot corners to adequately locate the floodway boundary on all impacted lots.
- K. All lot lines, including those within the floodway, shall be shown as solid lines.
- L. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to County Engineering for review and approval.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- R. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- S. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate the acceptability of the Floodway as platted and requirements for minimum building pad elevations.

July 3, 1996

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 4/4/96)

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**TOWNSHIP:** Robert D. Hay, Trustee, Ohio Township, 9171 South West Street, Wichita, KS 67233

**LOCATION:** West of 103rd Street West and south of 71st Street South

**SITE SIZE:** 160 Acres

**NUMBER OF LOTS**

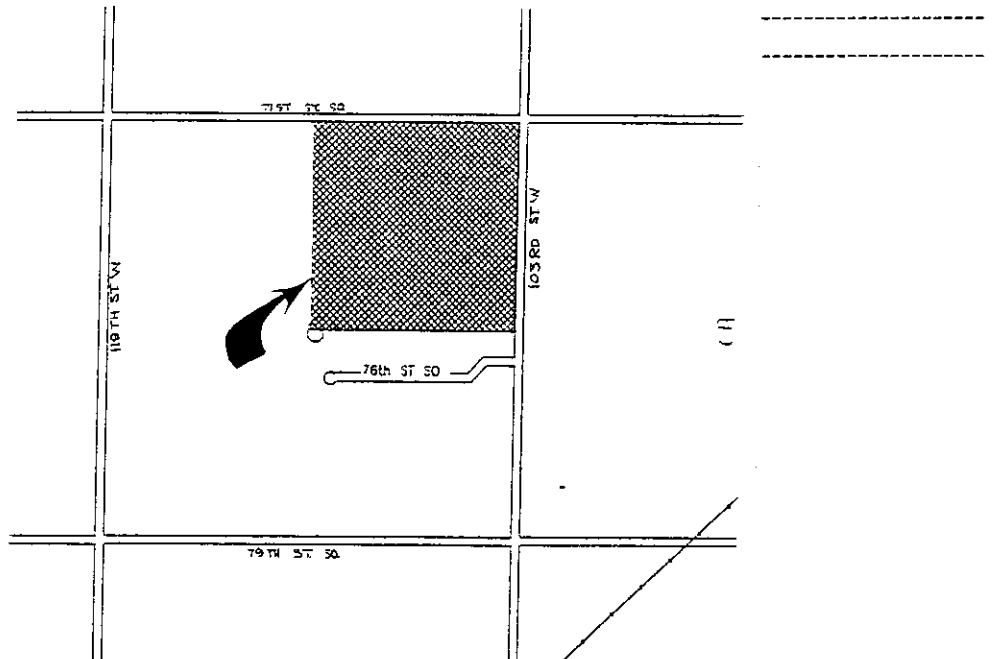
Residential:	40 (previously 47)
Office:	
Commercial:	
Industrial:	
Total:	<u>40</u>

**MINIMUM LOT AREA:** 2.04 Acres

**CURRENT ZONING:** "R" (R) - County

**PROPOSED ZONING:**

**VICINITY MAP:**



NOTE: Based on tests for on-site sanitary sewer facilities, a number of lots shown on the preliminary plat had to be combined, resulting in a reduction in the number of lots from 47 to 40.

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 applicant is advised that any lot under 5-acres must be approved for the use of a septic system. Further, as determined necessary by the Health Department, certain lots may require controls on the location of septic fields, and appropriate agreements, covenants, etc. shall be provided as necessary.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property. As requested by County Engineering, the final plat was to revise (expand) the Floodway in certain areas. Engineering needs to indicate if this plat has been revised appropriately.
- C. The applicant shall guarantee the installation of the interior streets to the suburban (gravel) standard. The applicant is advised that the County does not accept petitions as a guarantee for gravel streets. This guarantee shall also include all needed improvements (driving surface, gates, etc.) required for the emergency access easement noted below.
- D. In order to provide for emergency access for the overly long cul-de-sac street (Bluewater Lane), the applicant has indicated that an access easement will be provided from the end of this street, southward across the adjoining property to an existing street that also extends out to 103rd Street East. This easement needs to be submitted to Planning for processing with the plat. Also, the final plat shall redesign this cul-de-sac so that it is fully in contact with this easement.
- E. The applicant's agent needs to explain how this plat is proposing to depict lot perimeters for those lots adjacent to the indicated floodway. At this time, the final plat is apparently showing non-specific and unacceptable descriptions of lots along the floodway(s). That is, the rear lot lines of these lots are not being precisely identified. The dashed lines toward the rear of such lots appears to indicate the floodway boundary but not rear lot lines.

On the final plat tracing, all lot property lines should be properly indicated and the boundary of the floodway(s) labeled as such.

- F. The plat's text shall be amended to note that access controls are being dedicated to Sedgwick County. This site is distinctly a County location, with no expectation of being incorporated into an urban area in the near future.
- G. The plat's name "Spring Creek Addition" shall be placed on both pages of the plat.
- H. On the final plat tracing, "Spring Bluff" coming off of 103rd Street West shall be labeled a

Circle.

- I. Although the Subdivision Regulations do not directly cite lot standards in regard to fragmentation of lots, it is appropriate to avoid any such situations. Lot 4 and a portion of Lot 6, both in Block 1, are divided by a floodway, in particular Lot 4. It does not appear that the Floodway at these locations is so extreme as to isolate portions of these lots in any significant manner.
- J. All lot lines, including those within the floodway, shall be shown as solid lines.
- K. 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.)
- L. 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.
- M. 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.
- N. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- P. Recording of the plat within 30 days after approval by the City Council.
- Q. The representatives from County Engineering should be prepared to comment on the status of the applicant's drainage plan. Engineering also needs to verify the acceptability of the floodway boundaries and the minimum building pad elevations.