

STAFF REPORT

(Final Plat, Preliminary Plat Approved 1/25/07)

CASE NUMBER: SUB 2007-02 -- BROWNLEE ADDITION

OWNER/APPLICANT: James and Zelda Brownlee, 1930 W. Evanston St., Wichita, KS 67204

SURVEYOR/AGENT: Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: East of Oliver, North of 85th St. North

SITE SIZE: 19.97 acres

NUMBER OF LOTS

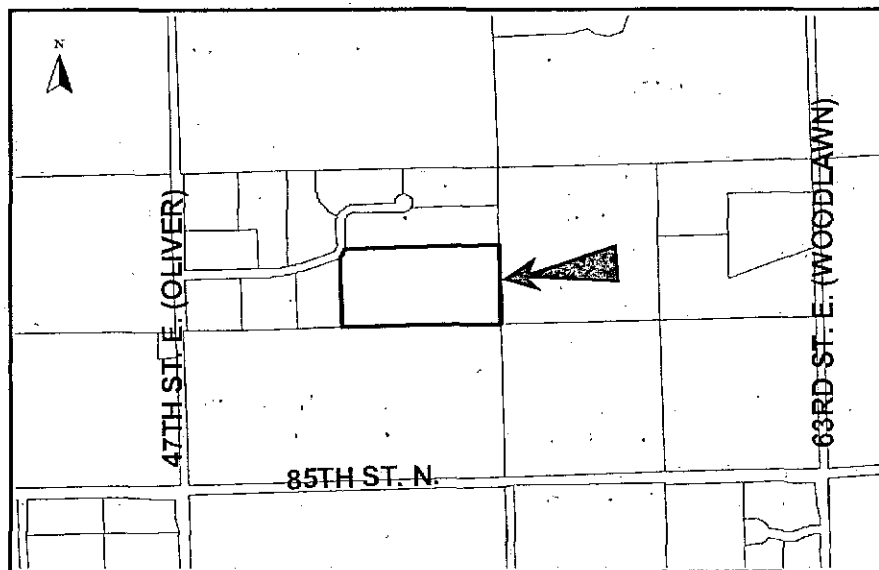
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	<u>4</u>

MINIMUM LOT AREA: 2.05 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact County Code Enforcement 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.
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a Safe Yield Analysis must be provided to Sedgwick County Code Enforcement to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- C. The site is currently located within the Sedgwick County Rural Water District No. 2. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. County Engineering has requested a revised drainage plan.
- F. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- G. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.
- H. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- J. The applicant shall guarantee the installation of the cul-de-sac to the 36-foot rock suburban street standard.
- K. 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.
- L. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.

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- M. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- N. 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.
- O. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- P. 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.
- Q. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- R. 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.
- S. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

Holloway, Cheryl

From: Strahl, Neil
Sent: Tuesday, January 23, 2007 12:07 PM
To: Holloway, Cheryl
Subject: FW: Memo for Subdivision Committee:

-----Original Message-----

From: HARVSIEME@cs.com [mailto:HARVSIEME@cs.com]
Sent: Tuesday, January 23, 2007 11:57 AM
To: Strahl, Neil
Subject: Memo for Subdivision Committee:

Mr. Strahl Please give the memo below regarding the Brownlee Subdivision hearing to the Subdivision Committee. Thank You Harvey Siemens.
Metropolitan Area Planning Commission:
Subdivision Committee:
Agenda January 25, 2007 at 1:30p.m.
Item #11. Sub 2007-02 Preliminary Plat -- Brownlee Addition.

Idle Banks Subdivision: Is in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ Sec 25-T25S-R1E.
The Proposed Brownlee Subdivision is in the SE corner of the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ Sec 25 described above. As the Brownlee subdivision is adjacent to I. B. S. we request the covenants for the Brownlee Subdivision to include the items listed below.

The current homes built in I. B. S. are built with the following specifications Just a few of them listed below.

1. Homes build on site by professional home builder.
2. Minimum of 1600Sq ft. main floor, 2000Sq ft. multi floors.
3. Heritage Shingles or equivalent. Roof pitch shall be 4/12 are greater.
4. Homes completed within 1 Year.
5. Other out buildings shall be same construction type as House, permanent not temporary and approved by current committee of IBS.
6. Business Use excluded: No retail, wholesale, manufacturing or repair business of any kind.
7. No non running cars, car bodies, or chassis shall be stored on property or No building material stored outside except for new building material which are used for new construction.

We see this as very necessary to maintain our property values.

Harvey & Bonnie Siemens Lot 7 Block 1 Idle Banks.
5265 Idle Banks Cir.
316-744-7400

STAFF REPORT
(Preliminary Plat)

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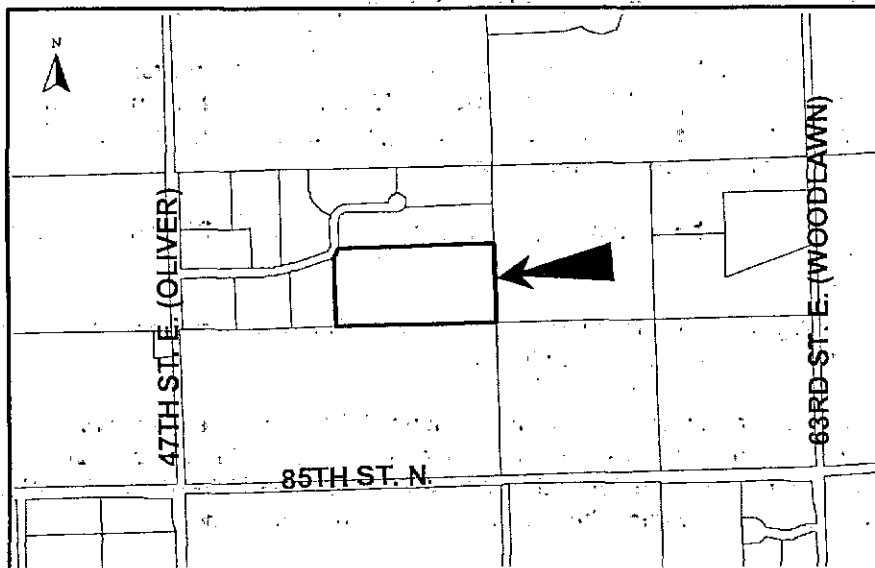
Residential:	4
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Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 2.05 acres

CURRENT ZONING: RR, Rural Residential

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STAFF COMMENTS:

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- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a Safe Yield Analysis must be provided to **Sedgwick County Code Enforcement** to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- C. The site is currently located within the Sedgwick County Rural Water District No. 2. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage concept. *Additional drainage easements may be required based upon final drainage plan. Drainage easements as designated on Lots 1, 2 and 3 shall be designated as floodway and shall be at the limits of the Zone A as shown on the plat. Minimum pads to be designated on final plat per approved drainage plan.*
- F. **Sedgwick County Fire Department** advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- G. A block number or letter shall be denoted on the face of the plat.
- H. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- I. The applicant shall guarantee the installation of the cul-de-sac to the 36-foot rock suburban street standard.
- J. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- K. 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.
- L. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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 the governing body.

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- M. On the final plat, the signature line for the County Commissioners Chair needs to reference "David M. Unruh".
- N. GIS needs to comment on the plat's street names. The street name needs to be labeled as "Idle Banks Ct".
- O. The Applicant is reminded that a platting binder is required with the final plat. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- P. The platator'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.
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- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- X. 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. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.