

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 9.

July 23, 1998

STAFF REPORT
(Final Plat, Preliminary Plat Approved 6/4/98)

CASE NUMBER: S/D 98-60 - BROTMAN ESTATES

OWNER/APPLICANT: Charlene Brotman, 22 Howard Street,
Newton, MA 02158

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Inc., Attn: Michele Goodrich,
239 N. Ohio, Wichita, KS 67214

LOCATION: Northwest corner of 63rd St. South and 263rd St. West

SITE SIZE: 48.4 acres

NUMBER OF LOTS

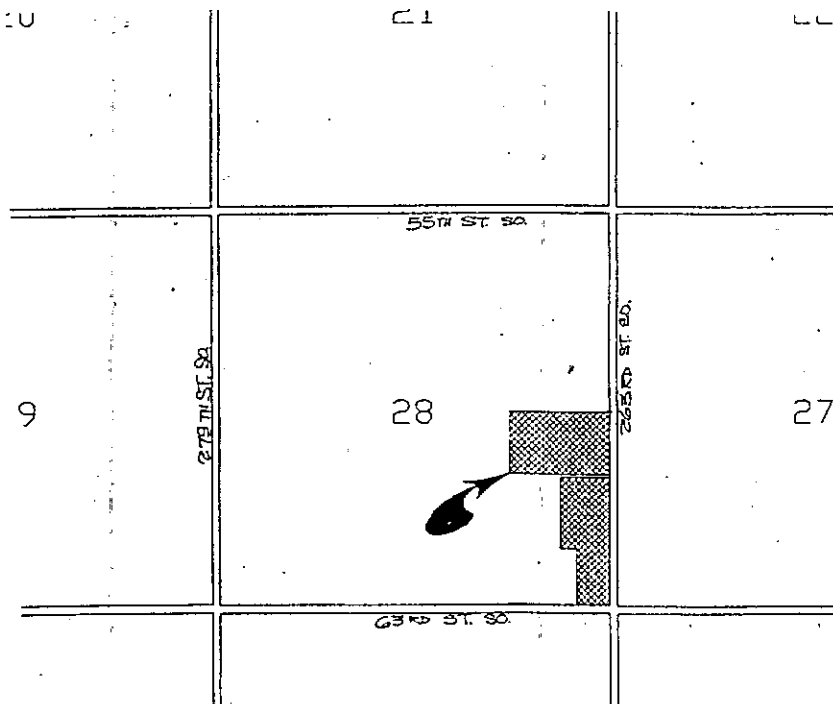
Residential:	9
Office:	
Commercial:	
Industrial:	
Total:	<u>9</u>

MINIMUM LOT AREA: 3 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

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. Standard soil testing is required.
- 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 is to be platted across lots 4, 5, and 6.
- D. Complete access control shall be dedicated along 263rd Street West for lots 5 and 8. Access control to 263rd St. West except for one opening shall be denoted for Lots 1 through 4. Both the face of the plat and the plattor's text shall indicate the dedication of the access controls. County Engineering requires 100 feet of complete access control north and west of the southwest corner of Lot 1.

The requested access controls have been denoted on the final plat.
- E. The plattor's text on the final plat shall note the creation of the Floodway reserves in addition to the standard floodway language.
- F. A point of beginning needs to be included on the drawing, in addition to the additional bearings and distances as noted in the legal description.
- G. For those reserves being platted for floodway 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.

- H. A restrictive covenant shall be submitted setting forth ownership and maintenance responsibilities of the private drive, and establish future reversionary rights of the private drive to the lots benefiting from the private drive.
- I. The private drive shall be designated a street name.
- J. County Engineering needs to comment on the need for improvements to perimeter streets. No improvements are needed.
- K. The applicant shall guarantee the installation of the interior street to the suburban gravel street standard.
- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.

- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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. *Southwestern Bell has requested additional easements which have been denoted on the final plat.*
- T. 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.
- U. The name of the Deputy "Linda Kizzire" shall be included on the final tracing.

SUBDIVISION COMMITTEE
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AGENDA ITEM NO. 11.

June 4, 1998

STAFF REPORT
(Preliminary Plat)

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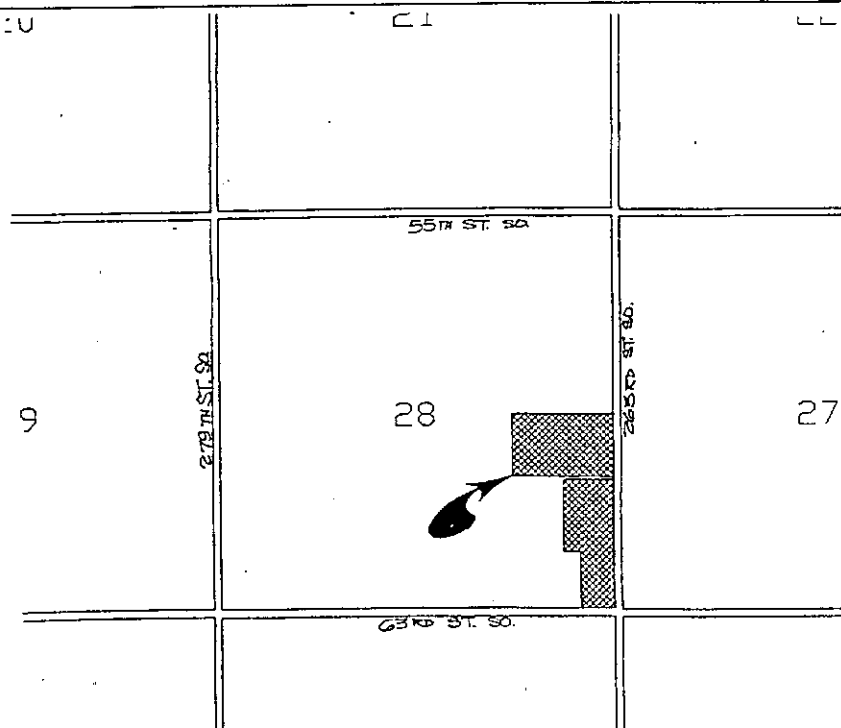
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STAFF COMMENTS:

- 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 concept.
- D. Complete access control shall be dedicated along 263rd Street West for lots 6 and 9. Access control to 263rd St. West except for one opening shall be denoted for Lots 1 through 5. Both the face of the plat and the plattor's text shall indicate the dedication of the access controls.
- E. The plattor's text on the final plat shall note the creation of the Floodway reserves in addition to the standard floodway language.
- F. A point of beginning needs to be included on the drawing, in addition to the additional bearings and distances as noted in the legal description.
- G. 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.
- H. For those reserves being platted for floodway 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.

- I. A restrictive covenant shall be submitted setting forth ownership and maintenance responsibilities of the private drive, and establish future reversionary rights of the private drive to the lots benefiting from the private drive.
- J. County Engineering needs to comment on the need for improvements to perimeter streets.
- K. The applicant shall guarantee the installation of the interior street to the suburban gravel street standard.
- L. 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.)
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