

STAFF REPORT  
(Final Plat, Preliminary Plat Approved 5/17/01)

**CASE NUMBER:** SUB 2001-47 -- BLUESTEM ACRES SECOND ADDITION

**OWNER/APPLICANT:** David Reichenberger, 6363 Lazy Day Lane, Andale, KS 67001

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, 22200 W, 63rd St. South, Viola, KS 67149

**LOCATION:** North side of 61st St. South, East of 279th St. West

**SITE SIZE:** 100 Acres

**NUMBER OF LOTS**

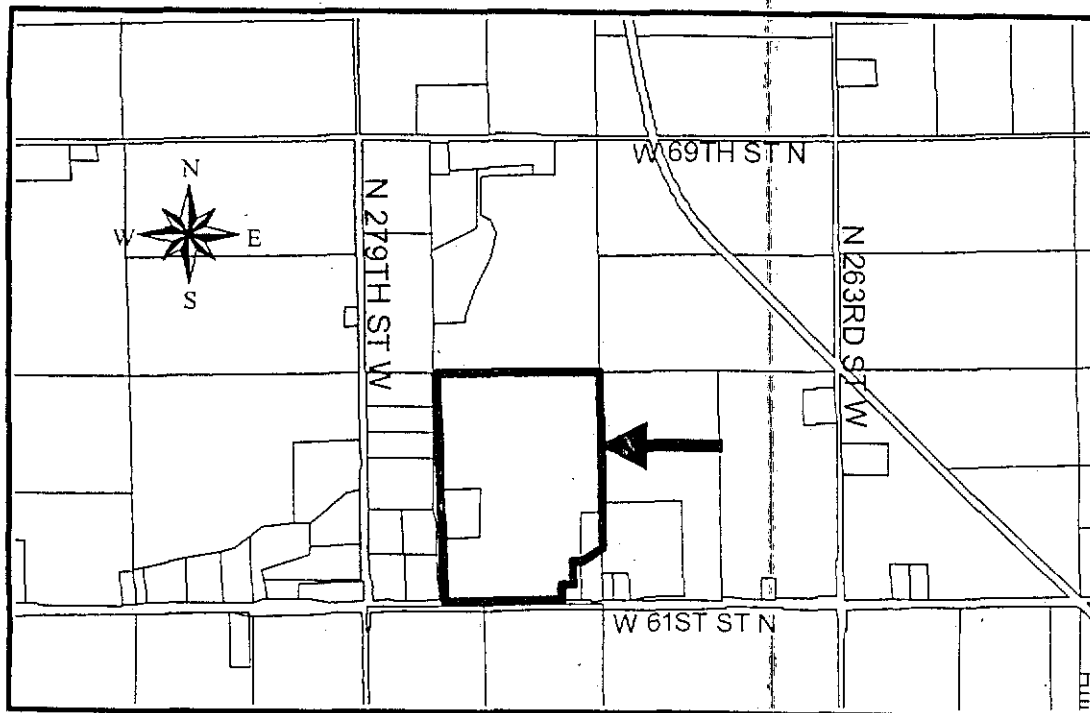
Residential:	20
Office:	
Commercial:	
Industrial:	
Total:	20

**MINIMUM LOT AREA:** 4.5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

VICINITY MAP



**NOTE:** This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

**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 is needed in Lots 1 through 5, 13 and 14, Block 2, and in Lots 2, 3, and 4 of Block 1.
- D. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard. The street shall be approved and accepted by the county or township prior to the application or issuance of any building permits for individual lots.
- E. The Applicant proposes a 70-ft contingent dedication of street right-of-way extending to the east line of the plat in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text as becoming effective "upon the platting of any adjacent subdivision having a street connecting thereto". The dedication should be labeled as a "contingent street dedication".
- F. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot wide easements be platted in order to allow for the installation of the utilities without damage to such tree rows.  
  
The 30-ft easements have been platted as requested.
- G. The County Fire Department/GIS needs to comment on recommendations for the plat's street names. GIS has requested the deletion of the suffix "Lane". Busy Bee Court shall be labeled "Busy Bee Ct".
- H. The pipeline easement agreements appear to indicate a 25-ft pipeline setback. This setback shall be indicated on the face of the plat and labeled as a Koch Pipeline Setback."
- I. Lots 11, 14 and 15 have been platted with increased setbacks in order to conform with the 200-ft lot width standard which is measured at the building setback line. County Fire Department recommends that a modification by the Subdivision Committee be granted to allow for a 30-ft setback.
- J. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. A restrictive covenant shall be submitted identifying the pipeline within the various lots.

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- K. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- L. 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.
- 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, 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 in digital format in AutoCAD. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION  
**STAFF REPORT**  
(Preliminary Plat)

AGENDA ITEM NO. 6  
MAY 17, 2001

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**LOCATION:** North side of 61st St. South, East of 279th St. West

**SITE SIZE:** 100 Acres

**NUMBER OF LOTS**

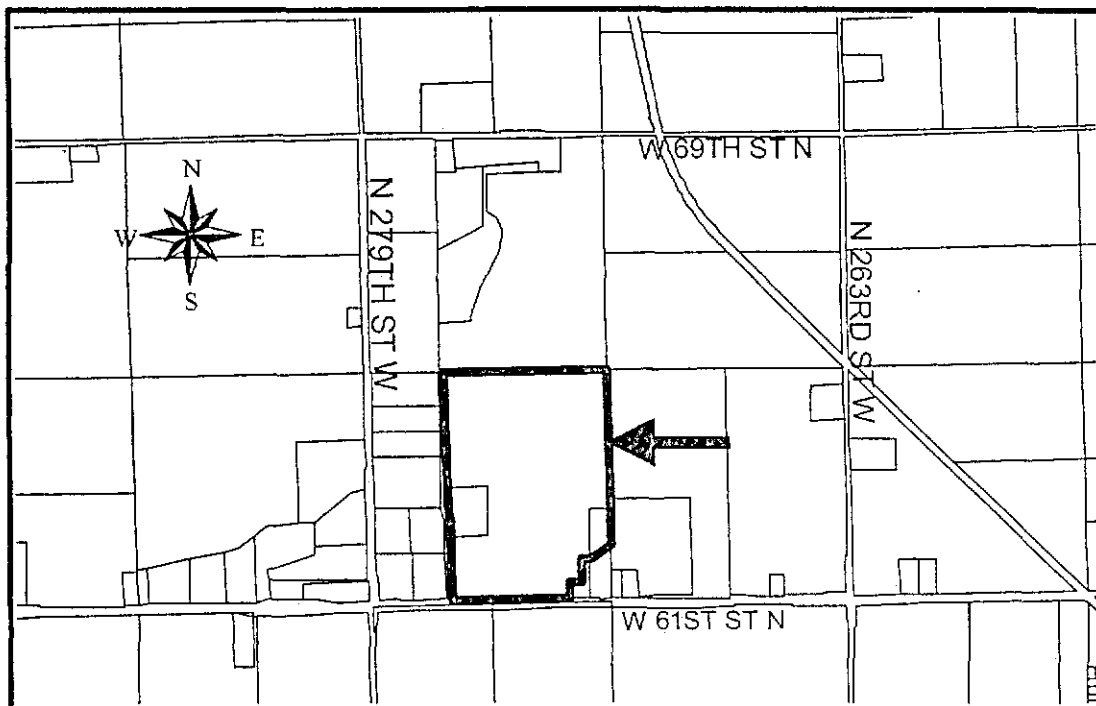
Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	<u>19</u>

**MINIMUM LOT AREA:** 4.5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**Note:** This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Andale Area of Influence.

**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. *The removal or modification of any terraces or drop structures on the site needs to be coordinated with NRCS.*
- D. County Engineering requests that the applicant include the abutting unplatted property to the southeast (Reichenberger tract) in the plat.
- D. The plat proposes one access opening along 61st Street North. The final plat shall reference the access controls in the plat's text.
- E. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard. The road plans shall denote the pipeline and the depth of the line.
- F. The applicant proposes a 70-ft contingent dedication of street right-of-way extending to the east line of the plat in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text.
- G. The street dedication for 61<sup>st</sup> St. North shall be referenced in the plat's text.
- H. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-foot wide easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- I. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Acting Chair".
- J. The County Fire Department needs to comment on the plat's street names.
- K. 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.
- L. The recording information for all pipeline easements shall be indicated on the face of the plat.
- M. The pipeline company needs to be contacted regarding crossing of the pipeline.
- N. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the lots be included within a Reserve.

- 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 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.
- Q. 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.)
- R. 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.
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- 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.
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