

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: SUB 2001-55 -- BIG CEDAR ADDITION

OWNER/APPLICANT: Big Cedar, L.L.C., Attn: Mike Ball, 1340 S. Greenwich Road,  
Wichita, KS 67207

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita,  
KS 67203

LOCATION: Northeast corner of 39th St. South and Greenwich Road

SITE SIZE: 162 Acres

NUMBER OF LOTS

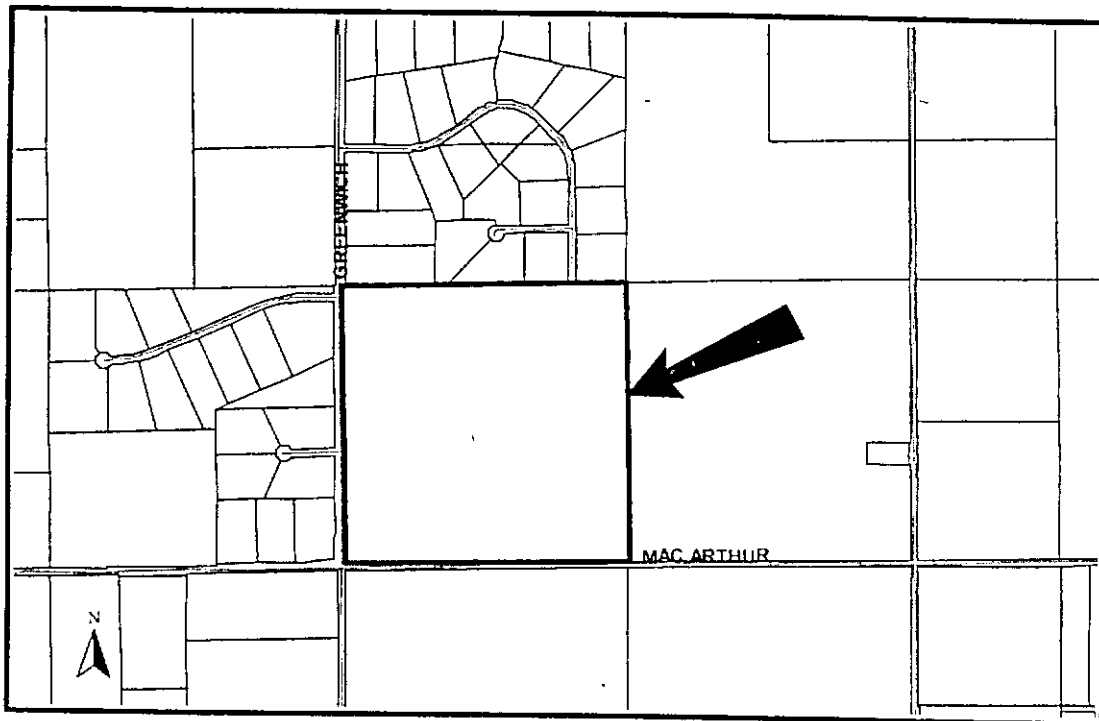
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	<u>56</u>

MINIMUM LOT AREA: 2.25 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Rural" by the Wichita-Sedgwick County Comprehensive Plan.

This plat consists of 2.25 acre lots tied together as pairs by restrictive covenant in order to allow for alternative on-site sewer systems. The covenant would be effective until approval of the alternative systems, upon which time the lots may be sold individually.

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. The proposed restrictive covenant tying the lots together shall be provided.
- B. The Health Department and County Engineering should comment on the acceptability of the proposed alternative sewage system. The use of the alternative sewer system is a policy decision that needs to be made before the final plat is submitted to MAPD.
- C. 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 to MAPD and Health Department from the water district to that effect.
- D. City Water and Sewer Department needs to comment on the need for a petition for future extension of City water and sewer services.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. County Engineering needs to comment on the status of the applicant's drainage concept. *A detailed drainage study is requested. The final lot layout and easements may vary pending the review of the drainage study.*
- G. The plat proposes complete access control along the plat's frontage. The final plat shall reference the access controls 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-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- I. County Engineering needs to comment on the need for improvements to perimeter streets.
- J. County Engineering has required 60-ft of right-of-way along Greenwich Road.
- K. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard. The road guarantee shall include the connection of Calais Road with the existing Calis Road to the north of the plat. This guarantee shall include the installation of a temporary turnaround at the terminus of Cedarwood at the plat's east line. The temporary turnaround shall be established by separate instrument.
- L. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

- M. 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.
- N. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- O. City Fire Department needs to comment on the street length of both Cedarwood (1500 feet) and Cedarwood Court (1500 feet) as they extend from the Big Cedar Road intersection and the need for an emergency access easement between Lots 7 and 8 in Block 3, to provide for proper access. The Subdivision Regulations limit suburban cul-de-sacs to 1200 feet in length.
- P. The Subdivision Regulations require street jogs of local streets to be at least 150 feet between centerlines. On Greenwich Road, the street jog between Big Cedar Road and Greenwich Court measures 120 feet. County Engineering needs to comment on the possible alignment of Big Cedar Road and Greenwich Court.
- Q. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for numerous lots. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- R. The County Fire Department needs to comment on the plat's street names.
- S. It appears that certain lots may not meet the 100-ft lot width requirement which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- T. 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.
- U. 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.
- V. 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.)
- W. 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.
- X. 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.

- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City council and/or County Commission.
- CC. 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.
- DD. 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.

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 5/31/01)

**CASE NUMBER:** SUB 2001-55 -- BIG CEDAR ADDITION

**OWNER/APPLICANT:** Big Cedar, L.L.C., Attn: Mike Ball, 14521 Spring Valley Cr., Wichita, KS 67230

**SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, Attn: Mark Savoy, 924 N. Main, Wichita, KS 67203

**LOCATION:** Northeast corner of 39th St. South and Greenwich Road

**SITE SIZE:** 162 Acres

**NUMBER OF LOTS**

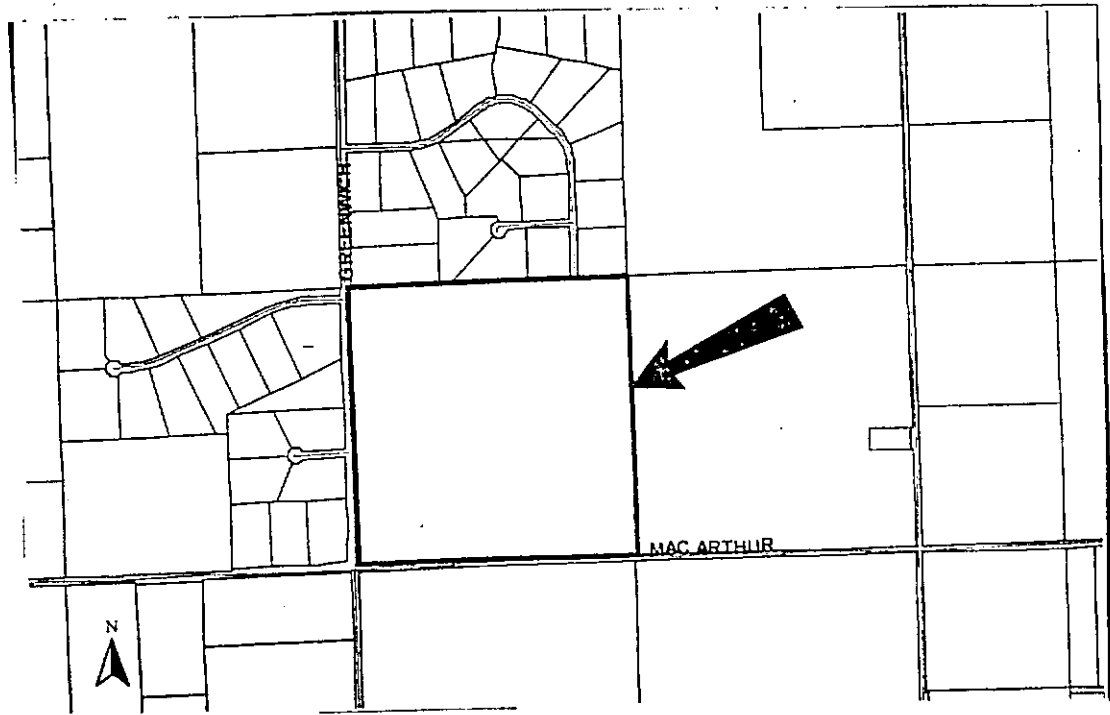
Residential:	56
Office:	
Commercial:	
Industrial:	
Total:	<u>56</u>

**MINIMUM LOT AREA:** 2.25 Acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "Rural" by the Wichita-Sedgwick County Comprehensive Plan.

This plat consists of 2.25 acre lots tied together as pairs by restrictive covenant in order to allow for alternative on-site sewer systems. The covenant would be effective until approval of the alternative systems, upon which time the lots may be sold individually.

**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. The proposed restrictive covenant tying the lots together shall be provided, which includes language regarding maintenance responsibilities.
- B. The Health Department and County Engineering should comment on the acceptability of the proposed alternative sewage system. The use of the alternative sewer system is a policy decision that needs to be made before the final plat is approved by MAPC.
- C. 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 to MAPD and Health Department from the water district to that effect.
- D. City Water and Sewer Department has required a petition for future extension of City water and sewer services.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- F. County Engineering needs to comment on the status of the applicant's drainage plan. *A Final Drainage Plan and Master Lot Grading Plan is needed. Minimum pad elevation will be required.*
- G. The Applicant shall guarantee the installation of the proposed interior streets to the suburban street standard. The road guarantee shall include the connection of Timberland Road with the existing Calais Road to the north of the plat. This guarantee shall include the installation of a temporary turnaround at the terminus of Cedarwood at the plat's east line.
- H. 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.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, 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.
- J. *A temporary emergency access easement has been required between Lots 7 and 8, Block 3, which may be vacated upon the extension of Cedarwood to the east.*

- K. The Subdivision Regulations require street jogs of local streets to be at least 150 feet between centerlines. On Greenwich Road, the street jog between Big Cedar Road and Greenwich Court measures 120 feet. County Engineering needs to comment on the possible alignment of Big Cedar Road and Greenwich Court. The Subdivision Committee has recommended a modification of this provision.
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for numerous lots. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. The Subdivision Committee has recommended a modification of this provision.
- M. The County Fire Department needs to comment on the plat's street names.
- N. It appears that certain lots may not meet the 100-ft lot width requirement which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard. The Subdivision Committee has recommended a modification of this provision.
- 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 signature line for the County Commissioners Chair needs to reference "Carolyn McGinn".
- Q. An added bearing is needed on the west line of Lot 5, Block 4.
- R. A legend is needed.
- S. An on-site benchmark is needed.
- T. 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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

**SUB 2001-55 – Final Plat of BIG CEDAR ADDITION**  
**September 27, 2001 - Page 4**

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.

- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City council and/or County Commission.
- BB. 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.
- CC. 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.