

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-17 -- BENTLEY MEADOWS ADDITION

OWNER/APPLICANT: Bentley Growth, L.L.C., 11826 East 1st Street, Wichita, KS 67206

AGENT: Certified Engineering Design, Attn: Harlan Foraker, 810 West Douglas, Suite C, Wichita, KS 67203-6105

SURVEYOR/ENGINEER: Garber Surveying Service, P.A., 423 West 1st Ave., Hutchinson, KS 67501

LOCATION: South of 109th Street North, West side of 135th St. West

SITE SIZE: 49 Acres

NUMBER OF LOTS

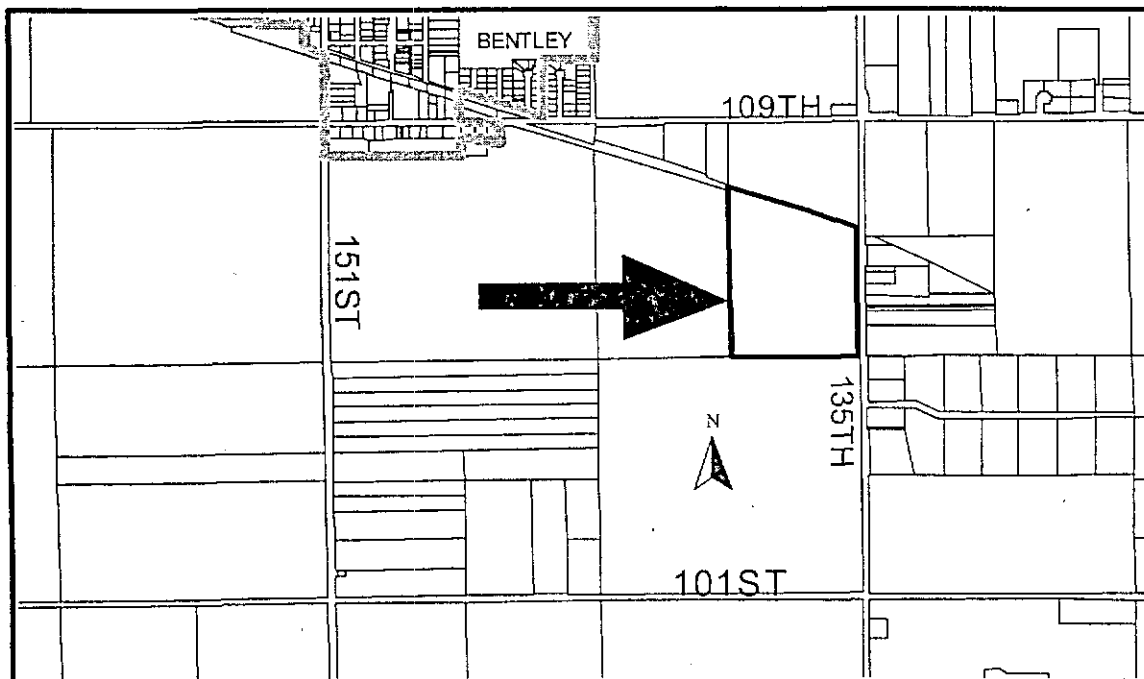
Residential:	36
Office:	
Commercial:	
Industrial:	
Total:	36

MINIMUM LOT AREA: 40,000 Sq. Ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

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. The Applicant will be requesting a zone change from RR, Rural Residential to SF-20, Single-Family Residential. It is located in the Bentley 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. Due to the size of the proposed lots, approval will be needed for the use of septic systems. Health Department needs to comment on any impact of the site on the Wichita-Sedgwick County community well located to the north.
- B. This plat will be subject to approval of the associated zone change and any related conditions of such a zone change. Prior to this plat being heard by the MAPC, a zone change shall have been submitted and approved.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan needs to identify outlet for drainage of retention pond, method of removal of positive drainage from the subdivision, and the need for any off-site drainage easements. Additional drainage easements may be required adjacent to 135th St. West.*
- E. Complete access control shall be dedicated along the plat's frontage to 135th St. West. The final plat shall reference the access controls in the plat's text.
- F. County Engineering requests a different configuration for the intersection of Autumn and Aurora.
- 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 drainage purposes, the required covenant which 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.
- I. The final plat shall state in the plat's text the purposes, ownership and maintenance of the above noted reserve.
- J. The legal description needs to be corrected.
- K. On the final plat, the street dedication shall be referenced in the plat's text.
- L. County Fire Department needs to comment on the plat's street names.

- M. The Subdivision Regulations require the dedication of a 70-ft right-of-way for local suburban residential streets.
- N. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard.
- O. Lot 8, Block 2, does not meet the 200-ft lot width requirement which is measured at the building setback line. A modification will need to be granted by the Subdivision Committee.
- P. 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.
- 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (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.
- Y. 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
(ONE-STEP FINAL PLAT, PRELIMINARY PLAT DEFERRED 3/1/01)

CASE NUMBER: SUB 2001-17 -- BENTLEY MEADOWS ADDITION

OWNER/APPLICANT: Bentley Growth, L.L.C., 11826 East 1st Street, Wichita, KS 67206

AGENT: Certified Engineering Design, Attn: Harlan Foraker, 810 West Douglas, Suite C, Wichita, KS 67203-6105

SURVEYOR/ENGINEER: Garber Surveying Service, P.A., 423 West 1st Ave., Hutchinson, KS 67501

LOCATION: South of 109th Street North, West side of 135th St. West

SITE SIZE: 50 acres

NUMBER OF LOTS

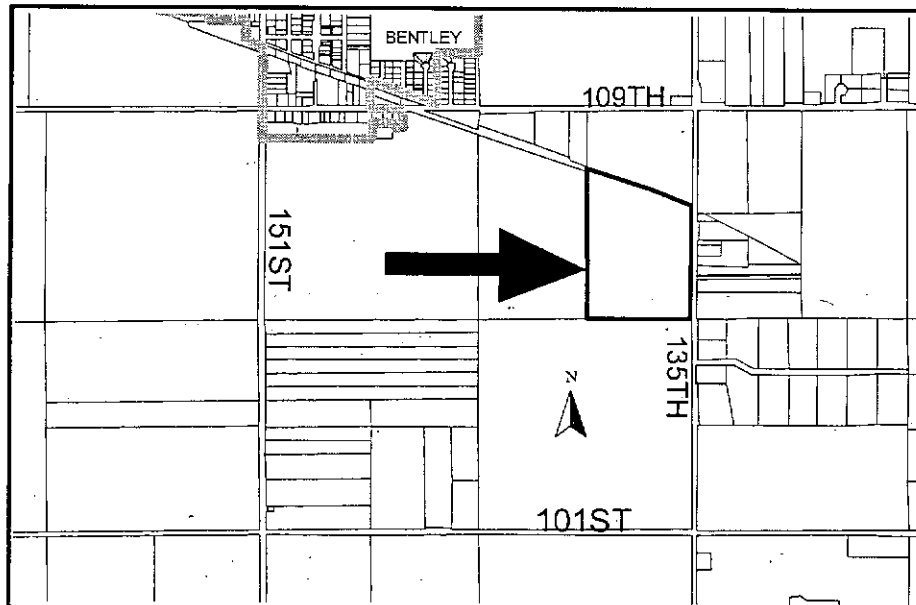
Residential:	37
Office:	
Commercial:	
Industrial:	
Total:	<u>37</u>

MINIMUM LOT AREA: 40,000 sq. ft.

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: SF-20, Single-Family Residential

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. A zone change (ZON 2001-73) has been approved from RR, Rural Residential to SF-20, Single-Family Residential. A Protective Overlay was also required which limited the lot sizes to a minimum of 40,000 square feet. The site is located in the Bentley Area of Influence.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the **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 and water wells. A memorandum shall be obtained specifying approval. **In accordance with the zone change, no development shall occur until individual, on-site, alternative sewer systems are permitted by County Code Enforcement.**
- 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 revised drainage plan is needed to reflect the new lot layout. The drainage plan needs to identify outlet for the detention pond and method of achieving positive drainage away from the site.**
- D. The plat shall be corrected to reference complete access control along the plat's frontage to 135th St. West. The final plat shall reference the access controls in the plat's text.
- E. 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.
- F. For those reserves being platted for drainage purposes, the required covenant which 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.
- G. **County Engineering** needs to comment on the need for additional right-of-way along 135TH St. West. The proposed Access Management Policy requires a 60-ft half-street right-of-way width along rural arterials. **The right-of-way for 135th Street needs to be increased to 60 feet.**
- H. **County Fire Department/GIS** needs to comment on the plat's street names. **Hunter needs changed to Aurora Ct. Emily needs changed to Pegasus. Autumn needs changed to Buddy.**
- I. The Applicant shall guarantee the installation of Hunter Street to a 36-foot rock standard.
- J. Because of the landlocked nature of Reserve A, a means of access shall be provided to such a Reserve.

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- K. In accordance with the zone change approval, the applicant shall provide for a four-inch layer of "AB-3" rock sub-surface, and a two-inch layer of sand and gravel surface material, to be placed on 135th Street adjacent to this property; this improvement shall be done to the existing standards of the county, and shall be approved by the County Public Works Director.
- L. The Applicant is advised that if platted, the building setbacks may be reduced to 30 feet from the interior streets.
- M. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the west property line. On the final plat tracing, the contingent dedication of right-of-way needs to be referenced in the plat's text. The language should state that "the contingent street dedications are hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision."
- N. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- O. County Surveying has advised that property corners to be installed need shown.
- P. The centerline of Emily Street and Autumn Street needs located along the section line.
- Q. The dimension on the east line of Lots 9 and 11, Block 2, needs added.
- R. Block 1 has duplicate Lot numbers, and needs renumbered.
- S. Block 2 needs labeled.
- T. The curve data on the north line of the subdivision needs shown on the face of the plat.
- U. The interior streets need to be installed prior to plat development with the streets being approved and accepted by the county
- V. County Fire request restrictive covenants which requires access drives to any structures in access of 150 feet from the edge of the road be installed prior to the start of any above grade construction work: Such drive to be installed according to fire department specifications:
 - a) 20 feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather.
 - b) The surface will need to be an all weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- W. 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.

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- X. 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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