

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. B
October 21, 1999

STAFF REPORT
(One-Step Final Plat)

Preliminary

CASE NUMBER: S/D 99-61 - FIRST ADDITION TO BENTLEY FARMS

OWNER/APPLICANT: Bentley Farms, L.L.C., Attn: James Roach, 5733 N. St. Clair, Wichita, KS 67204

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

LOCATION: Southwest corner of 101st St. North and 103rd St. West

SITE SIZE: 54.48 acres

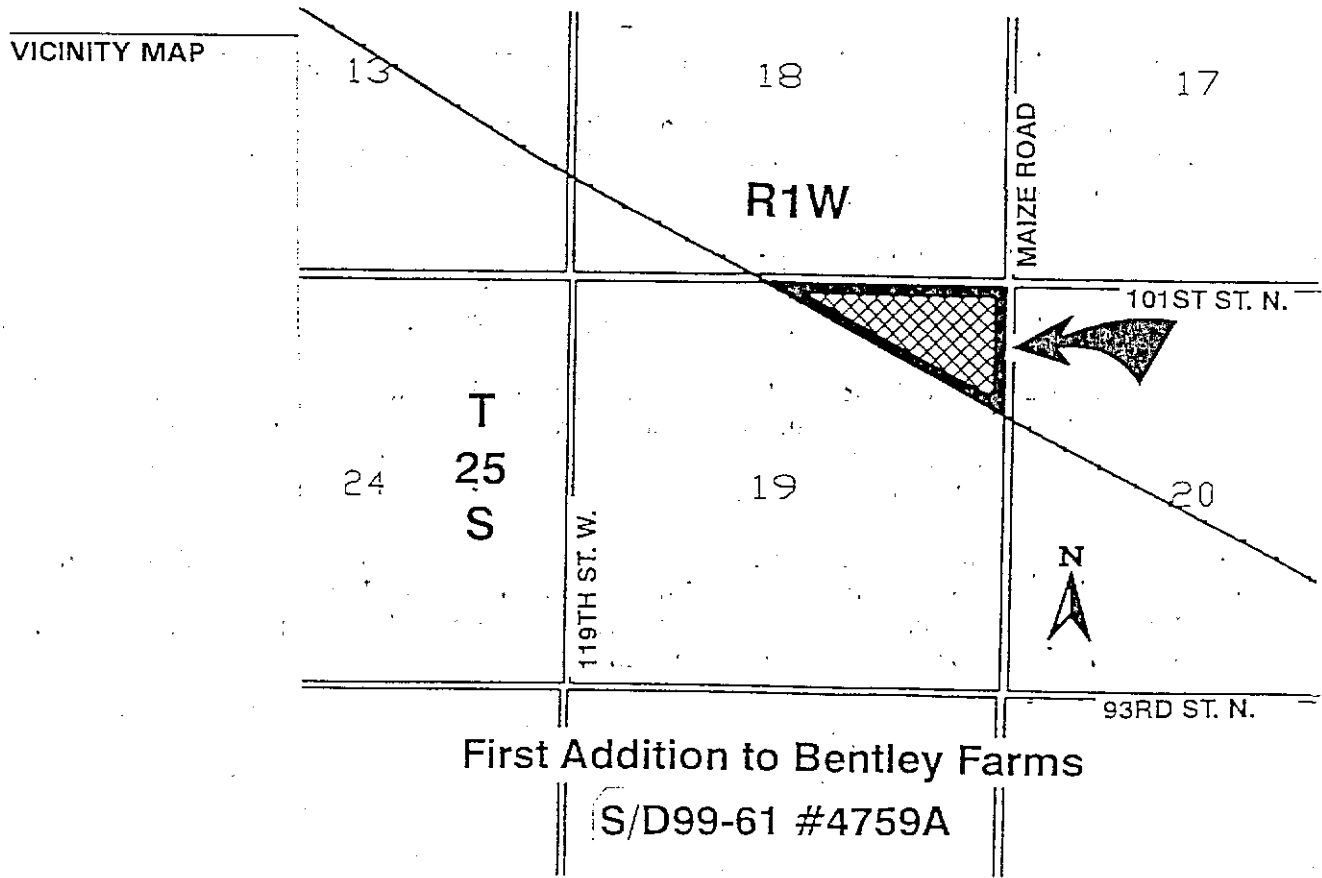
NUMBER OF LOTS

Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

MINIMUM LOT AREA: 2.0 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same



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. The size of the platted lots necessitates the use of septic systems.
- 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.
- D. County Engineering needs to comment on the access controls. The plat proposes 100 feet of complete access control at the intersection of the perimeter streets; although the Subdivision regulations require 150 feet of complete access control.
- E. County Fire needs to approve street names for the proposed interior streets.
- F. The Applicant shall provide a guarantee for the installation of the proposed interior streets to the suburban street standard.
- G. The front yard setbacks need to be increased to 30 feet to conform with the RR District standard.
- H. County Engineering needs to comment on the need for improvements to perimeter streets.
- I. 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.
- J. To allow for County Surveyor approval, the appropriate signature block needs to be added.
- K. The MAPC Chair should be revised to reference "Frank Garofalo".
- L. The plattor'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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT

(One-Step Final Plat, Preliminary Plat Approved 10/21/99)

CASE NUMBER: S/D 99-61 -- FIRST ADDITION TO BENTLEY FARMS

OWNER/APPLICANT: Bentley Farms, L.L.C., Attn: James Roach, 5733 N. St. Clair, Wichita, KS 67204

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

LOCATION: Southwest corner of 101st St. North and 103rd St. West

SITE SIZE: 54.48 Acres

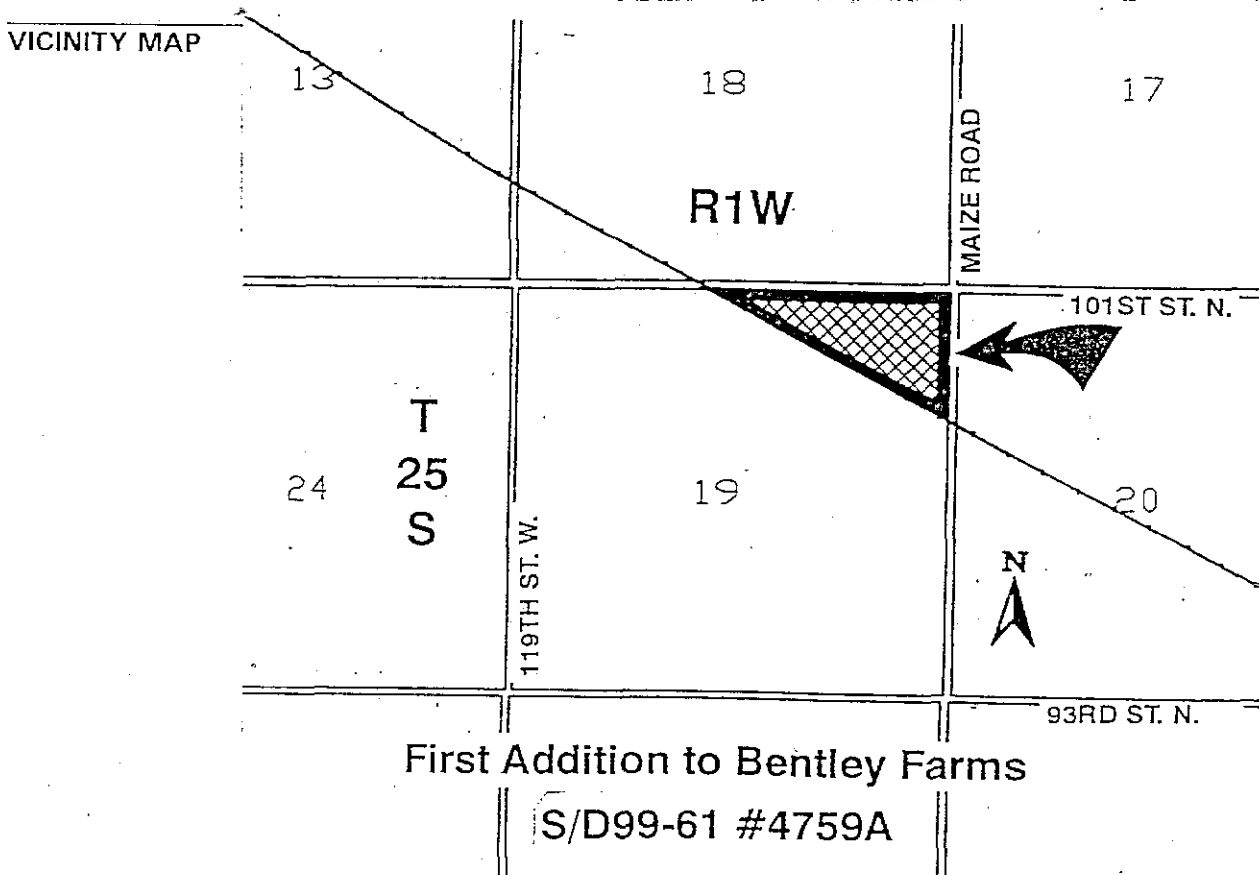
NUMBER OF LOTS

Residential:	19
Office:	
Commercial:	
Industrial:	
Total:	19

MINIMUM LOT AREA: 2.0 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same



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. The size of the platted lots necessitates the use of septic systems.
- 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. *The drainage plan is approved; however additional calculations are required.*
- D. County Engineering needs to comment on the access controls. *Complete access control is required along 103rd St. West for Lot 5, Block 1 at the intersection. This lot may have one opening along 101st St. North to be located within the west 75 feet of the property.*

The final plat has denoted the requested access controls.

- E. County Fire needs to approve street names for the proposed interior streets. *County Fire has approved the names Mariah (for the through street), Mariah Place for the loop street, and Chinook for the connection to the southwest.*

The final plat has denoted the requested street names.

- F. The Applicant shall provide a guarantee for the installation of the proposed interior streets to the suburban street standard.
- G. County Engineering needs to comment on the need for improvements to perimeter streets. *No improvements are required.*
- H. The Applicant is reminded that a platting binder is required with the final plat tracing. Approval of this plat will be subject to submittal of this binder and any relevant conditions found by such a review.
- I. The MAPC Chair should be revised to reference "Francis S. Garofalo".
- J. 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.

- K. 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.)
- L. 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.
- M. 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.
- N. 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.
- O. 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.
- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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 and KGE have requested additional easements.
- S. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.
- T. County Engineering has requested a 25 foot utility easement adjoining a 25 foot pedestrian easement at the southwestern line of the plat.

The requested utility easement has been platted.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/21/99)

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NUMBER OF LOTS

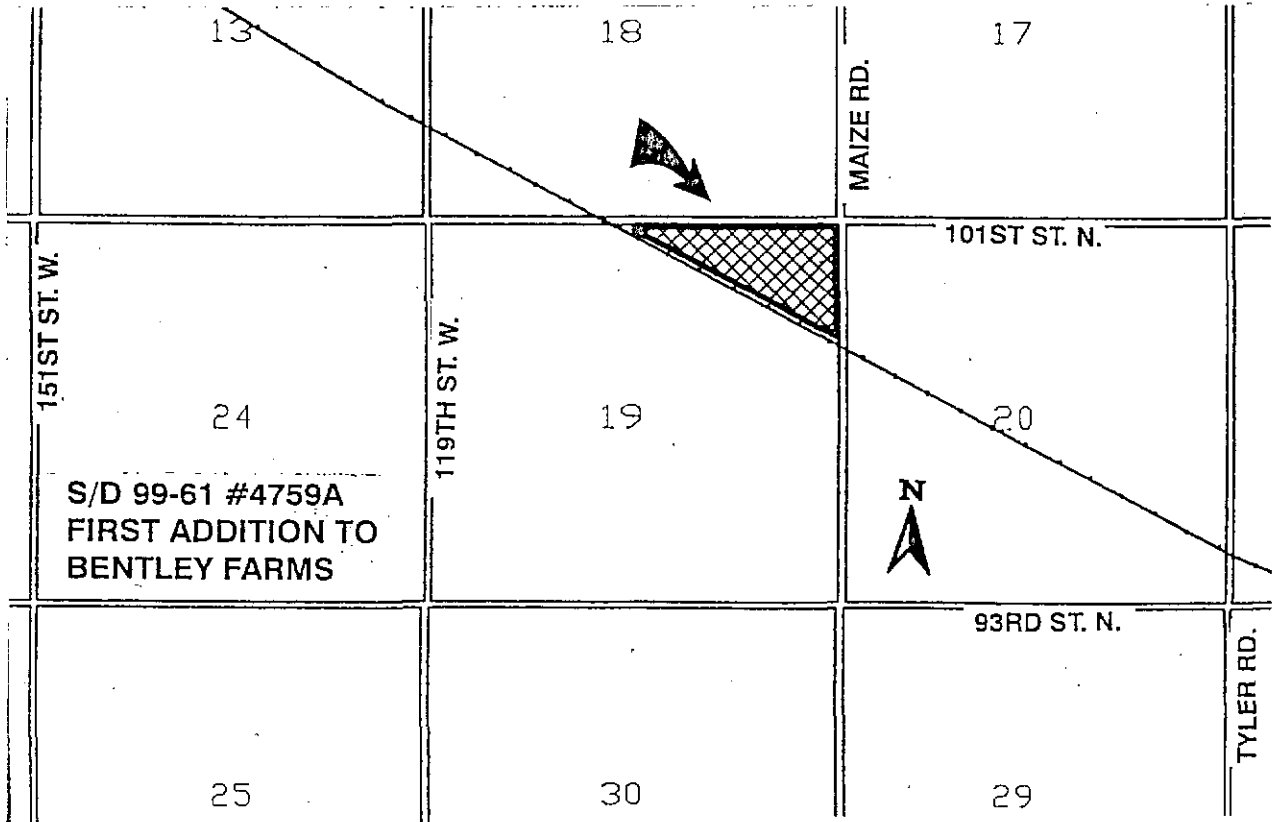
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 2.0 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. This final plat has three fewer lots than the approved preliminary plat.

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. The size of the platted lots necessitates the use of septic systems.
- 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. The drainage plan should include calculations and contours, and denote elevation of existing drainage structures. The proposed drainage detention appears to have no flow outlets.
- D. County Engineering needs to comment on the access controls. Complete access control is required along 103rd St. West for Lot 5, Block 1 at the intersection. This lot may have one opening along 101st St. North to be located within the west 75 feet of the property.

The final plat has denoted the requested access controls.

- E. County Fire needs to approve street names for the proposed interior streets. County Fire has approved the names Mariah (for the through street), Mariah Place for the loop street, and Chinook for the connection to the southwest.

The final plat has denoted the requested street names.

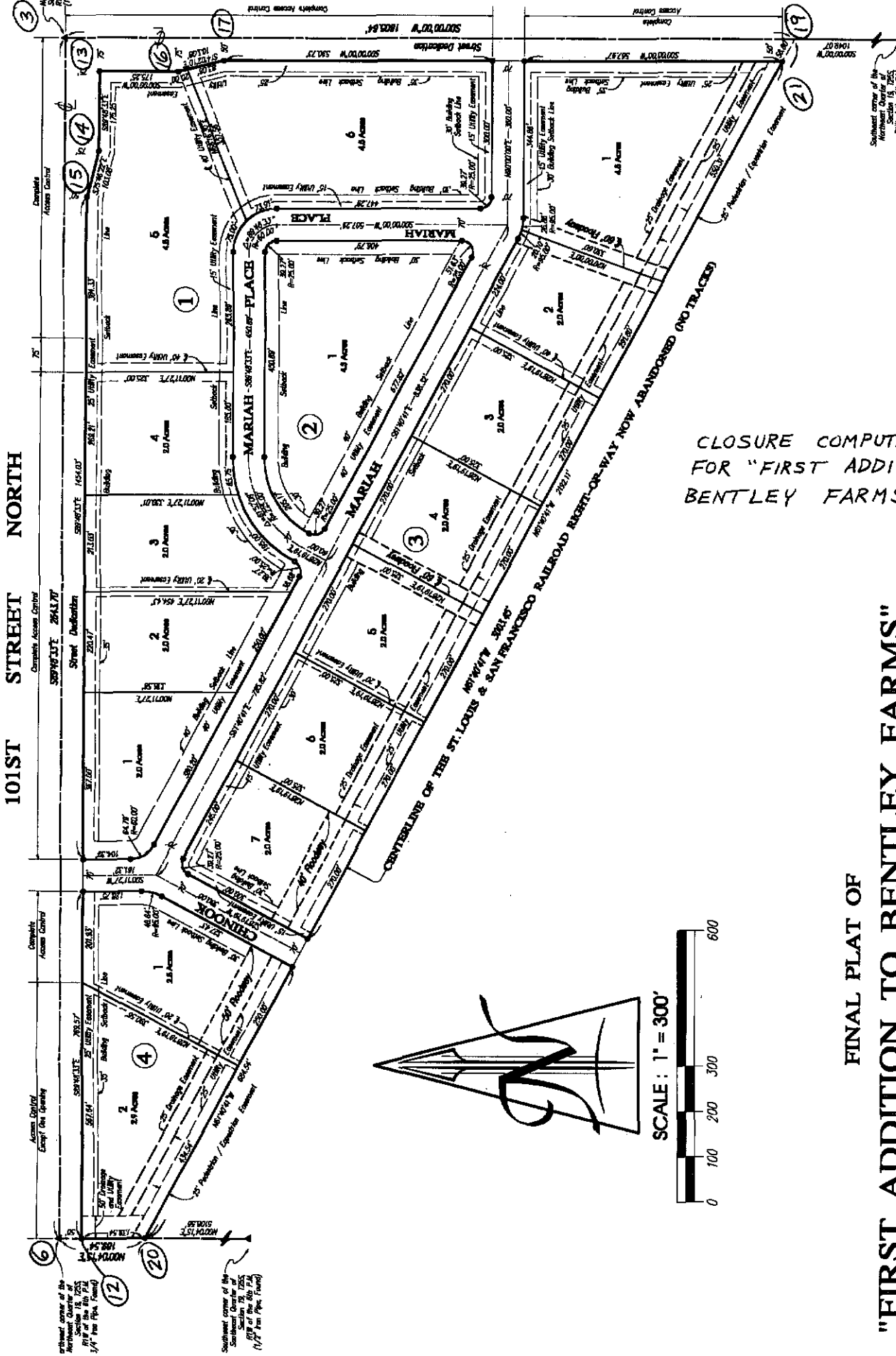
- F. The applicant shall provide a guarantee for the installation of the proposed interior streets to the suburban street standard.
- G. County Engineering needs to comment on the need for improvements to perimeter streets. No improvements are required.
- H. The instrument submitted establishing the Derby Oil pipeline appears to indicate that the pipeline is encumbering this plat. If so, it shall be shown and subject to the standard pipeline conditions.
- I. 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.
- J. 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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- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Q. 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 and KGE have requested additional easements which have been denoted on the final plat.
- R. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.
- S. County Engineering has requested a 25 foot utility easement adjoining a 25 foot pedestrian easement at the southwestern line of the plat.

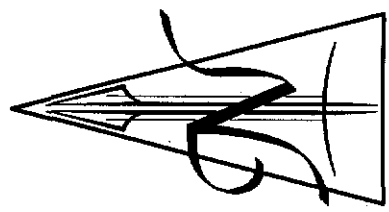
The requested utility easement has been platted.

101ST STREET NORTH

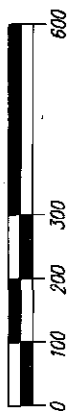
103RD STREET WEST



CLOSURE COMPUTATIONS FOR "FIRST ADDITION TO BENTLEY FARMS"



SCALE: 1" = 300'



"FIRST ADDITION TO BENTLEY FARMS"

SEDGWICK COUNTY, KANSAS

IN THE NE 1/4 OF SECTION 19, T25S, R1W OF THE 6TH P.M.

TERRA TECH
LAND SURVEYING INC.

239 North Ohio
 Wichita, Kansas 67214-5933
 (316) 267-0744 / 267-2348
 Fax (316) 267-2736

"First Addition to Bentley Farms"

Job ID : ABF
Job name : "First Addition to Bentley Farms"
Description : Closure Computations
Reference :
Projection : None
Date printed: 29/03/00 2:24pm

Initial parcel *PARENT TRACT*

Point	Bearing	Distance
3		
19	S0°00'00"W	1605.644
20	N61°40'41"W	3003.446
6	N0°04'15"E	189.541
3	S89°48'33"E	2643.702

Area: 54.4798 acres
Lot misclose: 1 : 7417433

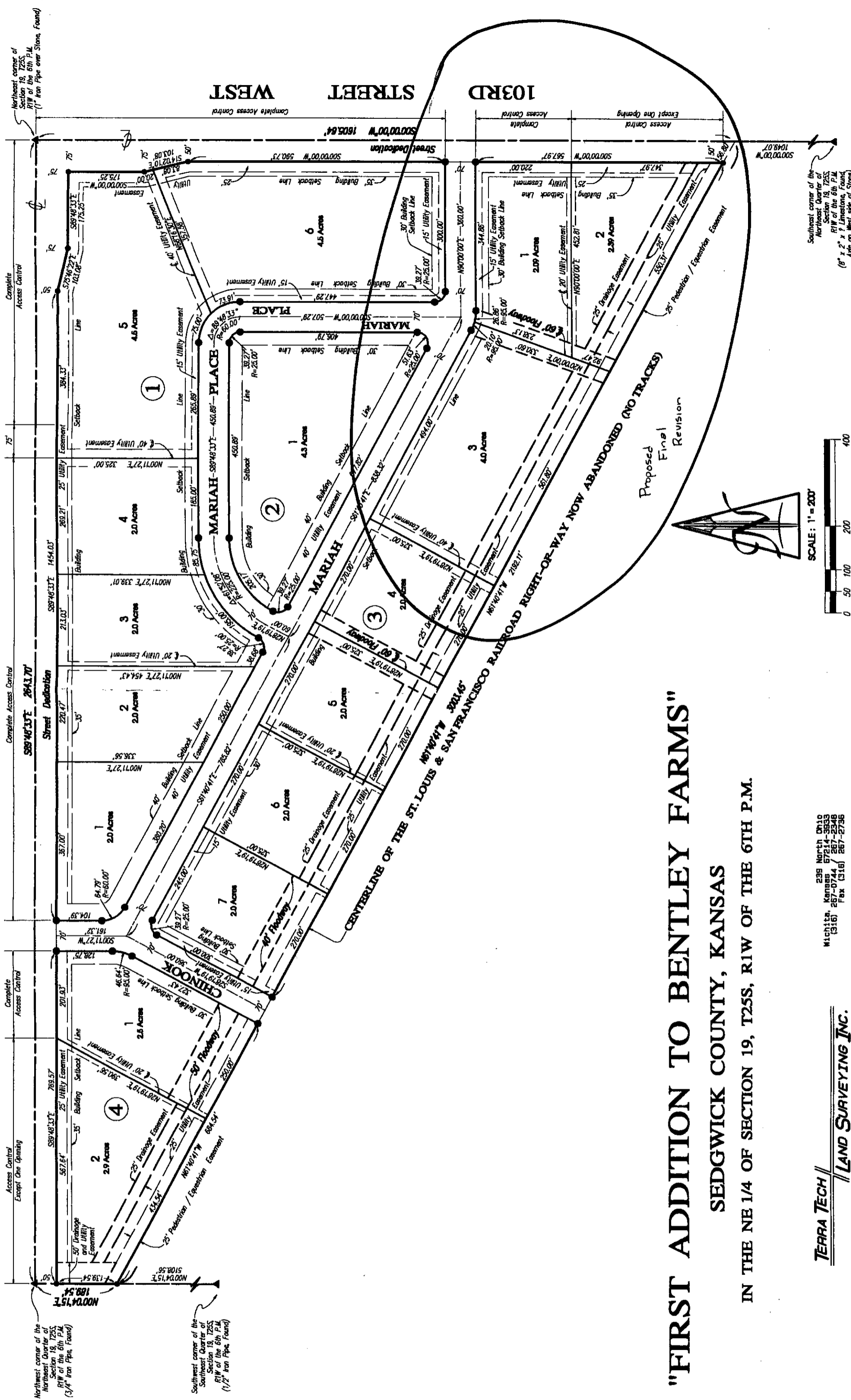
Initial parcel *ALONG RIGHT-OF-WAY*

Point	Bearing	Distance
13		
16	S0°00'00"W	175.249
17	S14°02'10"E	103.078
21	S0°00'00"W	1228.697
20	N61°40'41"W	2946.647
12	N0°04'15"E	139.541
15	S89°48'33"E	2293.597
14	S75°46'22"E	103.078
13	S89°48'33"E	175.249

Area: 49.4021 acres
Lot misclose: no misclose

101ST STREET NORTH

103RD STREET WEST



"FIRST ADDITION TO BENTLEY FARMS"

SEDGWICK COUNTY, KANSAS

IN THE NE 1/4 OF SECTION 19, T25S, R1W OF THE 6TH P.M.

TERRA TECH
LAND SURVEYING INC.

238 North Ohio
Wichita, Kansas 67214-3933
(316) 267-0744 / 267-2798
Fax (316) 267-2796

Northeast corner of the Northeast Quarter of Section 19, T25S, R1W of the 6th P.M. (3/4" Iron Pipe over Stone Found)

Southeast corner of the Northeast Quarter of Section 19, T25S, R1W of the 6th P.M. (6" x 2" x Limestone, found, also on West side of Stone)

Northwest corner of the Northeast Quarter of Section 19, T25S, R1W of the 6th P.M. (3/4" Iron Pipe, Found)

Southeast corner of the Northeast Quarter of Section 19, T25S, R1W of the 6th P.M. (1/2" Iron Pipe, Found)