

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: SUB 2004-96 -- CEDAR LANE ~~ADDITION~~ EST.

OWNER/APPLICANT: Cedar Lane Farms, LLP, Attn: Jim Reilly, 200 E. 1<sup>st</sup>, Suite 307,  
Wichita, KS 67202

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: South of 13<sup>th</sup> St. North, East of 143<sup>rd</sup> St. East

SITE SIZE: 4.22 acres

NUMBER OF LOTS

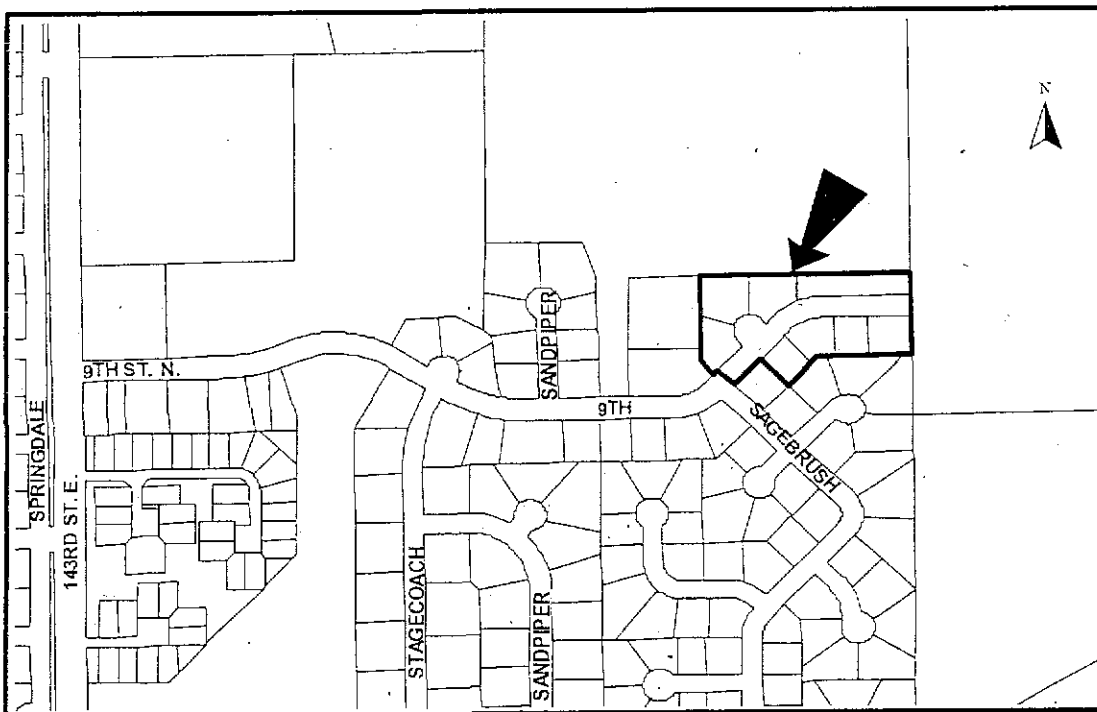
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 1.03 acres

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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**NOTE:** This property is located in the County within three miles of the City of Wichita. It is in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. This is a replat of a portion of the Crestview Country Club Estates Overbrook 2<sup>nd</sup> Addition which includes the vacation of 9<sup>th</sup> Street.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- 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 concept. A drainage plan and lot grading plan are needed.
- E. County Engineering needs to meet with applicant concerning reversionary rights for the 9th Street vacation.
- F. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, 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).
- G. Regarding Reserve A being platted as a private street, it shall be labeled as a "private drive" since it is not in accordance with the rural street standard. The plat's text on the final plat tracing shall reference, by lot and block numbers, which lots are to be provided access by the reserve.
- H. A covenant shall be submitted regarding Reserve A platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve.
- I. Since this plat is located in an area where public services are planned to be available for higher density development, in accordance with the Subdivision Regulations, the Applicant shall plat the lots so they may be readily converted to urban-type building sites without replatting. County Engineering has recommended that the Lot Bundling regulations be waived.
- J. 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.

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- K. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- L. The Applicant has platted 20-ft building setbacks which represents an adjustment of the Zoning Code standard of 25 feet for the SF-5, Single-Family Residential District. The Subdivision Regulations permit the setback provisions to be modified by the plat upon the approval of the Planning Commission.
- M. The final plat shall be submitted with a revised name, as an Addition now within Wichita exists with the name "Cedar Lane First Addition".
- N. 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.
- O. 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.
- P. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within 30 days after approval by the City Council and/or County Commission.

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- W. 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.
  
- X. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD ([cholloway@wichita.gov](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.

CLOSURE

CLOSURE - CEDAR LANE ESTATES

PT 01	North: 3182.2375	East :	4324.3124
Line	Course: N 89-06-14 E	Length:	648.9900
PT 02	North: 3192.3874	East :	4973.2230
Line	Course: S 00-54-29 E	Length:	74.0100
PT 03	North: 3118.3867	East :	4974.3959
Line	Course: S 00-46-30 E	Length:	69.8500
PT 04	North: 3048.5431	East :	4975.3407
Line	Course: S 00-48-53 E	Length:	120.0500
PT 05	North: 2928.5052	East :	4977.0477
Line	Course: S 89-05-34 W	Length:	281.5100
PT 06	North: 2924.0480	East :	4695.5730
Line	Course: S 44-04-53 W	Length:	94.1900
PT 07	North: 2856.3864	East :	4630.0469
Line	Course: N 45-54-01 W	Length:	123.2600
PT 08	North: 2942.1641	East :	4541.5303
Line	Course: S 44-04-15 W	Length:	34.9300
PT 09	North: 2917.0676	East :	4517.2348
Line	Course: S 44-04-15 W	Length:	115.0000
PT 10	North: 2834.4424	East :	4437.2469
Line	Course: N 45-54-09 W	Length:	70.1000
PT 11	North: 2883.2237	East :	4386.9041
Line	Course: S 44-05-59 W	Length:	21.3000
PT 12	North: 2867.9275	East :	4372.0812
Line	Course: N 45-48-52 W	Length:	60.8500
PT 13	North: 2910.3390	East :	4328.4465
Line	Course: N 00-52-10 W	Length:	271.9200
PT 01	North: 3182.2277	East :	4324.3204