

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-57 -- EBS ADDITION

OWNER/APPLICANT: Arnold Strunk, 18700 W. 21st. Street North, Colwich, KS 67030;
(contract purchaser) EBS, Inc., Attn: Doug Eck, 5512 W. Central,
Wichita, KS 67212

SURVEYOR/ENGINEER: S.E. Anderson, PE/LS, P.O. Box 240, Whitewater, KS 67154

LOCATION: West of 183rd St. West, on the north side of 21st St. North

SITE SIZE: 80 Acres

NUMBER OF LOTS

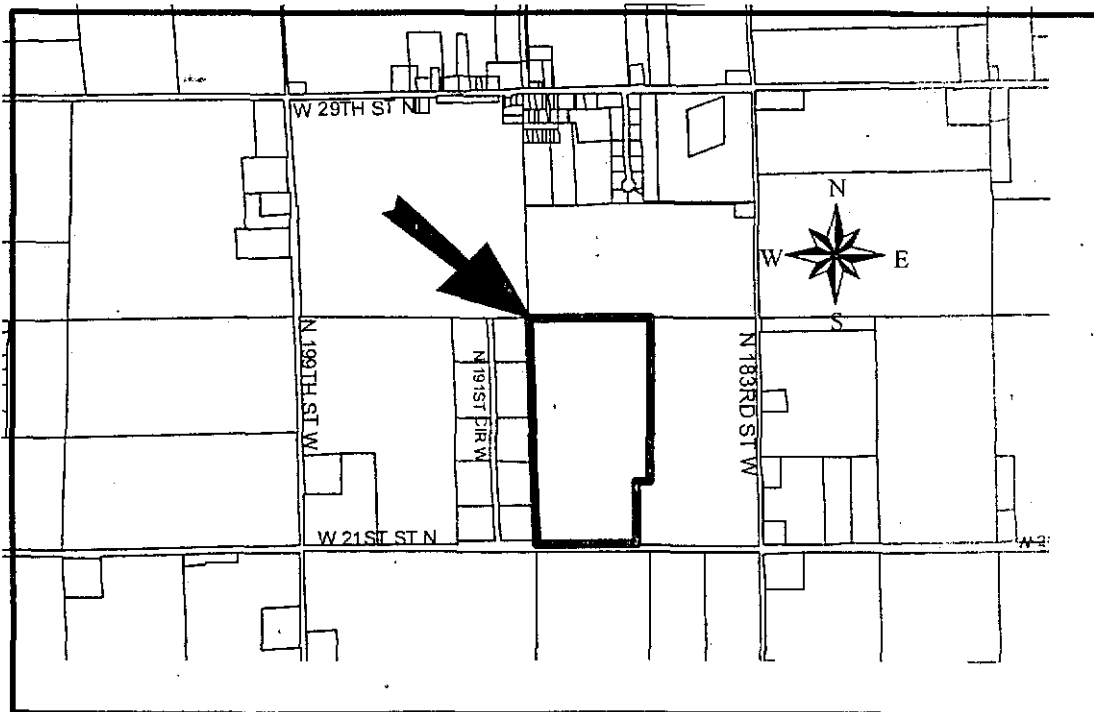
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	<u>16</u>

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.

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. The site is currently served by Rural Water District No. 4. 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.
- 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. County Engineering advises that additional Floodway Reserves may be required pending review of the Master Drainage Plan. The removal or modification of any terraces or drop structures on the site needs to be coordinated with NRCS.
- E. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- F. The plat proposes complete access control along the plat's frontage. The final plat shall reference the access controls in the plat's text.
- G. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard.
- H. The Applicant should provide 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.
- I. County Fire Department needs to comment on the street length of West 189th St. Circle (2,300 feet).

The length of the internal street is approximately 2,300 feet, exceeding the 1,200-ft limitation of the Subdivision Regulations. MAPD recommends that the cul-de-sac be no more than 1,200 feet which would include lots 1 through 5 abutting to the west and Lots 13 through 16 abutting to the east. The platting of the remainder of the development should not occur until a loop street can be created due to abutting development to the east.

In the alternative, a temporary emergency access easement shall be platted extending from the turnaround of the cul-de-sac to the Applicant's abutting property to the east, and then extending to 183rd St. West.
- J. The Applicant is advised that if platted, the building setbacks along 21st St. North must be 35 feet to conform with the Zoning setback standard for County section line roads.
- K. The County Fire Department needs to comment on the plat's street names.

SUB 2001-57 -- Preliminary Plat of EBS ADDITION

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- L. The recording information for all pipeline easements shall be indicated on the face of the plat.
- M. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- N. 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.
- 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 note the dedication of the streets to and for the use of the public.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

- Y. 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.
- Z. 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 6/14/01)

Change to Country Terrace

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SURVEYOR/ENGINEER: S.E. Anderson, PE/LS, P.O. Box 240, Whitewater, KS 67154

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SITE SIZE: 80 Acres

NUMBER OF LOTS

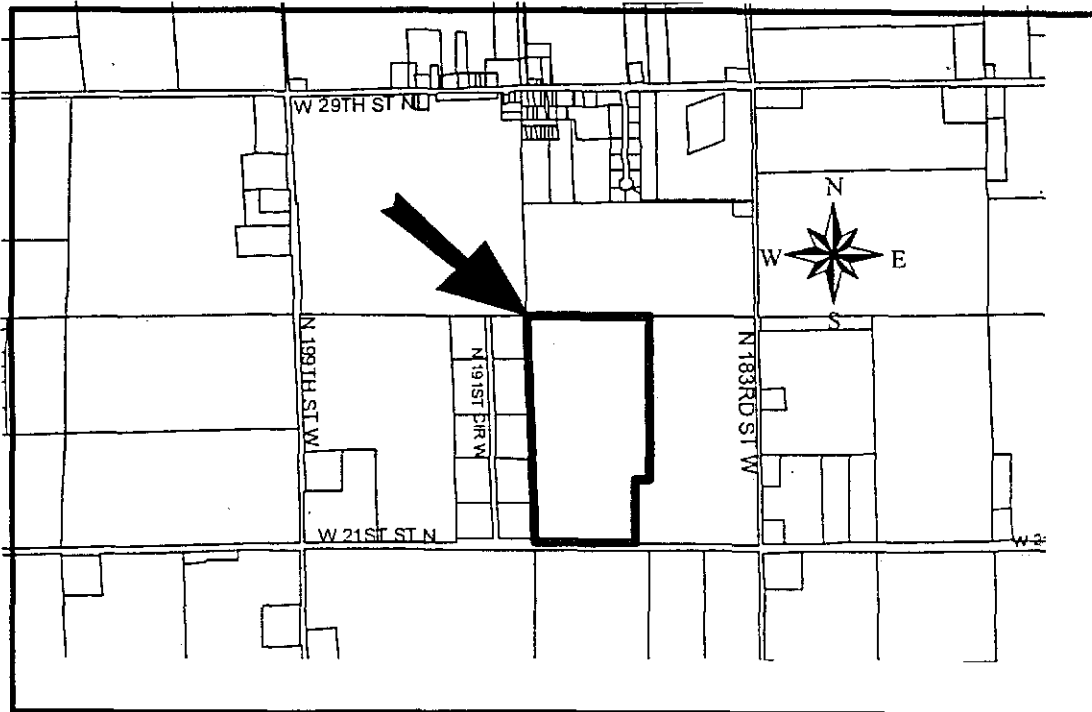
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

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.

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.
- B. The site is currently served by Rural Water District No. 4. 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.
- 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 pre-construction and post-construction discharge at 21st Street and along the north line of the subdivision. The drainage plan needs contour elevation labels added. The floodway reserve on Lot 13 needs to be extended east as shown on the drainage plan. The removal or modification of any terraces or drop structures on the site needs to be coordinated with NRCS.*
- E. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application and/or issuance of any building permits.
- F. The length of the internal street is approximately 2,300 feet, exceeding the 1,200-ft limitation of the Subdivision Regulations. *The Subdivision Committee recommends that a modification of street length be granted pursuant to a 70-ft contingent dedication of street right-of-way extending to the east line of the plat, then extending to 183rd St. West in order to provide for potential two points of access.*
- The Fire Department requests that the contingent dedication be moved to the lot line between Lots 11 and 12. The Contingent dedication needs to be labeled as "Contingent Street Dedication" and referenced in the plat's text as being for street purposes.
- G. Number (2) in the plat's text needs to be corrected to "with the approval of the appropriate governing body" (Board of Agriculture and DWR need to be removed).
- H. 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).
- I. The County Fire Department needs to comment on the plat's street names. *The street name needs changed to N 189th Cir W.*
- J. The location, dimensions and recording information for the pipeline easement shall be indicated on the face of the plat.

- K. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- L. 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.
- M. County Surveying has advised that if L1 and L2 are to be used, a line table shall be included.
- N. The overall dimension on the east line of Lot 13 needs to be moved to the east side of the line.
- O. The dimension on the east line of Lot 4 of 70.79' needs to be corrected.
- P. The dimension on the east line of Lot 5 of 71.48' needs to be corrected.
- Q. The signature block for the County Commissioners should reference Carolyn McGinn as "Chair".
- R. 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.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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.

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

CTclosur.txt

Mathematical Closure - (Uses Survey Units)

Error of Closure: 0.000

Course: S 90-00-00 E

Precision 1: 7995840692.21

Figure Name: PLATBND

Area: 3485638.29

80.02 acres