

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-128 -- CRESTVIEW COUNTRY CLUB ESTATES,
OVERBROOK FIFTH ADDITION

OWNER/APPLICANT: INK Enterprises, Inc., Attn: Willis E. Hartman II, 1223 North Rock
Road Bldg. 1, Suite 200, Wichita, KS 67206

SURVEYOR/ENGINEER: MKEC Engineering Consultants, Inc., 411 N. Webb Road, Wichita, KS
67206

LOCATION: East of 143rd St. East, South of 13th St. North

SITE SIZE: 5.0 Acres

NUMBER OF LOTS

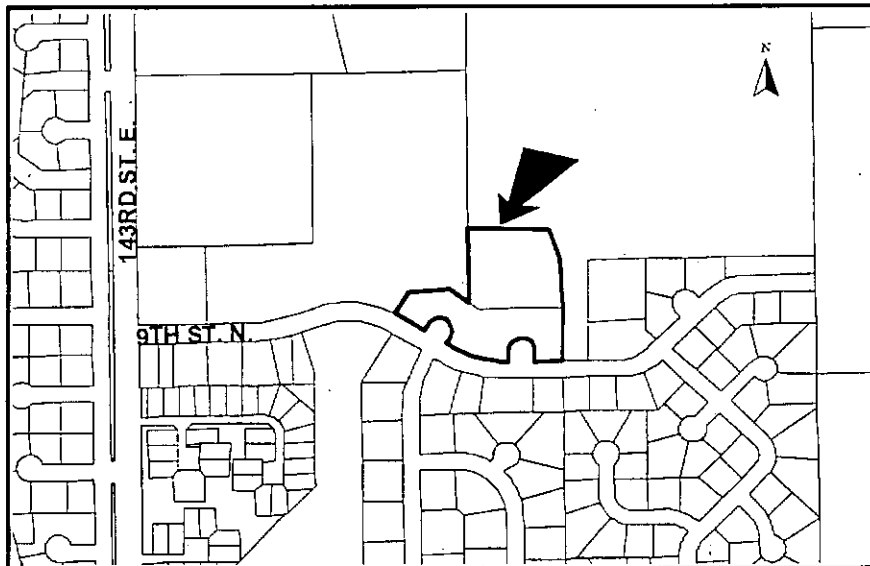
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 12,991 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential; SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This is a replat of a portion of the Crestview Country Club Estates, Overbrook 2nd Addition, in addition to unplatted property to the north. 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. The Applicant proposes a zone change from SF-20, Single-Family Residential to SF-5, Single-Family Residential for the northern portion of the site.

STAFF COMMENTS:

- A. This plat will be subject to approval of the associated zone change and any related conditions of such a change. Prior to this plat being considered by MAPC, the zone change will need to be approved.
- B. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. **City Engineering** needs to comment on the need for sewer and water easements.
- 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. *A drainage plan is needed. Crestview Country Club Estates Overbrook Second Addition had a Minimum Pad Elevation for Lots 1 and 2, Block 4 of 1333 USGS located within this plat at Lots 1 and 2, Block 1. A minimum pad may be required after Sedgwick County reviews drainage plan.*
- E. **County Engineering** recommends the extension of 9th St. to connect to Sagebrush.
- F. **County Surveying** advises that several arrows to found monuments do not point to monuments.
- G. The lot dimensions on the East line of Lot 6, Block 1 need to be added.
- H. The legal description and face of plat differ by S03°24'05"E to S03°24'01"E.
- I. The portions of the Streets being replatted need to be included in the legal description.
- J. 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).
- K. The street right-of-way width of Sandpiper Ct needs to be increased to 70 feet in accordance with the suburban residential street standard, in addition to a 150-ft diameter bulb.
- L. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard.

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- M. 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 tracing.
- N. The Applicant is advised that if platted, the building setbacks must be a minimum of 30 feet to conform with the Zoning setback standard for County rural roads.
- O. GIS needs to comment on the plat's street names. Stagecoach Ct needs to be deleted. Sandpiper Ct needs to be replaced with Sandpiper Cir.
- P. 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.
- 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 316-946-4556) 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 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.

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- 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 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) . This will be used by the City and County GIS Department.