

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-68 -- ECK 9TH ADDITION

OWNER/APPLICANT: KCE, Inc., Attn: Matt Eck, 9915 W. 21st., Suite A, Wichita, KS 67205

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67205

LOCATION: South side of 53rd St. North, West of 247th St. West

SITE SIZE: 79.66 Acres

NUMBER OF LOTS

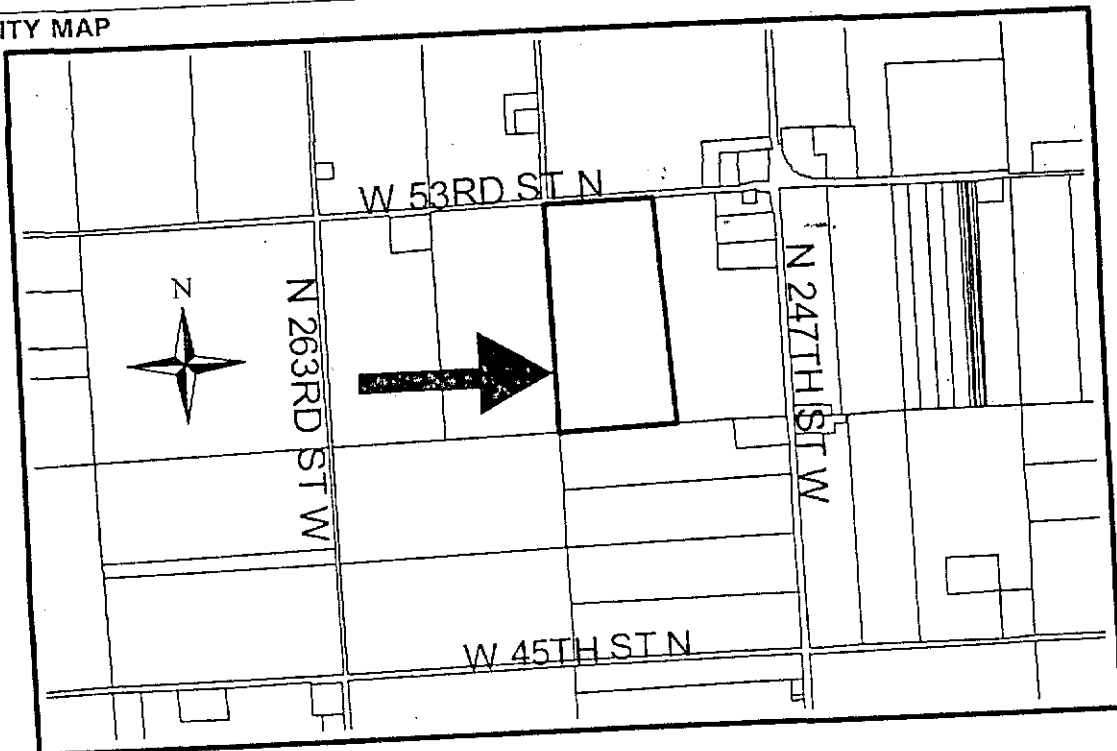
Residential:	16
Office:	
Commercial:	
Industrial:	
Total:	16

MINIMUM LOT AREA: 4.76 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. It is located in the Andale 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. Health Department needs to comment on the building area available for Lots 11 through 14 due to drainage reserves.
- 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 concept. Drainage reserves (not platted reserves for homeowners association) will be needed on Lots 3, 5-8 and 9-14. Terrace drop structures are noted just south of the south line of the plat, additional review of drainage calculations at the south line will be needed to confirm drainage area. The NRCS or Soil Conservation District will need to review impact of drainage plan on terrace system to the south.
- D. The plat proposes complete access control along the plat's frontage. The final plat shall reference the access controls in the plattor's text.
- E. The plattor's text shall note the dedication of the streets to and for the use of the public.
- F. County Fire Department needs to comment on the street length of 53rd St., Ct., which is 2,100 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 includes lots 1 through 5 abutting to the west and Lots 12 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 or west.

In the alternative, a temporary emergency access easement shall be platted extending from the turnaround of the cul-de-sac to the abutting property to the east, and then extending to 247th St. West.

- G. The paving guarantee shall provide for construction of an all weather surface within the emergency access easement, if platted, along with an appropriate barrier that will prevent non-emergency traffic from using the emergency access drive.
- H. In accordance with the Subdivision regulations for suburban subdivisions, the turnaround needs to be increased to a 75-ft property line radius.
- I. The plat proposes complete access control along the plat's frontage to 53rd St., South. The final plat shall reference the access controls in the plattor's text.
- J. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. County Fire Department has required no building permits to be issued until public streets and private drives are installed and approved.

- K. County Engineering has required a 70-ft contingent dedication of street right-of-way extending to the east and west 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 plattor's text.
- L. 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.
- M. 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.
- N. The County Fire Department needs to comment on the plat's street names. *The street name needs to be revised to N. 53rd Ct.*
- O. Lots 8 and 9 at the terminus of the cul-de-sac do not meet the 200-ft lot width requirement which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- P. The Applicant is advised that if platted, the building setbacks from the Court must be 30 feet to conform with the Zoning setback standard for the RR, Rural Residential District.
- Q. The Applicant has indicated a blanket easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- 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 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.
- 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/12/01)

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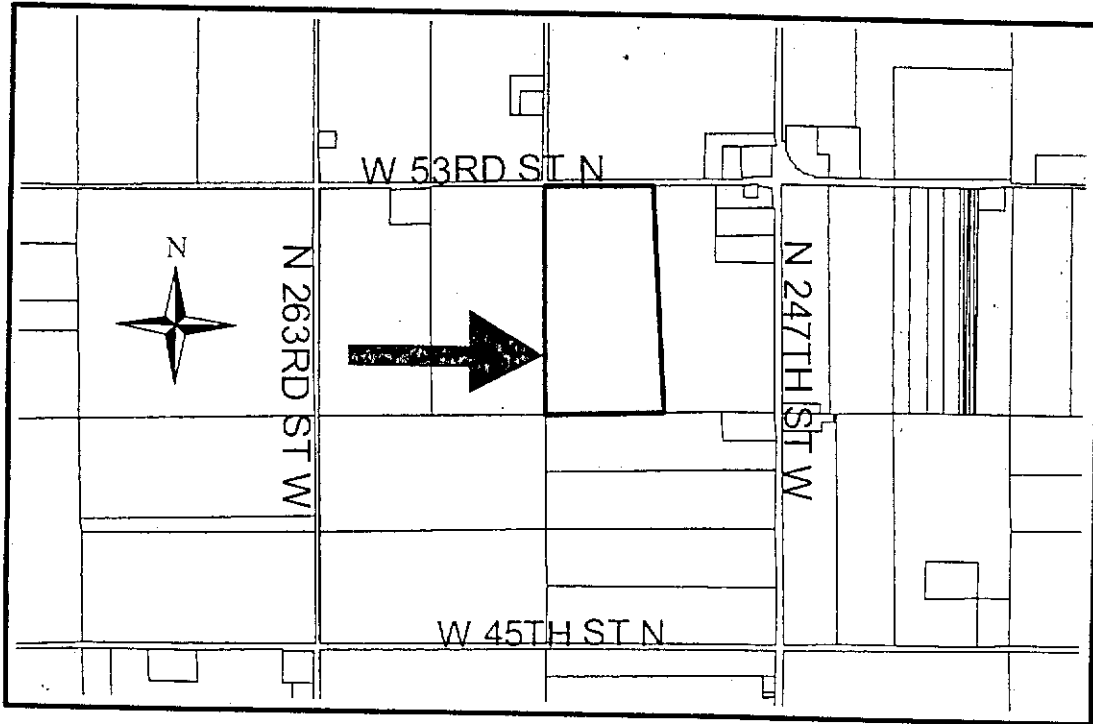
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Total:	<u>16</u>

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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. It is located in the Andale 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. Health Department needs to comment on the building area available for Lots 11 through 14 due to drainage reserves. *A layout denoting floodway reserves needs to be provided.*
- 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 detailed drainage plan is needed and additional drainage reserves are required.*
- D. County Fire Department needs to comment on the street length of 53rd St. Ct., which is 2,100 feet exceeding the 1,200-ft limitation of the Subdivision Regulations. *The street length is approved contingent upon the installation of a 36-ft wide rock road and contingent street right-of-way dedication to the east and west. The Subdivision Committee has approved a modification.*
- 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 or issuance of any building permits for individual lots.
- F. County Engineering has required a 70-ft contingent dedication of street right-of-way extending to the east and west line of the plat in order to provide potential street connection to adjoining properties. The plat's text needs to be revised to reference Lots 3, 4, 13 and 14, Block A.
- G. The County Fire Department needs to comment on the plat's street names. *The street name needs to be revised to N. 53rd Ct.*

The requested street name has been platted.

- H. The Applicant has indicated a blanket pipeline easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- I. Lots 8 and 9 have been platted with increased setbacks in order to conform with the 200-ft lot width standard which is measured at the building setback line. County Fire Department recommends that a modification by the Subdivision Committee be granted to allow for a 30-ft setback.

- J. 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.
- K. 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).
- L. 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.)
- M. 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.
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