

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2001-81 -- ECK TENTH ADDITION

**OWNER/APPLICANT:** KCE, LLC, Attn: Matt Eck, 995 W. 21<sup>st</sup> St. N, Wichita, KS 67205

**SURVEYOR/ENGINEER:** Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

**LOCATION:** Northwest corner of 183<sup>rd</sup> St. West and Central

**SITE SIZE:** 158 Acres

**NUMBER OF LOTS**

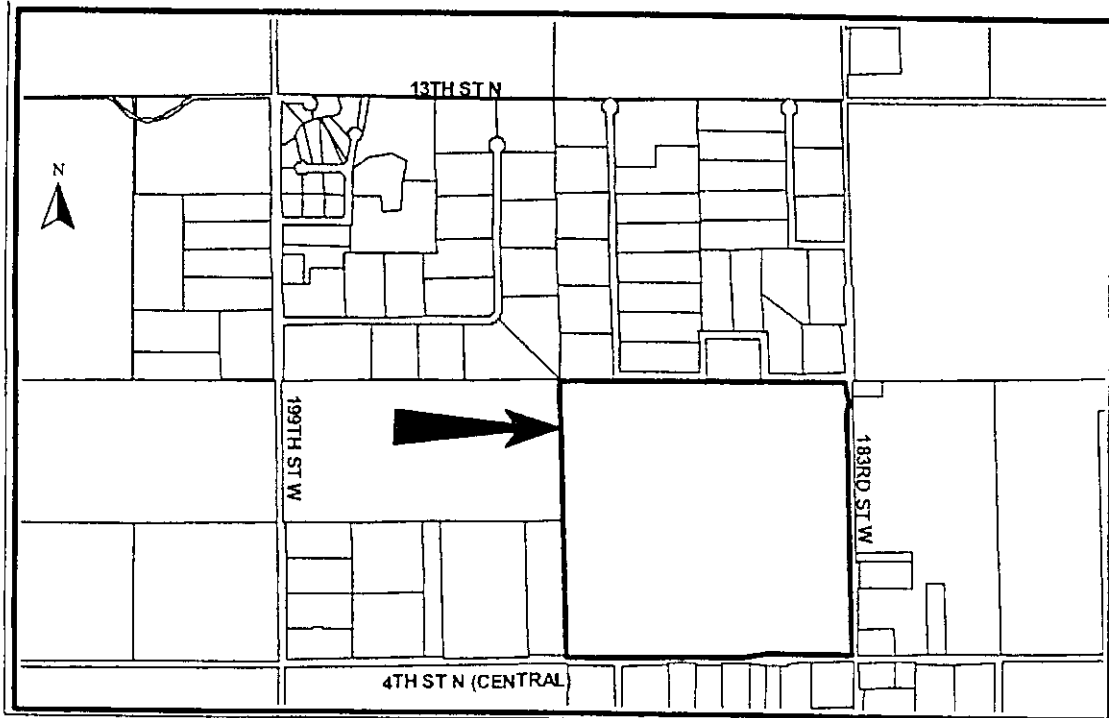
Residential:	30
Office:	
Commercial:	
Industrial:	
Total:	<u>30</u>

**MINIMUM LOT AREA:** 4.5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



NOTE: This site is located in the County within three miles of Wichita's city limits. It is in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan and located in the Goddard Area of Influence. The site is located within the 100-year floodplain.

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 and water wells. A memorandum shall be obtained specifying approval. Due to floodway reserve constraints, Health Department should comment on the need for a plot plan.
- B. The site is currently located within 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. City Water and Sewer Department requests a petition for future extension of City water and sewer services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage concept. Lot 6, Block 1 does not appear to be a buildable site, and floodway reserve boundaries need to be reviewed. A drainage plan is required. Adjustments to floodway reserves may be required after review of the drainage plan. Minimum pads may be required.
- F. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- G. Based upon the legal description shown on the plat, the site involves the land extending to the section lines and consequently a dedication of street right-of-way is needed for Central and 183<sup>rd</sup> St. West. The plat's text shall reference such dedication.
- H. County Engineering needs to comment on the access controls. The plat proposes two access openings along 183<sup>rd</sup> St. West, for the northernmost (Lot 7, Block 3) and southernmost (Lot 3, Block 2) lots. One access opening along Central (Lot 3, Block 2) is proposed. Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plat's text. County Engineering has required complete access control to 183<sup>rd</sup> West for Lot 7, Block 3; access may be obtained from Willow Creek Drive.
- I. The applicant shall guarantee the installation of Autumn Drive Ct and Pine Ct to the 36-ft rock standard.
- J. 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).
- K. The Applicant is advised that if platted, the building setbacks must be 35 feet to conform with the Zoning setback standard for County section line roads.

- L. The Applicant is advised that if platted, the building setbacks must be 35 feet from the perimeter streets and 30 feet from internal streets to conform with the Zoning setback standard for County roads.
- M. The County Fire Department/GIS needs to comment on the plat's street names. GIS has required Autumn Drive be revised to Springwood; extending from the south line of the plat to include the frontage of Lot 5, Block 1. Autumn Drive Ct shall be revised to Springwood Ct. Pecanwood Road shall be revised to Pecanwood extending from the north line of the plat to include the frontage of Lot 10, Block 2. Pine Road shall be revised to Pine.
- N. Lot 13, Block 2 does not meet the 200-ft lot width requirement which is measured at the building setback line. The lot also does not meet the 100-ft lot frontage requirement. A modification will need to be approved.
- O. Lot 11 may not meet the 100-ft lot width requirement which is measured at the building setback line. This dimension should be denoted on the final plat. An increase in the distance of the building setback from the road would meet the standard.
- 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 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.

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- 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 8/16/01)

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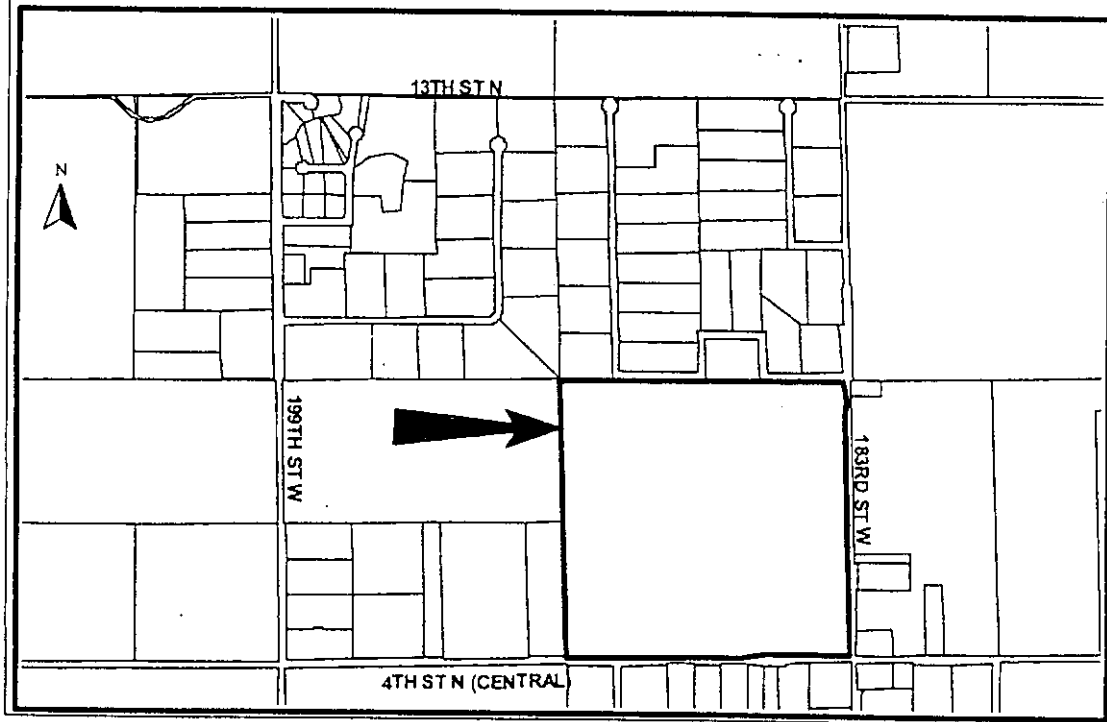
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Total:	<u>30</u>

**MINIMUM LOT AREA:** 4.5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

VICINITY MAP



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**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 and water wells. A memorandum shall be obtained specifying approval. A plot plan is needed for Lots 3, Block 2, and Lot 6, Block 1, to verify buildable area. Structures need to be identified for Lots 4 and 5, Block 2.
- B. The site is currently located within 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. City Water and Sewer Department requests a petition for future extension of City water and sewer services.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan. Lot 6, Block 1, does not appear to be a buildable site, and floodway reserve boundaries need to be reviewed. A drainage plan is required. Adjustments to floodway reserves may be required after review of the drainage plan. Minimum pads may be required.
- F. County Engineering has required complete access control to 183<sup>d</sup> West for Lot 7, Block 3; access may be obtained from Willow Creek Drive.

The requested access controls have been platted.

- G. The applicant shall guarantee the installation of Autumn Drive Ct. and Pine Ct. to the 36-ft rock standard.
- 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/GIS needs to comment on the plat's street names. GIS has required Autumn Drive be revised to Springwood; extending from the south line of the plat to include the frontage of Lot 5, Block 1. Autumn Drive Ct shall be revised to Springwood Ct. Pecanwood Road shall be revised to Pecanwood extending from the north line of the plat to include the frontage of Lot 10, Block 2. Pine Road shall be revised to Pine.

The requested street names have been platted.

- J. Lot 13, Block 2, does not meet the 200-ft lot width requirement which is measured at the building setback line. The lot also does not meet the 100-ft lot frontage requirement. A modification will need to be approved. The Subdivision Committee has approved a modification.
- K. The signature line for the County Commissioners Chair needs to reference "Carolyn McGinn".
- L. 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.
- M. The floodway reserve near the southeast corner of plat needs located with respect to property lines.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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 has requested additional easements.

- W. 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.