

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2006-23 -- EVANS 1st ADDITION

**OWNER/APPLICANT:** William F. Evans, Patricia M. Evans, 8404 N. 103rd St. West, Valley Center, KS 67147

**SURVEYOR/ENGINEER:** Benchmark Land Survey, P.A., 617 East William, Wichita, KS 67202

**LOCATION:** Southeast corner of 85th St. North and 103rd St. West

**SITE SIZE:** 20 acres

**NUMBER OF LOTS**

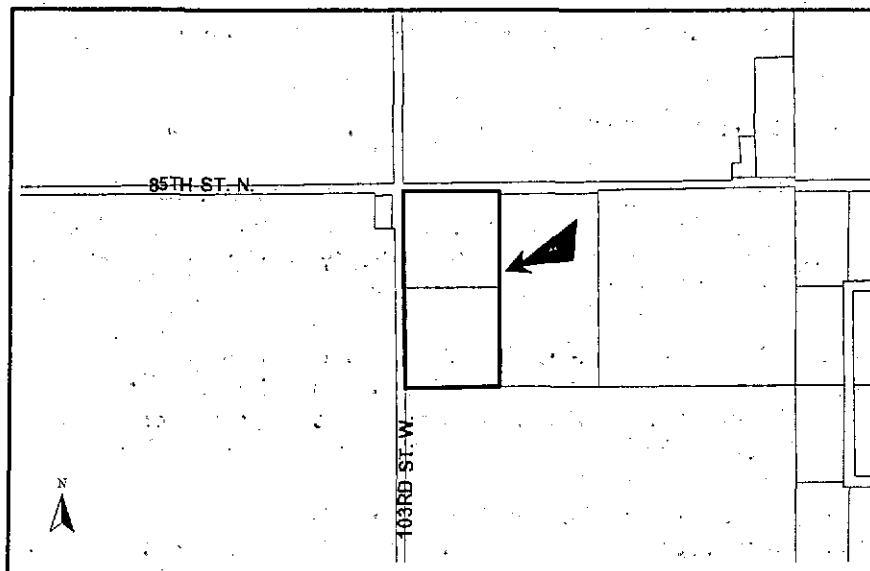
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

**MINIMUM LOT AREA:** 2.17 acres

**CURRENT ZONING:** SF-5, Single-Family Residential

**PROPOSED ZONING:** TF-3, Two-Family Residential

**VICINITY MAP**



NOTE: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

**STAFF COMMENTS:**

- A. Since neither sanitary sewer nor municipal water is available to serve this property, the applicant shall contact County Code Enforcement to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage and water wells. A memorandum shall be obtained specifying approval.
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a water availability evaluation must be provided to Sedgwick County Code Enforcement to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan is needed.*
- D. County Engineering needs to comment on the access controls. The plat denotes four openings along 103rd St. West and two openings along 85th St. North. *County Engineering requests a single combined entrance for Lots 1 & 2 on 85<sup>th</sup> St. North. A single combined entrance for Lots 3 & 4 is requested on Maize.*
- E. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- F. County Engineering has requested a standard right-of-way intersection. The Access Management Regulations requires a major street intersection to include a 75-foot half-street right-of-way measured 250 feet from the centerline of the intersecting arterials and a tapered length of 100 feet. An additional 25-foot x 25-foot corner clip is needed at the intersection.
- G. The language "lots and a blocks" shall be referenced in the plat's text.
- H. 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.
- I. 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.)
- J. 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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- K. 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.
- L. 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.
- M. 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.
- N. Perimeter closure computations shall be submitted with the final plat tracing.
- O. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- P. 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.
- Q. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: [cholloway@wichita.gov](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.