

SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 11  
December 31, 1998

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

**CASE NUMBER:** S/D 98-123 - FOUR OAKS ADDITION

**OWNER/APPLICANT:** Jay A. Feist, 245 N. Waco, Suite 501, Wichita, KS 67202

**SURVEYOR/ENGINEER:** Austin Miller P.A., Attn: Tim Austin, 254 S. Laura, Suite 210, Wichita, KS 67211

**LOCATION:** Southwest corner of 37th St. North and 127th St. East

**SITE SIZE:** 160 acres

**NUMBER OF LOTS**

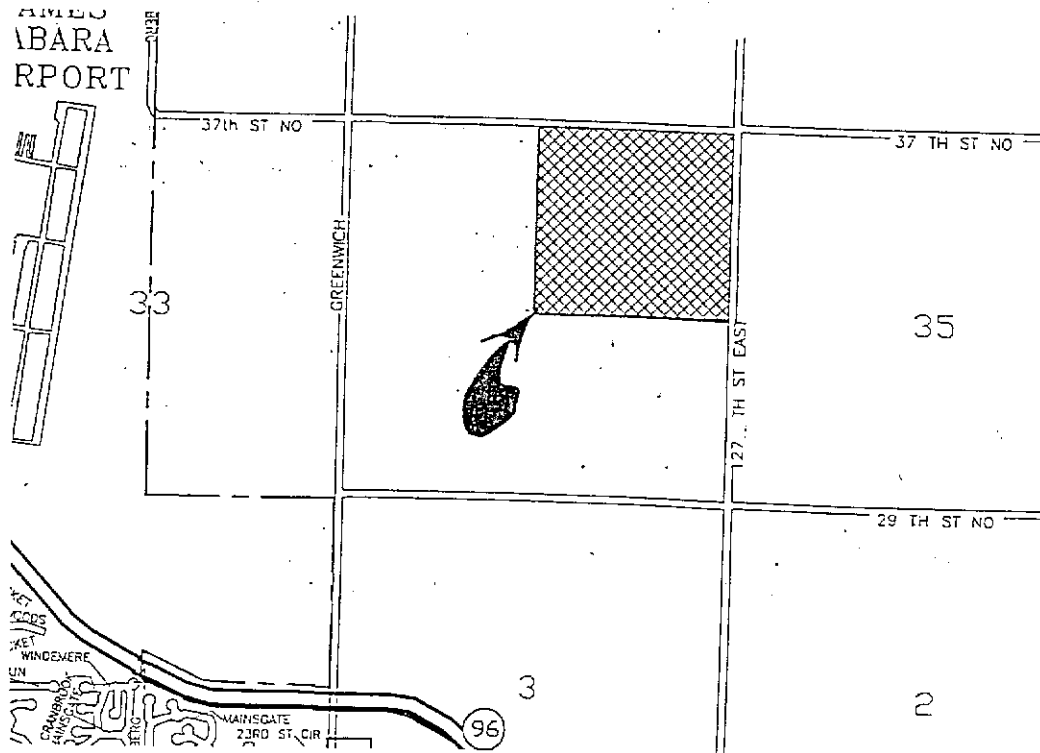
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

**MINIMUM LOT AREA:** 8.15 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. This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development.

STAFF COMMENTS:

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval.
- B. The site is currently served by Rural Water District No. 5. 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 from the water district regarding any requirements.
- 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.
- E. The final plat tracing shall denote complete access control along 127th St. East for Lots 5 and 12. Access controls denoting one access opening per lot is requested for the lots abutting 37th St. North. County Engineering needs to comment on any additional access controls at the intersections. The final plat tracing shall reference the access controls in the platting text.
- F. County Engineering needs to comment on the need for right-of-way for perimeter streets, in addition to the need for a major intersection right-of-way. The plat currently denotes a 25-ft half street right-of-way. The Subdivision regulations require at least a 50-ft half street right-of-way for section line roads.
- G. The final plat tracing shall also be signed by any party holding a mortgage on the site. The platting binder indicates First National Bank as holding such a mortgage.
- H. 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.
- I. 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 and further noted that the setback is a building setback line for the Williams Natural Gas Company pipeline.
- J. The applicant shall submit an avigational easement covering all of the subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.

- K. The plat shall reference a tie point to a section corner.
- L. The owner's certifications shall reference "lots and a street".
- M. Since the site is located within three miles of Wichita's City limits, the City Council signature block needs to be added.
- N. Bill Hancock shall be identified as "Chairman Pro Tem".
- O. County Fire should comment on the length of the new interior street which is approximately 1,900 feet in length exceeding the 1,200-ft limit imposed by the Subdivision regulations.
- P. The turnaround of the interior street should be increased to a 150-ft diameter.
- Q. A contingent right-of-way should be dedicated between lots 9 and 10 for future access to adjoining properties at the south line of the plat. The plat's text shall reference the dedication.
- R. The applicant shall guarantee the installation of the interior street to the 36-ft suburban rock standard.
- S. The new street needs to be named and approved by County Fire.
- T. The final plat tracing shall indicate bearings for all side lot lines which are not at right angles with or radial to adjacent street lines.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.

- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

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Survey: STAKEOUT FILE FOR 4 OAKS REVISED

Traverse: exterior

DF=1.000000000 Area of 3400 to 3400 = 161.691 ACRES

Pt	Bearing	HorizD1	Description	Northing	Easting
3400			FOUND	2995.230	3359.344
3440	N 0°18'09"W	2654.58	FOUND	5649.771	3345.328
3450	N89°39'18"E	2654.72	FOUND	5665.760	6000.000
3460	S 0°00'00"E	2665.76	FOUND	3000.000	6000.000
3400	S89°53'47"W	2640.66	FOUND	2995.230	3359.344