

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-105 – HEAVENSLICE ADDITION

OWNER/APPLICANT: Jeff Dettman, 416 S. Market, Suite 200, Wichita, KS 67202; Chad and Christina Abbott, 1011 N. Firefly Circle, Wichita, KS 67235

SURVEYOR/AGENT: Benchmark Land Survey, 617 E. William, Wichita, KS 67202

LOCATION: Northwest corner of 93rd St. North and 159th St. East

SITE SIZE: 20 acres

NUMBER OF LOTS

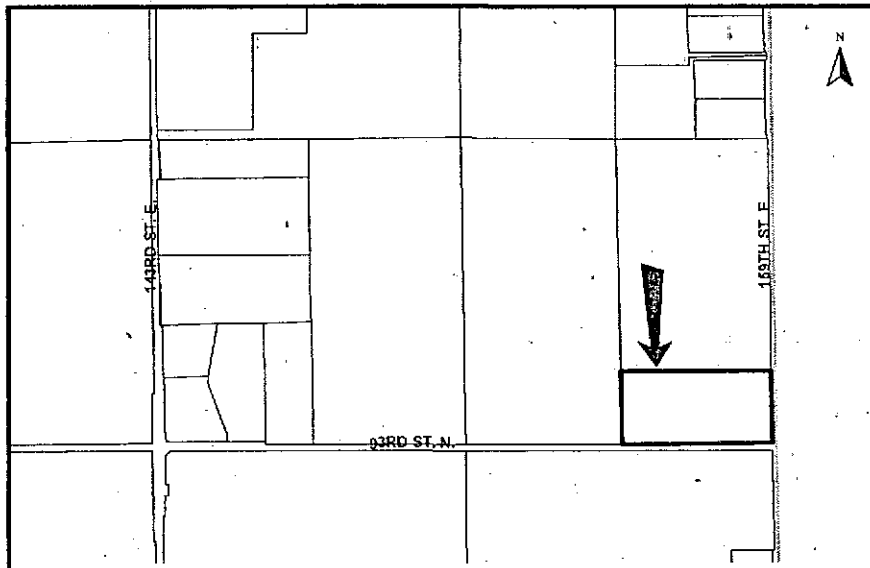
Residential:	4
Office:	
Commercial:	
Industrial:	
Total:	4

MINIMUM LOT AREA: 5 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 Wichita-Sedgwick County Comprehensive Plan.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval.
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a Safe Yield Analysis 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. In the alternative, the applicant shall provide a letter from the Rural water district.
- C. The site is currently located within the Sedgwick County Rural Water District No. 1. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection. The applicant is advised that this rural water district requires a minimum lot size of 10 acres.
- 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. A drainage guarantee is required.
- F. The preliminary plat does not include names of owners on the face of the plat.
- G. County Surveying advises that the plat has been prepared based on an assumed datum. The preliminary plat should be resubmitted based on NAVD datum with a benchmark.
- H. The plat denotes two joint openings along 93rd St. North. County Engineering requests access control between Lot 1 and the property to the west. The proposed joint openings between Lots 1 and 2 and between Lots 3 and 4, shall be replaced with a joint opening between Lots 2 and 3. A joint opening is requested on 159th St between Lot 4 and property to the north.
- I. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- J. On the final plat tracing, the MAPC signature block needs to reference "M.S. Mitchell, Chair"
- K. The signature line for the County Commissioners Chairman needs to reference "David M. Unruh".
- 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 platlor'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.
- N. 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.)
- O. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- P. 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.

- Q. 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.
- R. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb (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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. 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.
- U. 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). Please include the name of the plat on the disc.

STAFF REPORT
(One-Step Final Plat, Deferred 11/29/07)

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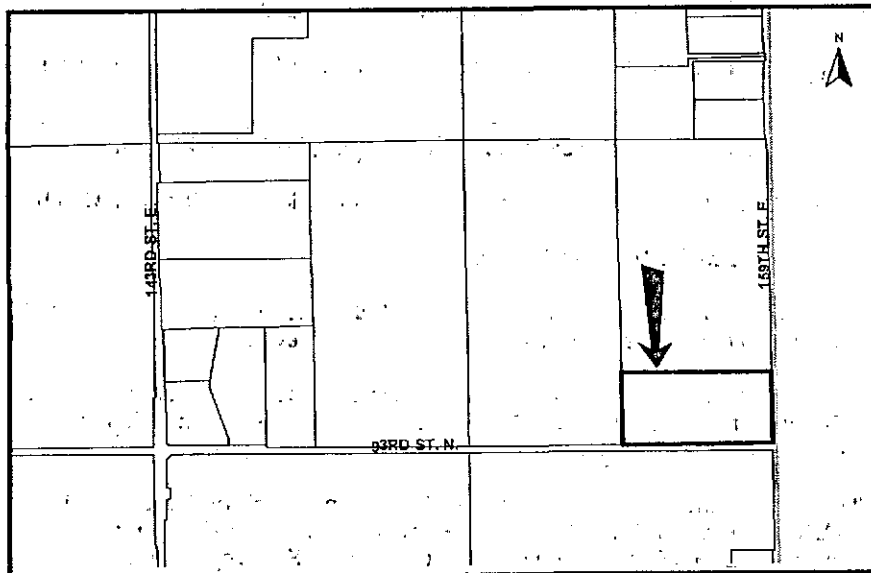
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STAFF COMMENTS:

- A. Since sanitary sewer is unavailable 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 facilities. A memorandum shall be obtained specifying approval.
- B. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a Safe Yield Analysis 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. In the alternative, the applicant shall provide a letter from the Rural Water District.
- C. The site is currently located within the Harvey County Rural Water District No. 1. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- 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 has requested a revised drainage plan reflecting the platted easements.
- F. The applicant has proposed two joint openings along 93rd St. North, between Lots 1 and 2, and between Lots 2 and 3. The applicant has also proposed a joint opening on 159th St between Lot 4 and property to the north. County Engineering has requested that the joint opening between Lots 1 and 2 should be shifted to west line of Lot 1 as a joint opening between Lot 1 and the unplatted property to the west. County Engineering also has requested that the opening on the north end of Lot 4 is shifted north as a joint opening with the unplatted property to the north.
- G. Joint access easements should be provided for all three joint openings. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- H. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. On the final plat tracing, the MAPC signature block needs to reference "M.S. Mitchell, Chair"
- J. The signature line for the County Commissioners Chairman needs to reference "David M. Unruh".
- K. The year "2008" needs to replace "2007" within the signature blocks.
- 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 platlor'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.
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617 E. WILLIAM WICHITA, KS 67202
PH 316.262.2262 FAX 316.262.2268
surveyors@benchmarkls.net

Heavenslice Addition

Closure Calculations:

SE Cor.	N 89°17'47" W	1323.03'
SW Cor.	N 00°00'49" W	659.98'
NW Cor.	S 89°17'47" E	1321.51'
NE Cor.	S 00°08'45" E	660.00'

Precision:
1:1,119,268