

STAFF REPORT

(Final Plat, Preliminary Plat Approved 10/26/06, Deferred 7/13/06)

CASE NUMBER: SUB 2006-65 -- HEDGE APPLE ESTATES ADDITION

OWNER/APPLICANT: Four Oaks, LLC, Attn: Jay Feist, 245 N, Waco, Suite 501, Wichita, KS 67202

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: Northeast corner and southeast corner of 85th St. North and Oliver

SITE SIZE: 160 acres

NUMBER OF LOTS

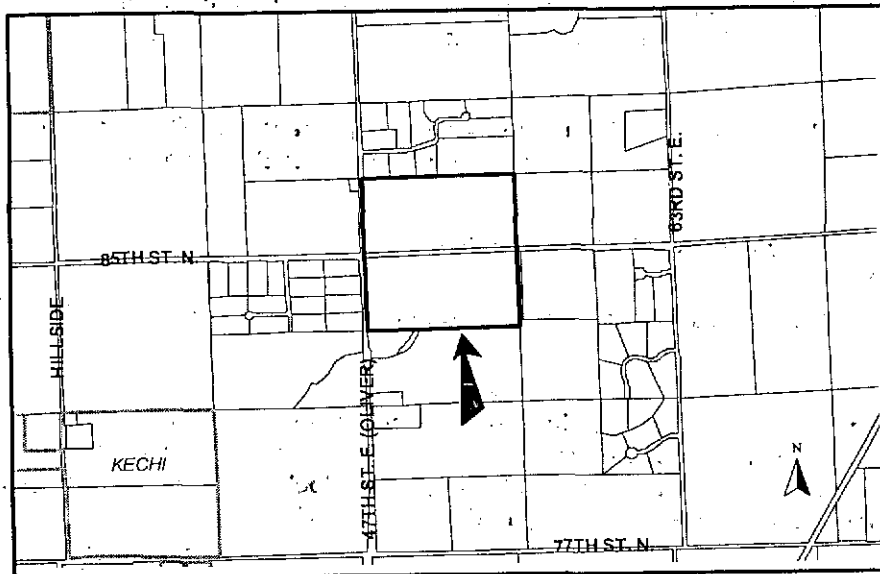
Residential:	25
Office:	
Commercial:	
Industrial:	
Total:	25

MINIMUM LOT AREA: 4.5 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. A detailed site plan (to scale) is needed showing how home and sewer system construction is planned for Lots 5,6,7,8 Block 2 and Lots 7,9,10 Block 1.
- 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. The site is currently located within the Sedgwick County Rural Water District No. 2. 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 needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- F. County Engineering recommends platting a common reserve to be maintained by homeowners' association to cover all floodplains in the plat.
- G. The roads shall be built to the 36' road standard. A guarantee shall be provided. The guarantee shall include the installation of a temporary turnaround for Blue Ash.
- H. Blue Ash Ct. should be extended to south line of plat.

Blue Ash Court has been extended to the south as requested. A temporary cul-de-sac has been platted.

- I. County Engineering has required that Lot 1, Block 1 shall have one point of access on Oliver. Lots 2 & 3, Block 1 shall have one shared point of access on Oliver. Lots 1 & 2, Block 2 shall have one shared point of access on Oliver. Lot 3, Block 2, shall have one point of access on Oliver. Complete access-control is required on 85th St. N.

Access controls have been platted as requested.

- J. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with collectors and local streets. Complete access control of 75 feet is needed along the cul-de-sacs from 85th St. North.

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- K. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- L. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- M. Various lots fronting on cul-de-sacs do not appear to conform to the 200-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- N. GIS needs to comment on the plat's street names. Bayberry Ct and Buckeye Ct should be replaced with Buckeye Cir. In addition, Blue Ash Road and Crabapple Court need to be replaced with either: a) Blue Ash St and Blue Ash Cir or b) Crabapple St and Crabapple Cir.
- O. 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.
- P. The 1:150 scale should be specified.
- Q. The plat title should delete reference to Wichita.
- R. On the final plat tracing, the signature line for the County Commissioners Chair needs to reference "David M. Unruh".
- 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 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.)
- 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: 316-946-4556) 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 note that any construction that results in earthwork

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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.

- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within 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. 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.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 7
JULY 13, 2006

STAFF REPORT
(Preliminary Plat)

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LOCATION: Northeast corner and southeast corner of 85th St. North and Oliver

SITE SIZE: 160 acres

NUMBER OF LOTS

Residential:	25
Office:	
Commercial:	
Industrial:	
Total:	<u>25</u>

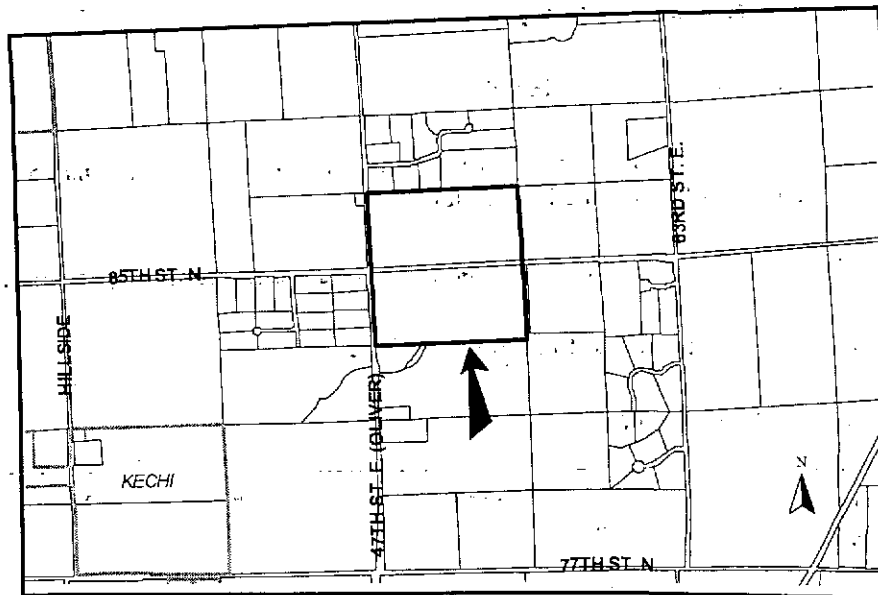
MINIMUM LOT AREA: 4.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

60
DEPER

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 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. The site is currently located within the Sedgwick County Rural Water District No. 2. 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 needs to comment on the status of the applicant's drainage concept. A flood study and drainage plan are needed. The plan needs to reflect cross road culverts, and routing through all ponds, and tie into flood study for Idle Banks Addition. The floodway should be in a reserve.
All terraces need to be removed. Applicants are advised that 100 year structure will be required to access Lots 6 & 7 Block 1.
- F. The plat needs a permanent onsite benchmark.
- G. County Engineering recommends platting a common reserve to be maintained by homeowners' association to cover all floodplains in the plat.
- H. The roads shall be built to the 36' road standard. A guarantee shall be provided.
- I. Blue Ash Ct. should be extended to south line of plat.
- J. Note 2 should be deleted from the face of plat.
- K. The platlor's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- L. County Engineering has requested additional right-of-way along both arterials. The Access Management Regulations requires a 60-foot half-street right-of-way width along rural arterials. The Regulations also require a 75-foot arterial intersection right-of-way and an additional 25-foot x 25-foot corner clip at the intersections. The platlor's text shall note the dedication of the streets to and for the use of the public.

- M. Access controls need to be platted along arterial streets. The final plat shall reference the dedication of access controls in the plat's text. County Engineering has required that Lot 1, Block 1 shall have one point of access on Oliver. Lots 2 & 3, Block 1 shall have one shared point of access on Oliver. Lots 1 & 2, Block 2 shall have one shared point of access on Oliver. Lot 3, Block 2, shall have one point of access on Oliver. Complete access control is required on 85th N.
- N. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with collectors and local streets. Complete access control of 150 feet is needed along the cul-de-sacs from 85th St. North.
- O. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- P. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed.
- Q. Various lots fronting on cul-de-sacs do not appear to conform to the 200-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- R. GIS needs to comment on the plat's street names. Bayberry Court should be replaced with Buckeye Cir. The east cul-de-sacs need to be assigned the same name - Crabapple Cir or Blue Ash Cir.
- S. 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.
- T. The 1:150 scale should be specified.
- U. 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.
- V. 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.)
- W. 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.
- X. 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.

SUB 2006-65 -- Preliminary Plat of HEDGE APPLE ESTATES ADDITION
July 13, 2006 - Page 4

- Y. 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.
- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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.

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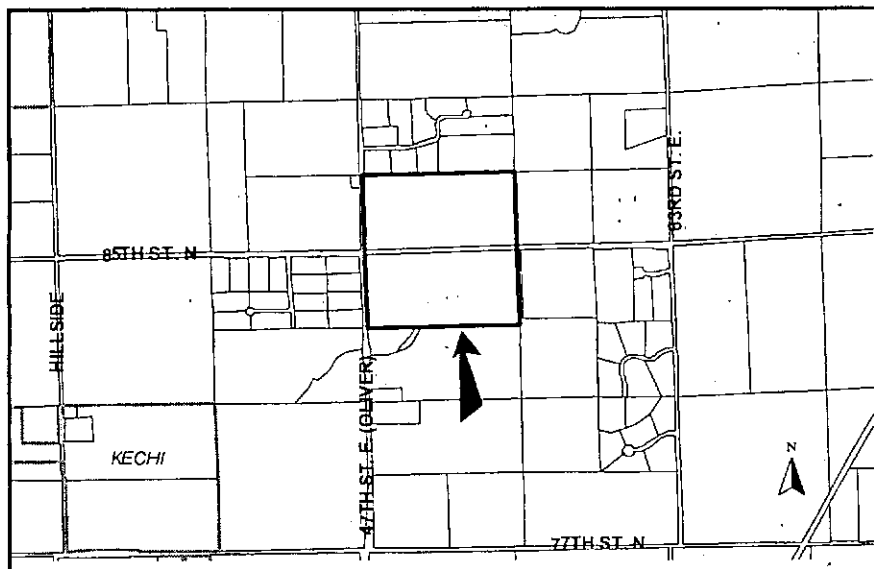
Residential:	25
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MINIMUM LOT AREA: 4.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2006-65 -- Preliminary Plat of HEDGE APPLE ESTATES ADDITION
October 26, 2006 - Page 2

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

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- 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. A detailed site plan (to scale) is needed showing how home and sewer system construction is planned for Lots 5,6,7,8 Block 2 and Lots 7,9,10 Block 1.
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