

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2007-38 -- HIDDEN ESTATES 2ND ADDITION

OWNER/APPLICANT: Tom Hunt, 10711 Countryside, Wichita, KS 67207

SURVEYOR/AGENT: K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

LOCATION: West of 159th St. East, North of 39th St. South

SITE SIZE: 5 acres

NUMBER OF LOTS

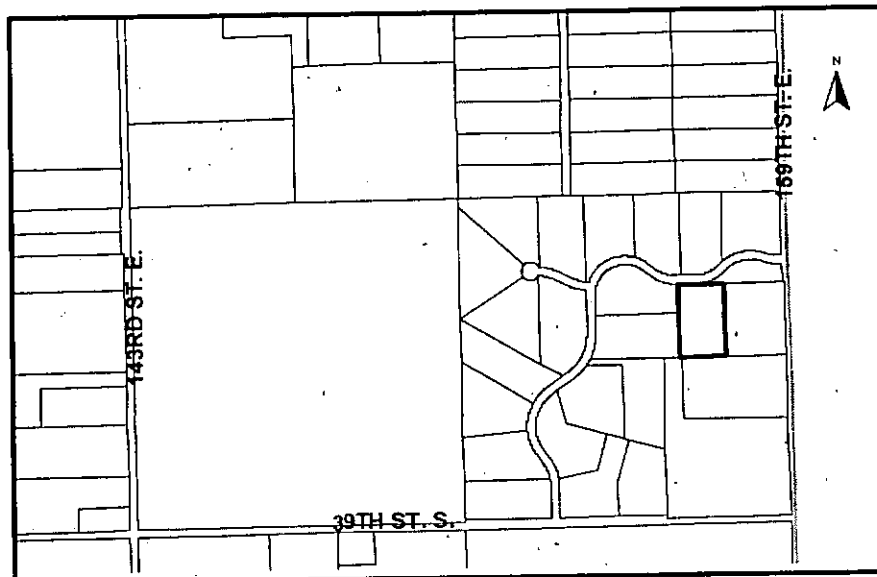
| | |
|--------------|----------|
| Residential: | 1 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | <u>1</u> |

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2007-38 -- One-Step Final Plat of HIDDEN ESTATES 2ND ADDITION
April 26, 2007 - Page 2

NOTE: This unplatted site is located in the County within three miles of Wichita's boundary. It is located 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. City of Wichita Water Utilities Department requests a petition for future extension of sanitary sewer and City water services.
- 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. *A drainage plan is needed. The plat should reference floodway reserve, film 890, page 814.*
- E. County Surveying has requested the labeling of section corners.
- F. County Surveying advises that monuments need identified as to size and type.
- G. County Surveying has requested a site benchmark.
- H. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. The right-of-way width shall be denoted for Hidden Estates St.
- J. A block number or letter and a Lot number shall be denoted on the face of the plat.
- K. The applicant is reminded that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council certification needs to be included on the final plat.
- L. On the final plat, the MAPC signature block needs to reference "Darrell A. Downing, Chair".
- M. The signature line for the County Commissioners Chairman needs to reference "David M. Unruh".
- N. "A Lot and a Block" shall be referenced in the plat's text.
- 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 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.
- Q. 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.)

SUB 2007-38 -- One-Step Final Plat of HIDDEN ESTATES 2ND ADDITION
April 26, 2007 - Page 3

- R. 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.
- S. 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.
- T. 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.
- U. 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. 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.
- X. 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.