

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-84 -- IDLE BANKS ADDITION

OWNER/APPLICANT: Delbert I. and Elizabeth A. Wilson, 8942 N. Oliver, Wichita, KS 67147; Brian L. and Kristen C. Shelton, 127 N. Colby, Valley Center, 67147; Harvey E. and Bonnie J. Siemens, 7820 SW Huntoon, Topeka, KS 66615; James and Zelda Brownlee, 1930 W. Evanston, Valley Center, KS 67204

SURVEYOR/ENGINEER: Reiss and Goodness Engineers, Attn: Robert Previtera, 2160 W. 21st St., Wichita, KS 67203

LOCATION: North of 85th St. North, East side of Oliver St.

SITE SIZE: 60.88 Acres

NUMBER OF LOTS

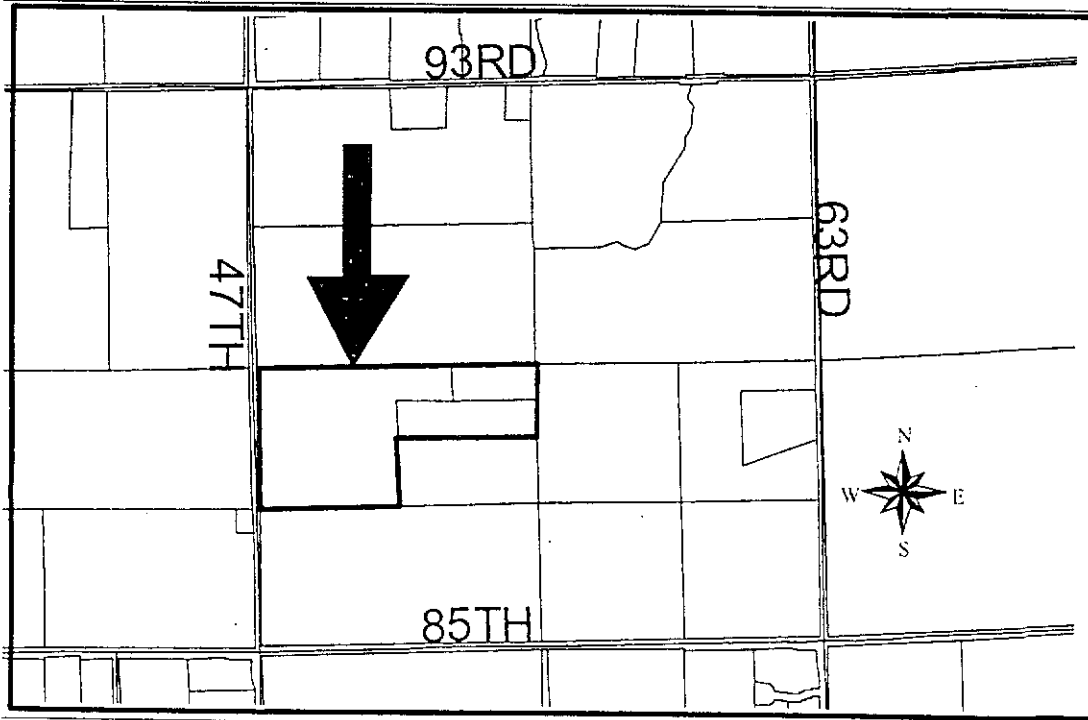
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	<u>10</u>

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 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is 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 and water wells. A memorandum shall be obtained specifying approval. Due to floodway reserve constraints, Health Department should comment on the buildable area for Lot 6.
- B. The site is currently located within the Rural Water District No. 2. 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 to MAPD and Health Department from the water district to that effect.
- 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 concept. County Engineering has advised that a HEC-2 computer run is required across Lots 6 and 7, and additional floodway reserve will be needed on Lot 6 as determined by the computer run. Minimum pads will need to be determined by the computer run. A drainage plan is needed.
- E. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- F. Based upon the legal description shown on the plat, the site involves the land extending to the section line and consequently a dedication of street right-of-way is needed for Oliver. The plat's text shall reference such dedication of the street as being to and for the use of the public.
- G. County Engineering needs to comment on the access controls. The plat proposes two access openings along Oliver for Lot 2. The final plat shall reference the access controls in the plat's text.
- H. The applicant shall guarantee the installation of the proposed street to the 36-ft rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application and/or issuance of any building permits for individual lots.
- I. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- J. The Applicant is advised that in regard to the structure on Lot 1 within the required 35-ft building setback, that while such areas of the existing structure may be retained, no enlargement of the building in such area will be permitted and if removed, all subsequent rebuilding shall observe building setbacks.

- K. The Applicant has provided a 70-ft contingent dedication of street right-of-way extending to the north line of the plat in order to provide potential street connection to adjoining properties. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text.
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 3 and Lot 6. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- M. The County Fire Department/ GIS needs to comment on the plat's street names.
- N. The length of the internal street is approximately 2,200 feet exceeding the 1,200-ft limitation of the Subdivision Regulations. Approval of the plat will require a modification. County Fire Department recommends a modification due to the proposed connection to the adjoining property to the north.
- O. The Applicant has provided a pipeline easement agreement which appears to indicate a blanket easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- 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 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.)
- 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 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.

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August 30, 2001 - Page 4

- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- X. 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.
- Y. 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 AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 8/30/01)

CASE NUMBER: SUB 2001-84 -- IDLE BANKS ADDITION

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LOCATION: North of 85th St. North, East side of Oliver St.

SITE SIZE: 60.88 Acres

NUMBER OF LOTS

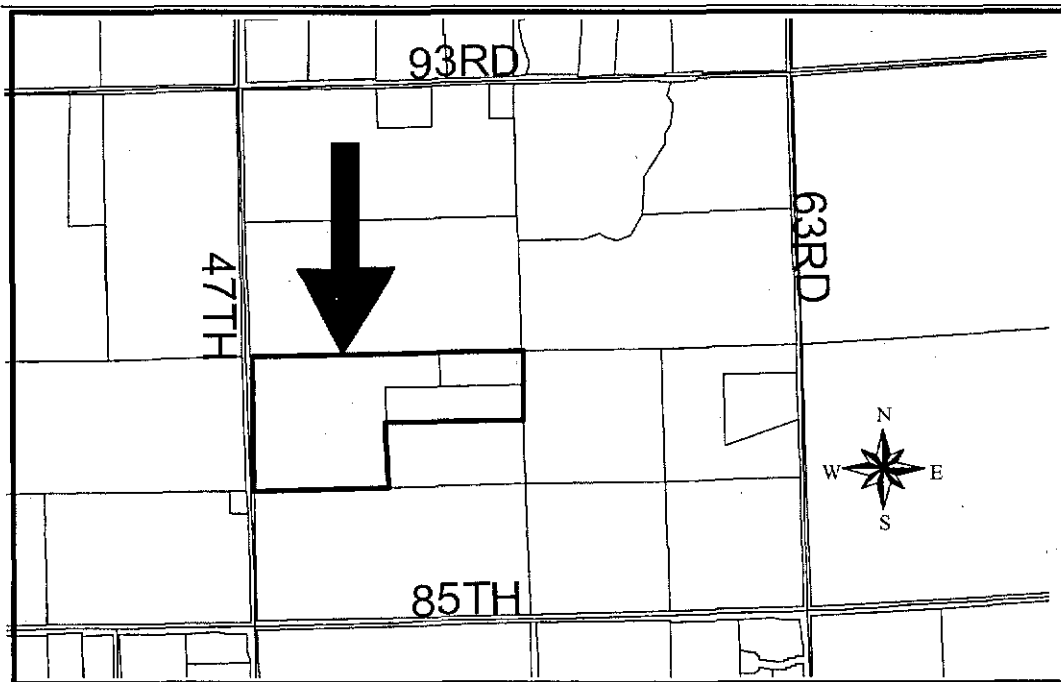
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

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 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. The site is located within the 100-year floodplain.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is 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 and water wells. A memorandum shall be obtained specifying approval. A layout denoting additional floodway reserve is needed for Lot 6 to determine buildable area.
- B. The site is currently located within the Rural Water District No. 2. 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 to MAPD and Health Department from the water district to that effect.
- 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. County Engineering has advised that a HEC-2 computer run is required across Lots 6 and 7, and additional floodway reserve will be needed on Lot 6 as determined by the computer run. Minimum pads will need to be determined by the computer run. The drainage easements between Lots 3 & 4, Block 1 and between Lots 8 & 9, Block 1, need to be changed to Floodway reserves. A Master Lot grading plan is needed.
- E. County Engineering needs to comment on the access controls. The plat proposes two access openings along Oliver for Lot 1. The access controls are approved.
- F. The applicant shall guarantee the installation of the proposed street to the 36-foot rock suburban street standard. The street shall be approved and accepted by the county/township prior to the application and/or issuance of any building permits for individual lots.
- G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- H. The Applicant is advised that in regard to the structure on Lot 1 within the required 35-foot building setback, that while such areas of the existing structure may be retained, no enlargement of the building in such area will be permitted and if removed, all subsequent rebuilding shall observe building setbacks.
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 3 and Lot 6. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. A modification has been approved by the Subdivision Committee.

- J. The County Fire Department/ GIS needs to comment on the plat's street names. The street names are approved.
- K. The length of the internal street is approximately 2,200 feet exceeding the 1,200-foot limitation of the Subdivision Regulations. Approval of the plat will require a modification. County Fire Department recommends a modification due to the proposed connection to the adjoining property to the north. The Subdivision Committee has approved a modification.
- L. The Applicant has provided a pipeline easement agreement which appears to indicate a blanket easement for the area involved in this plat. The Applicant shall either obtain a release of this easement or provide proof that the easement has been confined. If confined, any portion of this easement impacting this site shall be denoted on the plat and shall be properly referenced. A recorded copy of the release/confinement of the easement shall be submitted.
- M. County Surveying has advised that the legal description needs to be corrected. "Section 25 South" needs to be revised to "Section 25, Township 25 South". The curve needs to be noted on the right or southeast side of the chord.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
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- S. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.

SUB 2001-84 -- Final Plat of IDLE BANKS ADDITION
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- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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 AutoCAD. This will be used by the City and County GIS Department.

User Name: Matt
 Project: WILSON TRACTS
 Create Mapcheck Reports

Date: 11-20-01
 Time: 14:40:45
 Page: 1

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IDLE BANKS ADDITION

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Lot Name: NEW BOUNDARY AROUND EXCEPTION
 Lot Area (Square Feet): 2653067.04
 Lot Area (Acres): 60.91
 Lot Perimeter: 7943.08
 Closing Direction: N73°41'17"E
 Closing Distance: 0.004

Course Data: (Mapcheck Through Radius Points Method)

Point	Northing	Easting	Direction	Distance
Begin	4211.719	6339.571	N90°00'00"W	1334.38
	4211.719	5005.191	N00°13'27"W	1326.67
	5538.379	5000.000	S89°58'23"E	2659.43
	5537.128	7659.430	S00°00'22"E	665.41
	4871.718	7659.501	N90°00'00"W	1288.32
PC	4871.718	6371.181		
RP	4900.305	6249.494		

Curve Direction: CW
 Radial In: N76°46'47"W
 D.O.C Arc: 04°35'01"
 D.O.C Chord: 47°09'23"
 Radius: 125.00
 Delta angle: 30°43'09"
 Tangent length: 34.34
 Arc length: 67.02
 Chord Direction: S28°34'47"W
 Chord length: 66.22
 External: 4.63
 Middle ordinate: 4.46
 Radial Out: S46°03'38"E

Point	Northing	Easting	Direction	Distance
PT	4813.568	6339.503	S00°00'22"E	601.85
End	4211.718	6339.567		
Error of Closure		1 : 2061895		
Departure in Y (Northing):	0.001			
Departure in X (Easting):	0.004			