

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-11 -- HAVENER ADDITION

OWNER/APPLICANT: Kenneth W. Havener, Jr., 7406 Norfolk, Wichita, KS 67206

AGENT: Eck Real Estate, Attn: Doug Eck, 5512 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: S.E. Anderson, PE/LS, P.O. Box 240, Whitewater, KS 67154

LOCATION: Northeast corner of 69th St. North and 151st St. West

SITE SIZE: .178 Acres

NUMBER OF LOTS

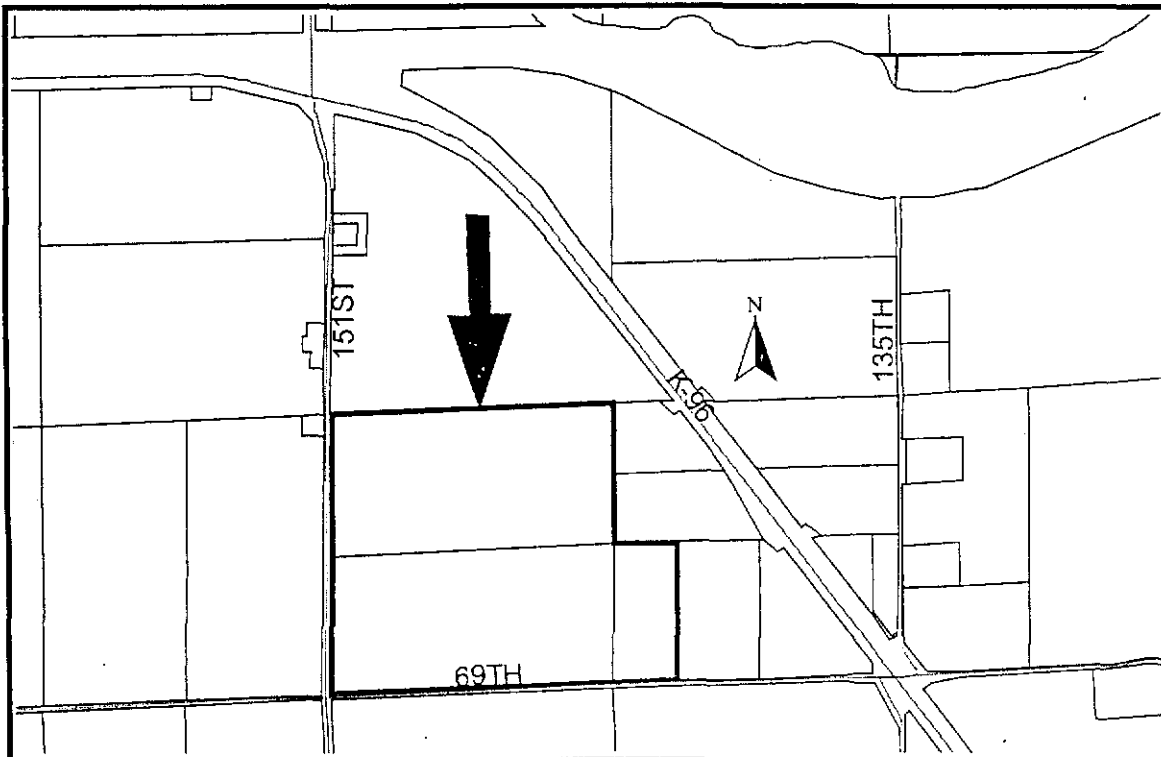
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	50

MINIMUM LOT AREA: 2 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. It is located in the Colwich Area of Influence.

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. The applicant proposes sewage lagoons for 33 lots (over 4.5 acres) and septic systems for 17 lots. Due to floodway reserve constraints, Health Department should comment on the need for twin lagoon systems.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage concept. *A master drainage concept is required which reflects cross-road structures around the plat.*
- D. County Engineering needs to comment on the need for improvements to perimeter streets.
- E. The plat proposes complete access control along the plat's frontage. The final plat shall reference the access controls in the plat's text.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- H. On the final plat, the contingent dedication of right-of-way needs to be referenced in the plat's text.
- I. County Fire Department needs to comment on the street names. The use of three suffixes is discouraged.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- K. Several lots at the terminus of cul-de-sacs do not meet the 200-ft lot width requirement which is measured at the building setback line. An increase in the distance of the building setback from the road is needed to meet the standard. The final plat shall denote the width of these lots on the final plat.
- L. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard.

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- M. 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.
- N. 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.
- O. The recording information for all pipeline easements shall be indicated on the face of the plat.
- P. 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.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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 2/15/01)

CASE NUMBER: SUB 2001-11 -- IMBLER ESTATES (Formerly Havener Addition)

OWNER/APPLICANT: Kenneth W. Havener, Jr., 7406 Norfolk, Wichita, KS 67206

AGENT: Eck Real Estate, Attn: Doug Eck, 5512 W. Central, Wichita, KS 67212

SURVEYOR/ENGINEER: S.E. Anderson, PE/LS; P.O. Box 240, Whitewater, KS 67154

LOCATION: Northeast corner of 69th St. North and 151st St. West

SITE SIZE: 178 Acres

NUMBER OF LOTS

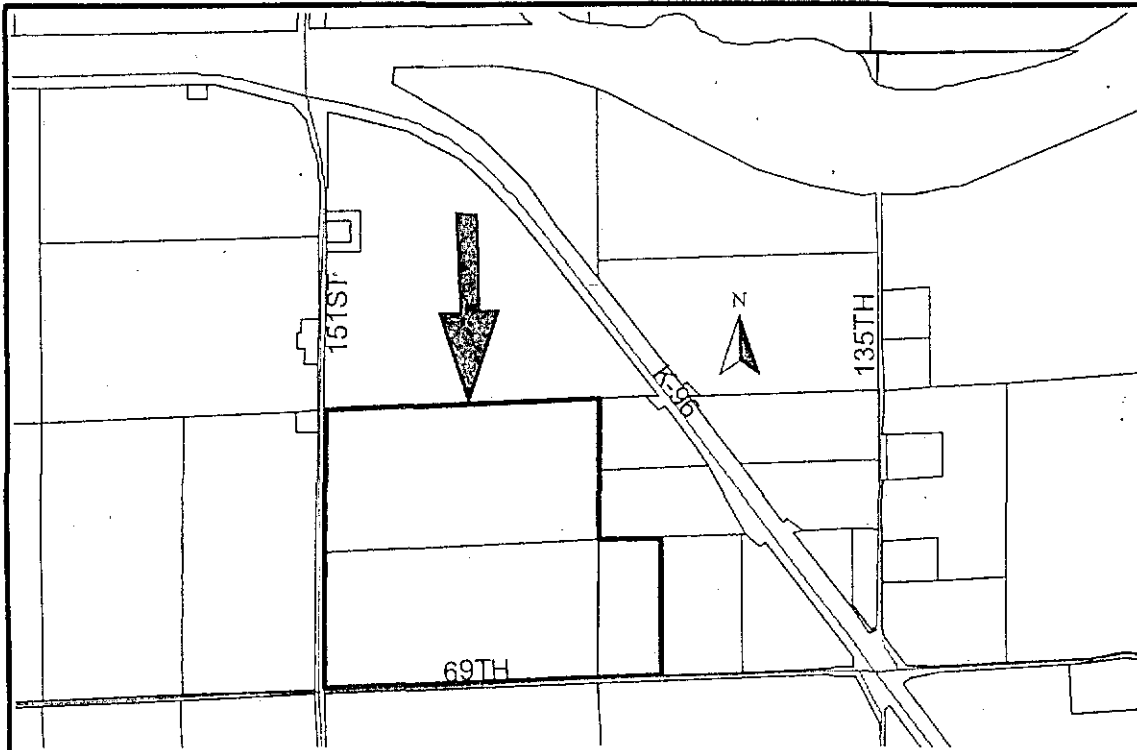
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	<u>50</u>

MINIMUM LOT AREA: 2 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. It is located in the Colwich Area of Influence.

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. The applicant proposes sewage lagoons for 17 lots (over 4.5 acres) and septic systems for 33 lots. Due to floodway reserve constraints, Health Department requests buildable area for Lots 4 and 5, Block 1.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. A Master Lot Drainage Plan is required.
- D. County Engineering needs to comment on the need for improvements to perimeter streets. No improvements are required.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. County Fire Department needs to comment on the street names. 143rd St. West shall be renamed as 142nd or 144th Street West.
- The street name was changed as requested; however GIS additionally has requested N. 72nd Ct. be renamed as 72nd Ct. N., N. 70th Ct. be renamed as 70th Ct. N. And N. 70th Cir. be renamed as 70th Cir. N.
- G. Several lots at the terminus of cul-de-sacs do not meet the 200-ft lot width requirement which is measured at the building setback line. The Subdivision Committee has granted a modification.
- H. The applicant shall guarantee the installation of the proposed interior streets to the suburban street standard.
- I. 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.
- J. 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.
- K. The recording information for all pipeline easements shall be indicated on the face of the plat.
- L. The plat's text shall delete language referencing "3rd Avenue".
- M. County Surveying has requested additional center line data.
- N. County Surveying has requested additional lot dimensions.

- O. References in the plattors text to Kansas Division of Water Resources need to be revised.
- P. 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.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.
- U. 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.
- V. 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Y. 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.
- Z. 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
(One-Step Final Plat)

CASE NUMBER: SUB 2008-42 – IMBLER ESTATES 2ND ADDITION

OWNER/APPLICANT: Kenneth W. and Susan J. Havener, 7406 Norfolk, Wichita, KS 67206

SURVEYOR: Savoy Company, P.A., 433 S. Hydraulic, Wichita, KS 67211

AGENT: Certified Engineering Design, P.A., 810 W. Douglas, Suite C, Wichita, KS 67203

LOCATION: Northeast corner of 151st St. West and 69th Street North (County District IV)

SITE SIZE: 12.87 acres

NUMBER OF LOTS

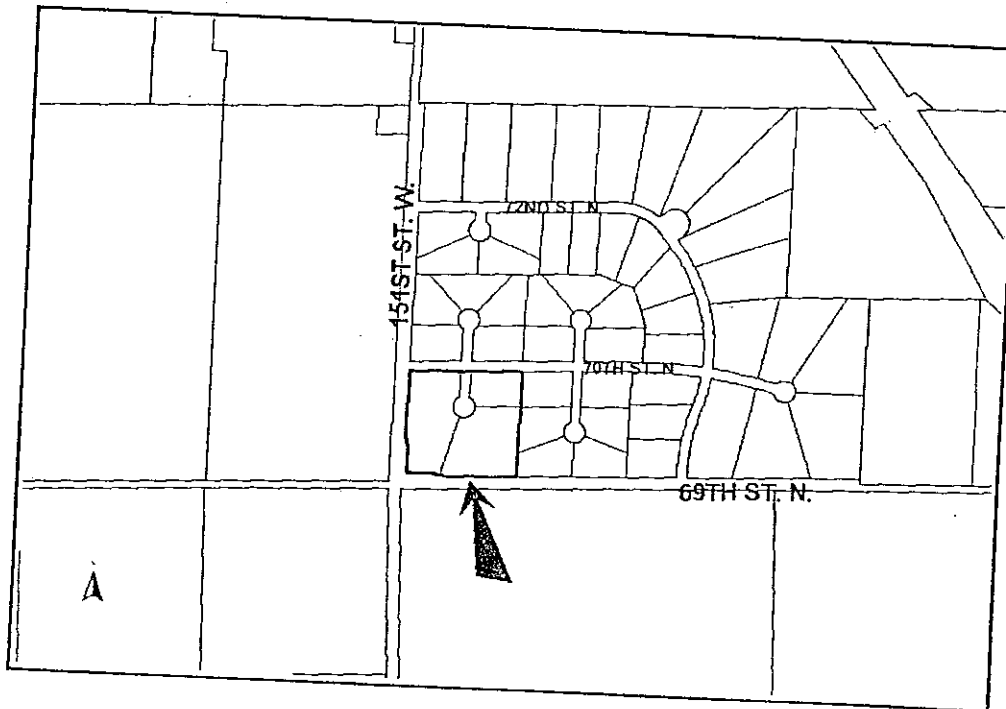
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

MINIMUM LOT AREA: 1.96 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2008-42 – One-Step Final Plat of IMBLER ESTATES 2ND ADDITION
June 12, 2008 - Page 2

NOTE: This county plat is a replat of three lots in the Imbler Estates Addition which includes the extension of a street. It is in an area designated as "Rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Colwich Area of Influence.

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. 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.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. This plat contains lots less than the required two-acre minimum lot size. A zoning adjustment will need to be approved for the affected lots.
- E. County Engineering requests the applicant's drainage plan. The applicant shall evaluate the need for the 30' floodway reserve on Lot 4.
- F. County Surveying requests a benchmark datum.
- G. County Surveying advises that the taper in the major section right of way needs to be depicted properly.
- H. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- I. County Engineering requests a contingent right-of-way dedication on 69th St. North as the Access Management Regulations requires a 60-foot half-street right-of-way width along rural arterials. The contingent dedication shall be referenced in the plat's text with the following language, "The contingent street dedication shall become effective in the event that the appropriate governing body determines a need for the right-of-way for any street-related purposes."
- J. Block number "1" shall be denoted on the face of the plat.
- K. The applicant shall guarantee the installation of the cul-de-sac to the 36-foot rock suburban street standard.
- L. For lots fronting on cul-de-sacs, the lot frontage is required to be 50% of the required lot width (200 feet). Lots 3 and 4 do not meet this 100-foot frontage requirement.
- M. Lots 3 and 4 do not 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. In the alternative a modification may be granted by the Subdivision Committee.
- N. GIS has requested the cul-de-sac be labeled as "70th Ct N". "70th St N" should be labeled correctly.
- O. 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.
- P. 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.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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 2008-42 – One-Step Final Plat of IMBLER ESTATES 2ND ADDITION
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- S. 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.
- T. 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 National Pollutant Discharge Elimination System 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. 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.