

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2004-52-- JESTER CREEK ADDITION

OWNER/APPLICANT: Jester Creek Partners, 8701 E. 63rd St. South, Derby, KS 67037

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., 924 N. Main, Wichita, KS 67203

LOCATION: Northwest corner of 117th St. North and Meridian

SITE SIZE: 80.64 Acres

NUMBER OF LOTS

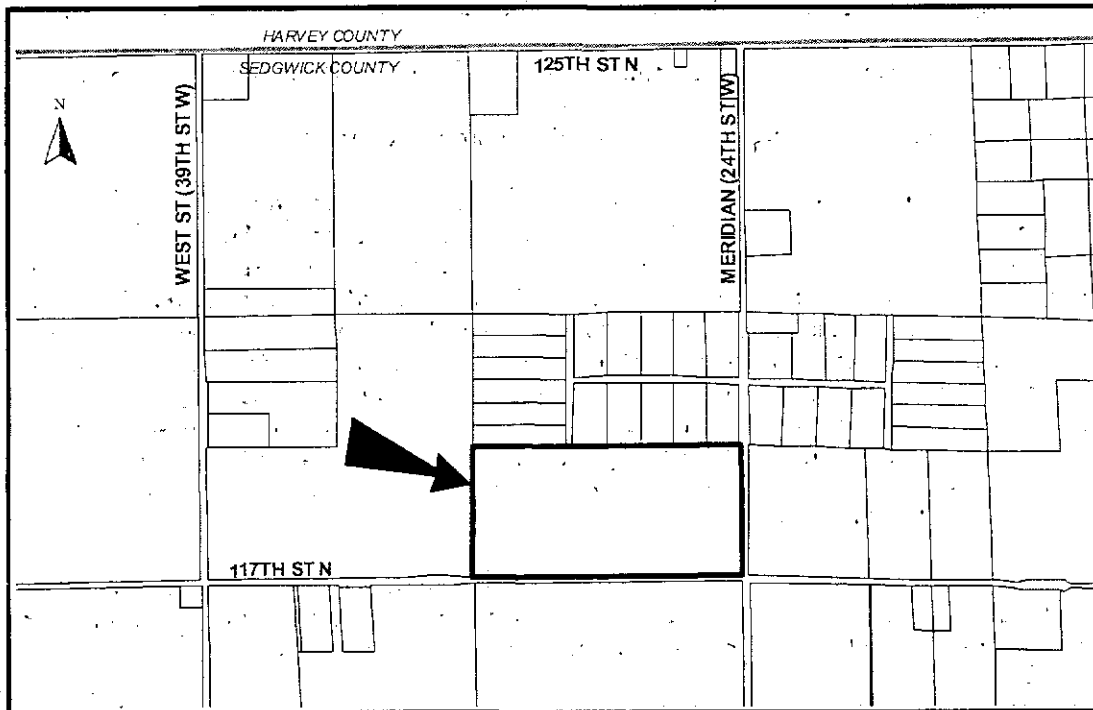
Residential:	17
Office:	
Commercial:	
Industrial:	
Total:	17

MINIMUM LOT AREA: 2.47 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 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. The Applicant shall meet with County Code Enforcement to discuss construction constraints on lots in flood zone.
- 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. County Engineering requests a flood study on both tributaries on the plat and recommends sending flood study to FEMA for approval. A drainage plan and 4-corner grading plan is needed.
- D. Complete access control is needed along all adjacent arterial frontage.
- E. 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 Valley Farms from 117th St. North.
- 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. In accordance with Access Management regulations, a major street intersection right-of-way is needed along with an additional 25-ft x 25-ft corner clip at the intersection corner.
- H. The plat's text shall note the dedication of the street to and for the use of the public.
- I. The applicant shall guarantee the installation of the proposed streets.
- J. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
- K. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 3 and 4, Block 3. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- L. GIS needs to comment on the plat's street names. The street names are approved.

- M. The Applicant needs to contact the pipeline company to determine requirements for protection or relocation of the line.
- N. According to the platting binder, blanket pipeline easements have been granted over this plat. The applicant shall either obtain a release of the easements or provide proof that the easements have been confined. If confined, any portion of the easements if on this plat shall be shown and the pipeline's name and recording information shown.
- O. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the County.
- P. 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.
- Q. The recording information for all pipeline easements shall be indicated on the face of the plat.
- R. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- S. The platting 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 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.)
- 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 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 thirty (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. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat. Preliminary Plat Approved 5/13/04)

CASE NUMBER: SUB 2004-52 -- JESTER CREEK ESTATES ADDITION

OWNER/APPLICANT: Jester Creek Partners, 8701 E. 63rd St. South, Derby, KS 67037

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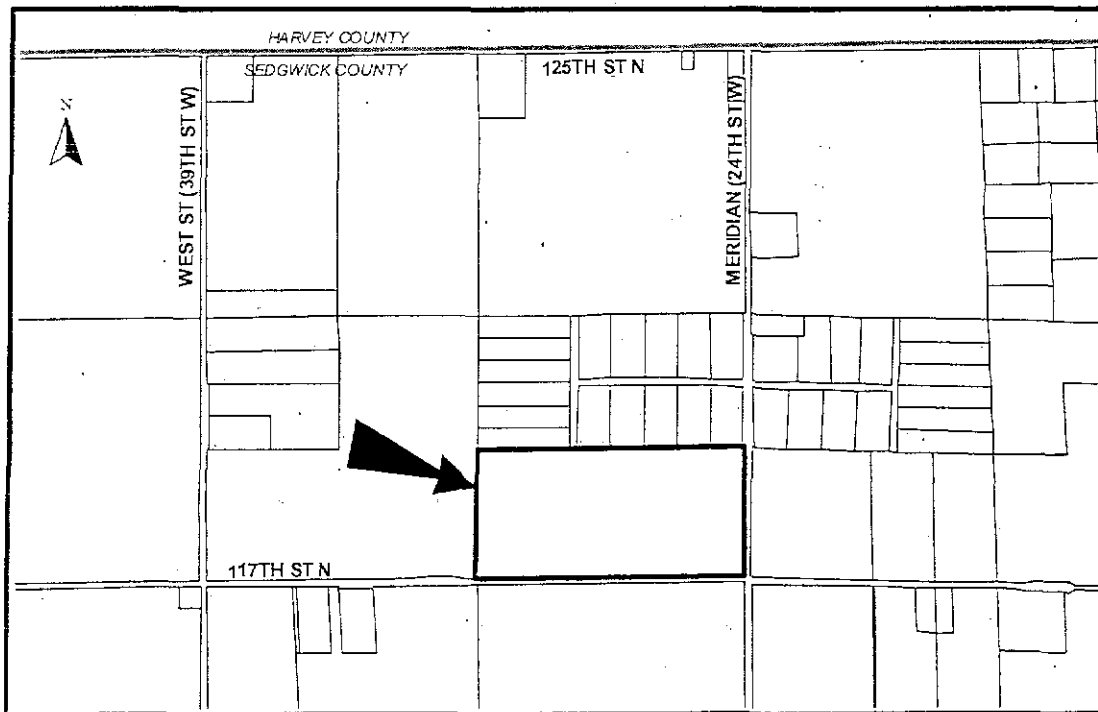
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STAFF COMMENTS:

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- 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. The drainage plan is approved.
- D. 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 Valley Farms from 117th St. North.

The requested access controls have been platted.
- 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. In accordance with Access Management regulations, a major street intersection right-of-way is needed along with an additional 25-ft x 25-ft corner clip at the intersection corner.

The major intersection right-of-way has been platted as requested.
- G. The applicant shall guarantee the installation of the proposed streets.
- H. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).
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- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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. Westar Energy has requested additional easements.
- V. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov) . This will be used by the City and County GIS Department.

JESTER CREEK ESTATES

Sedgwick County, Kansas

<i>Course: S 89-16-03 E</i>	<i>Distance: 2653.34</i>
<i>Course: N 00-34-35 E</i>	<i>Distance: 1322.44</i>
<i>Course: N 89-11-49 W</i>	<i>Distance: 2652.26</i>
<i>Course: S 00-37-25 W</i>	<i>Distance: 1325.71</i>

Perimeter: 7953.74

Area: 3512481.78 *80.64 acres*

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.004 *Course: S 25-10-24 E*

Precision 1: 2016237.02