

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2005-83 -- MARIE'S MEADOW NORTH ADDITION

OWNER/APPLICANT: Leo P. Seidl Trust, Attn: Jane Stephenson, 9614 W. 31st St. South, Wichita, KS 67215

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

LOCATION: Northeast corner of Pawnee and 183rd St. West

SITE SIZE: 155.9 acres

NUMBER OF LOTS

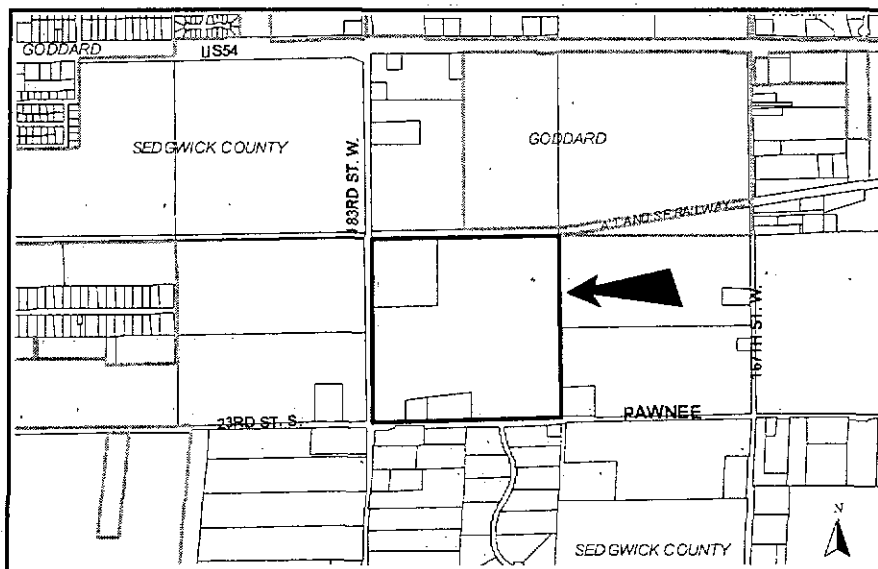
Residential:	24
Office:	
Commercial:	
Industrial:	
Total:	<u>24</u>

MINIMUM LOT AREA: 4.51 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This 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. The site is located within the 100-year floodplain. It is located in the Goddard Area of Influence.

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. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- D. **City of Wichita Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. **County Engineering** needs to comment on the status of the applicant's drainage concept. ***A detailed flood study is needed. FEMA approval may be needed. Drainage easements and reserves may need to be revised based on results of flood study. Terraces need to be removed.***
- G. **County Engineering** has requested the location of the new street along Pawnee be in alignment with Leo Circle.
- H. **County Engineering** needs to comment on the access controls. The plat denotes one joint opening along 183rd St. West and street openings on both Pawnee and 183rd St. West. ***Access control except one opening is approved for Lot 1, Block 1 and for Lot 12, Block 2.***
- I. 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.
- J. In accordance with Access Management Regulations, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along the internal street from both Pawnee and 183rd St. West.
- K. **County Engineering** has requested a street stub extending to the east in order to provide for connection with potential subdivision of the adjacent property.

SUB 2005-83 -- Preliminary Plat of MARIE'S MEADOW NORTH ADDITION
August 18, 2005 - Page 3

- L. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- M. The street right-of-way width needs increased to 70 feet to conform with the suburban residential street standard.
- N. 183rd St. West needs to be labeled correctly.
- O. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock suburban street standard.
- 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. The applicant is advised 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 signature block needs to be included on the final plat.
- R. In the title block "Addition" needs to be added.
- S. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 8, Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- T. GIS needs to comment on the plat's street names. *The street shall be named Highview Dr (east-west segment) and Leo (north-south segment).*
- U. 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.
- V. The platator'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.
- W. 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.)
- X. 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.

SUB 2005-83 -- Preliminary Plat of MARIE'S MEADOW NORTH ADDITION
August 18, 2005 - Page 4

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

-----Original Message-----

From: Teri Laymon [mailto:tlaymon@goddardkansas.us]

Sent: Wednesday, August 17, 2005 11:24 AM

To: Strahl, Neil

Subject: Marie's Meadow North

SUB 2005-83 - Preliminary Plat of Marie's Meadow North Addition

Comments from the Goddard Planning Commission regarding the Preliminary Plat of Marie's Meadow North Addition:

1. Drainage is a major concern on the subject property.
2. The individual property owners would need to have elevated lagoons.
3. There is a lack of information on how the road would be placed over the floodway reserve easement.
4. There have been complaints from homeowners in Marie's Meadow South of poor water drainage and runoff. Further development to the north would intensify this problem.

Based upon information available prior to the planning meeting and lack of time to review, *Planning Commission* recommends denial.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 8/18/05)

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Wichita, KS 67215

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

LOCATION: Northeast corner of Pawnee and 183rd St. West

SITE SIZE: 134.76 acres

NUMBER OF LOTS

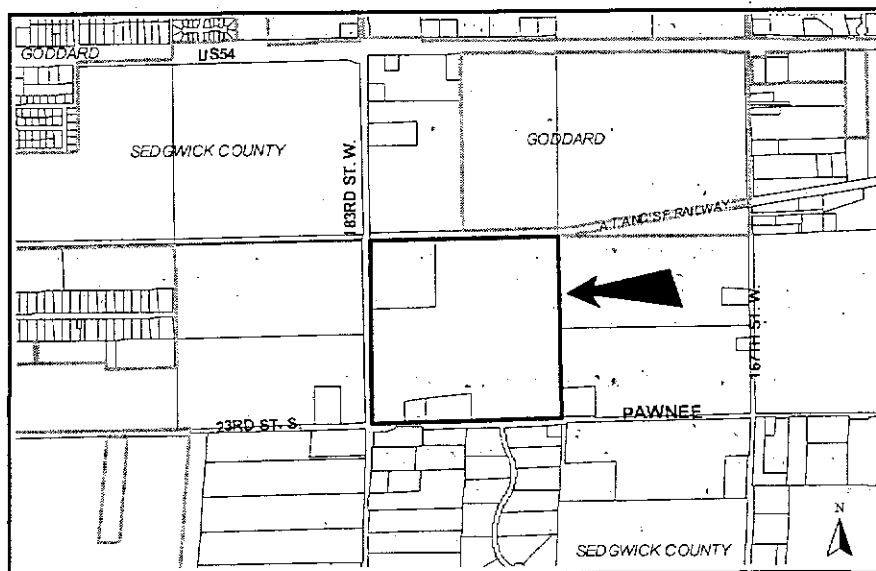
Residential:	24
Office:	
Commercial:	
Industrial:	
Total:	<u>24</u>

MINIMUM LOT AREA: 4.51 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This 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. The site is located within the 100-year floodplain. It is located in the Goddard Area of Influence. The City of Goddard will be providing future water and sewer services.

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. *Elevated lagoons have been recommended by City of Goddard.*
- 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. 4. 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. *A detailed flood study is needed. FEMA approval may be needed. Drainage easements and reserves may need to be revised based on results of flood study. Terraces need to be removed. A drainage agreement is needed from the exception to this plat.*
- F. The language regarding easements being vacated needs to be removed from surveyors certificate.
- G. The railroad right-of-way limits needs to be verified.
- H. Block 1 & 2 need to be combined.
- I. The preliminary plat denotes one joint opening along 183rd St. West and street openings on both Pawnee and 183rd St. West. *The Subdivision Committee has approved access control except two openings for Lot 1, Block 1.*

The final plat includes revised access controls as requested.
- J. In accordance with Access Management Regulations, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along the internal street from both Pawnee and 183rd St. West.

The final plat includes revised access controls as requested.
- K. **County Engineering** has requested a street stub extending to the east in order to provide for connection with potential subdivision of the adjacent property.

The final plat has included a contingent street dedication extending to the east. The contingent street right-of-way width needs to be denoted with a dashed line and increased to 70 feet to conform with the suburban residential street standard.

- L. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- M. The applicant shall guarantee the installation of the proposed streets to the 24-ft suburban street standard.
- N. 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.
- O. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 8, Block 2. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- P. GIS needs to comment on the plat's street names.
- Q. In accordance with the Subdivision regulations for suburban subdivisions, the turnaround for the cul-de-sac needs to be increased to a 75-ft property line radius.
- R. The MAPC signature block needs to reference "Harold L. Warner, Jr., Chair".
- 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. On the final plat tracing, the contingent dedication of right-of-way needs to be properly referenced in the plat's text. The language should state that "the contingent street dedication is hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision."
- 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.
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- 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.
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- 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.

MARIE'S MEADOW NORTH ADDITION

Sedgwick County, Kansas

Course: S 71.6990 E	Distance: 923.20
Course: S 1515.5508 W	Distance: 280.51
Course: S 00.0000 W	Distance: 360.55
Course: N 1600.0000 W	Distance: 491.20
Course: N 14.9153 E	Distance: 2594.77
Course: S 1591.8969 E	Distance: 934.01
Course: N 14.9153 E	Distance: 21.10
Course: S 1579.3925 E	Distance: 1699.49
Course: S 11.3361 W	Distance: 2573.95
Course: N 1600.0000 W	Distance: 1233.65
Course: N 00.0000 E	Distance: 542.07
Course: N 25.4976 E	Distance: 738.16
Course: N 1565.1776 W	Distance: 722.21

Perimeter: 13114.87

Area: 5870199.35

134.76 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.022

Course: N 108.5711 W

Precision 1: 606234.30

RECEIVED

FEB 02 2006

METROPOLITAN PLANNING
ROUTE _____