

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2005-52 -- PRAIRIE BREEZE ESTATES ADDITION

OWNER/APPLICANT: Philip Uhlik, 909 S. Clifton, Wichita, KS 67218

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

LOCATION: North side of 39th St. South, West of Webb

SITE SIZE: 34 acres

NUMBER OF LOTS

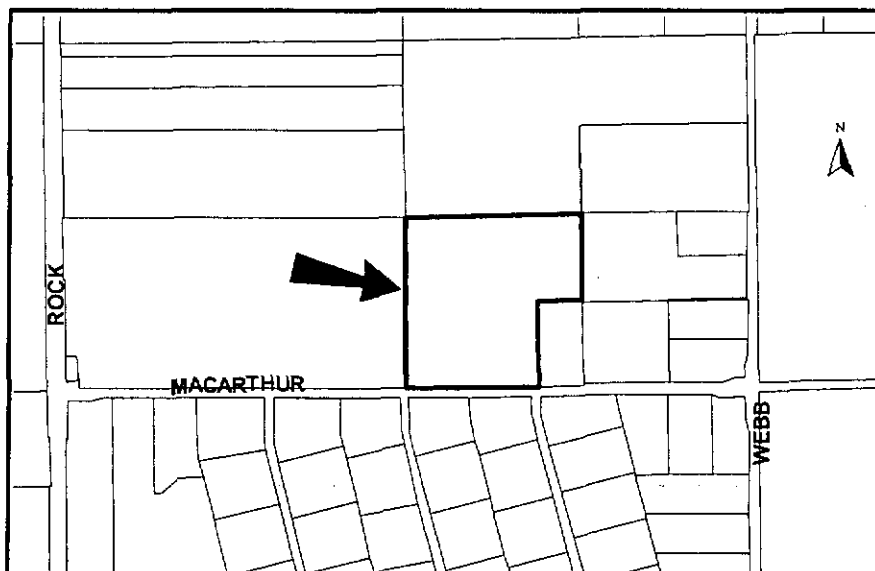
Residential:	28
Office:	
Commercial:	
Industrial:	
Total:	<u>28</u>

MINIMUM LOT AREA: 1 acre

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County within three miles of Wichita's boundary. It is in an area designated as "2030 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan.

- 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 of the proposed individual alternative sewer system from County Code Enforcement along with a maintenance agreement.*
- 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. In accordance with the Urban Fringe Development Standards the subdivider shall contact the City of Wichita to determine the financial feasibility of connecting the proposed subdivision to the city water system. If financially feasible, the subdivision shall be connected to Wichita's water system in accordance with City of Wichita standards.
- 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 plan. *A drainage plan is needed. Terraces need to be removed.*
- G. County Engineering needs to comment on the need for any improvements to perimeter streets. *The Applicant shall guarantee the paving of 39th St. South from Webb Rd. to the half-mile line.*
- H. The lots shall be renumbered and included within one block.
- I. All access drives shall be in accordance with Sedgwick County Service Drive Code.
- J. The applicant shall guarantee the installation of the cul-de-sacs to the 36-ft rock suburban street standard.
- K. "S M" needs to be added to legend.
- L. The radius on the cul-de-sac should be 75'
- N. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed at the south end of both cul-de-sacs.
- O. 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."

- P. 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 signature block needs to be included on the final plat.
- Q. GIS needs to comment on the plat's street names. Phyllis Lane needs revised to Linden.
- R. Reference to City of Wichita in the plattor's text shall be deleted.
- 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. 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- BB. 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.

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CC. 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.

PRAIRIE BREEZE ESTATES CLOSURE REPORT

Course: N 89-11-31 E	Distance: 986.98
Course: N 00-57-54 W	Distance: 640.15
Course: N 89-11-31 E	Distance: 325.00
Course: N 00-58-22 W	Distance: 648.92
Course: S 88-54-46 W	Distance: 1312.87
Course: S 01-00-31 E	Distance: 1282.68

Perimeter: 5196.60'

Area: 1479592.95 sq. ft.
Error of Closure: 0.005
Precision 1: 954865.74

33.97 acres
Course: N 41-54-43 E