

**SUBDIVISION COMMITTEE  
METROPOLITAN AREA PLANNING COMMISSION**

**AGENDA ITEM NO. 8  
SEPTEMBER 11, 2003**

**STAFF REPORT  
(One-Step Final Plat)**

**CASE NUMBER:** SUB 2003-99 -- MILLS ESTATES ADDITION

**OWNER/APPLICANT:** Randy D. Mills and Jane M. Mills, 511 Janet, Clearwater, KS 67206

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

**LOCATION:** East of 167th St. West, South of 55th St. South

**SITE SIZE:** 5 Acres

**NUMBER OF LOTS**

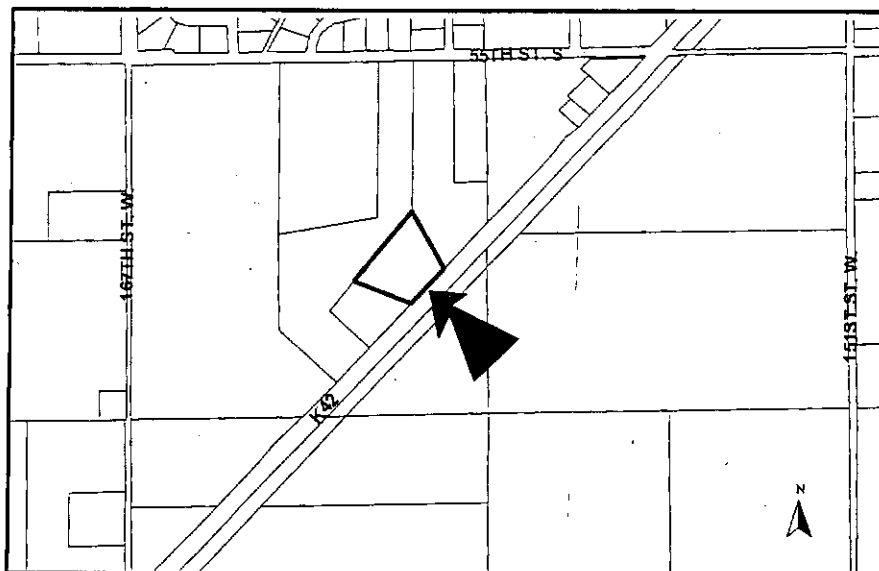
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

**MINIMUM LOT AREA:** 5 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**SUB 2003-99 – One-Step Final Plat of MILLS ESTATES ADDITION**  
**September 11, 2003 - Page 2**

**NOTE:** This unplatted site is located in the County in an area designated as “rural” by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan.

**Planning Staff recommends approval of the plat.**

**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. The site is currently located within the Rural Water District No. 4. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. If any drainage will be directed onto K-42 Highway, a letter shall be provided from KDOT indicating their agreement to accept such drainage.
- E. **County Engineering** needs to comment on the status of the applicant’s drainage plan. **A drainage plan is needed. A flood study needs to be provided. An easement may be needed for offsite drainage. Minimum pads may be required based on flood study.**
- F. **County Engineering** needs to comment on the access controls. The plat denotes complete access control along K-42 and an access easement from adjoining property. **County Engineering requests a 20-ft wide drive within a 50-ft private egress/ingress easement.**
- G. **KDOT** needs to comment on the location of the off-site access opening along K-42.
- H. A covenant shall be submitted regarding the private ingress/egress easement which sets forth ownership and maintenance responsibilities and limits the private drive to servicing no more than three residential lots.
- I. A copy of the ingress/egress easement that provides access to this site shall be provided.
- J. According to the platting binder, a pipeline easement has been granted over a portion of the area involved in this plat. Prior to this plat being scheduled for City Council review, the applicant shall either obtain a release of the easement or provide proof that the easement has been confined. If confined, any portion of this easement if on this plat shall be shown and the pipeline’s name and recording information shown.
- K. Adjoining property owners should be shown on preliminary plat.
- L. **County Surveying** advises that a dimension is needed to the property corner on northeast monument at the drainage easement.
- M. Per Sedgwick County Fire Department, access drives to any structures in access 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

**SUB 2003-99 – One-Step Final Plat of MILLS ESTATES ADDITION**  
**September 11, 2003 - Page 3**

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 needs 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.)

- N. The MAPC signature block needs to reference "John L. Schlegel, Secretary".
- O. 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.
- P. 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.
- 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 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.
- 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.

**SUB 2003-99 – One-Step Final Plat of MILLS ESTATES ADDITION**  
**September 11, 2003 - Page 4**

- 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 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](mailto:cholloway@wichita.gov)) . This will be used by the City and County GIS Department.