

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-80 -- NORTH VALLEY FARMS SECOND ADDITION

OWNER/APPLICANT: Leo DuBois, 4729 W. 125th St. North, Sedgwick, KS 67135

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

LOCATION: North of 117th St. North, West of Meridian

SITE SIZE: 59.38 Acres

NUMBER OF LOTS

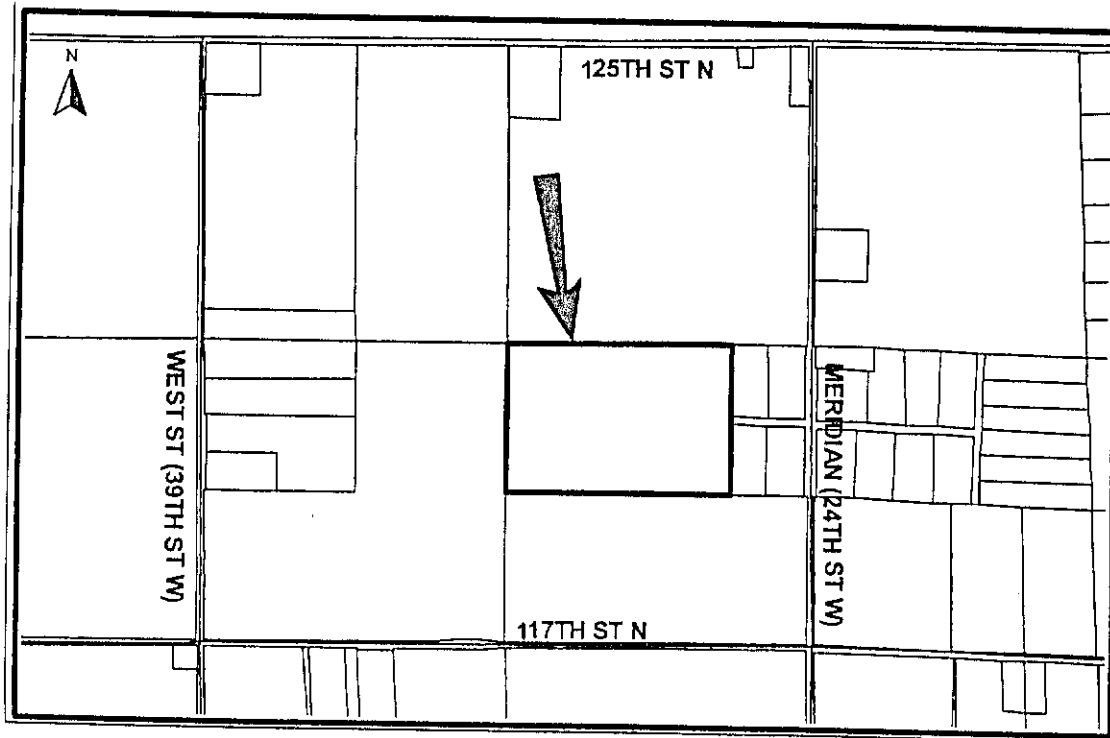
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	<u>12</u>

MINIMUM LOT AREA: 4.59 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 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. Health Department should comment on the floodway reserve constraints impacting on the buildable area.
- 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. *The west floodway reserve may be adjusted based on the drainage plan. Portions of the plat are located within the Floodplain; a HEC 2 is required. A drainage plan is needed.*
- D. The plat's text on the final plat shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- E. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock standard. The guarantee shall include the elimination of the existing cul-de-sac at the terminus of North Valley Road.
- F. The paving guarantee shall include the installation of temporary turnarounds at the terminus of West Valley Road at the plat's north and south property lines. The temporary turnarounds shall be referenced in the plat's text indicating their automatic vacation upon the extension of the street.
- G. The length of the internal street is approximately 2,250 feet (measured from Meridian), exceeding the 1,200-ft limitation of the Subdivision Regulations. Approval of the plat will require a modification.
- H. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- I. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1 through 6, Block 3. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- J. The County Fire Department/GIS needs to comment on the plat's street names. *GIS has required that North Valley Road be revised to Valley Farms. West Valley Road shall be replaced with a new name.*
- K. 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.

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

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(Final Plat, Preliminary Plat Approved 8/16/01)

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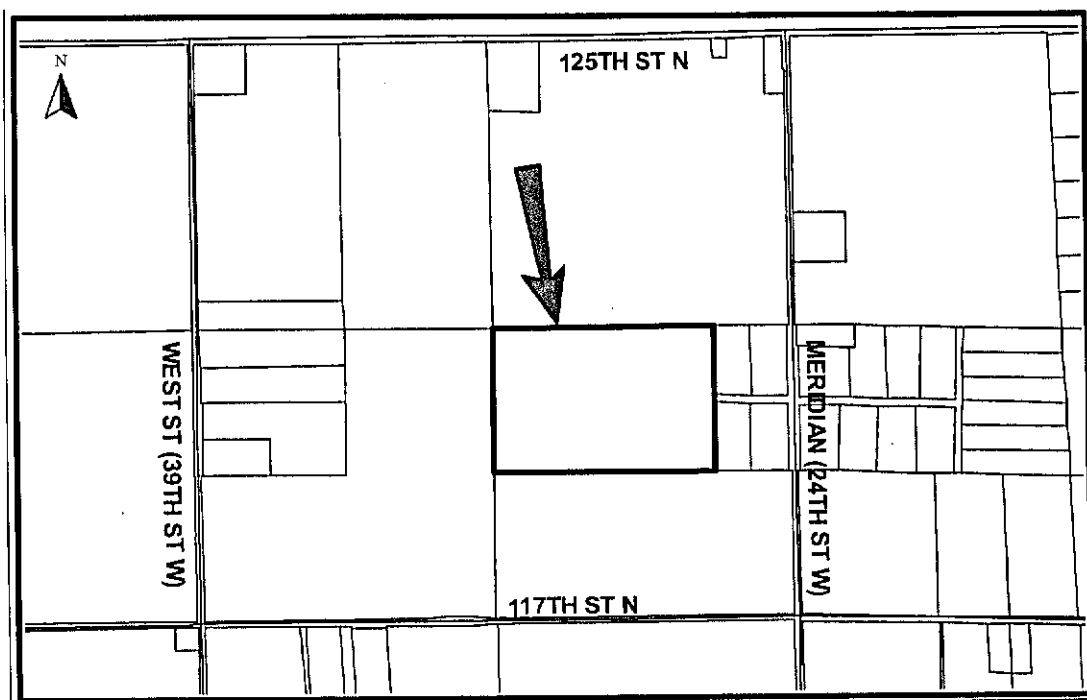
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STAFF COMMENTS:

- 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. **Health Department** should comment on the floodway reserve constraints impacting on the buildable area. **A restrictive covenant will be needed to address required twin lagoons for Block 3.**
- 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 HEC 2 Run and Master Lot Grading Plan are required.**
- D. The applicant shall guarantee the installation of the proposed streets to the 36-ft rock standard. The guarantee shall include the elimination of the existing cul-de-sac at the terminus of North Valley Road.
- E. **County Fire Department** has advised that the streets need to be installed and approved prior to any construction being permitted or building permits being issued.
- F. The length of the internal street is approximately 2,250 feet (measured from Meridian), exceeding the 1,200-ft limitation of the Subdivision Regulations. Approval of the plat will require a modification. **A modification has been approved by the Subdivision Committee.**
- G. Access drives to structures in excess of 150 feet from the edge of the road are to be installed by the owner/builder and accepted by the fire department prior to the issuance of the building permit. Said drives are to be installed according to fire department specifications (20 feet wide with applicable turnaround with an all-weather surface able to withstand the weight of heavy apparatus in inclement weather).
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1 through 6, Block 3. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. **A modification has been approved.**
- I. The **County Fire Department/GIS** needs to comment on the plat's street names.
- J. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- K. The MAPC signature block needs to reference "J.D. Michaelis, Chair".
- L. 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.

- M. 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.
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North Valley Farms 2nd Traverse Closure

Course: N 89-07-35 W	Distance: 1952.30
Course: S 00-37-25 W	Distance: 1325.70
Course: S 89-11-49 E	Distance: 1953.38
Course: N 00-34-35 E	Distance: 1323.30

Perimeter: 6554.68

Area: 2586521.52 59.38 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.002 Course: S 80-09-52 E

Precision 1: 3951914.48

RECEIVED

MAY 17 2002

METROPOLITAN PLANNING
ROUTE _____