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October 21, 1999

To: Neal Strahl

Sub-division Planning Committee RE: NORTH VALLEY FARMS - SD 99-65

From: Noble and Marsha Callaway

1817 W. 117th St. North

Sedgwick, KS 67135 (316) 772-5432

As property owners in Grant Township, Sedgwick County, we request very strongly that this committee take a firm stand against the proposed addition of 18 new homes each on 4½ acres of ground, that is on the agenda before you today, called North Valley Farms.

This area being considered for development is prime farm ground for winter wheat and milo. However, there is a true lack of underground water available for wells as your records must show. Above both of these problems, topping the list against this area as a site for additional homes is the true and honest fact that this part of the county floods several times each year from rain water falling in the immediate area or to the north. Each flooding creates a definite health hazard for standing water, water run-off from the fields and mosquitoes...hordes of them.

In the eight years that we have lived at this address, there have been several times each year that we could not exit the area in any direction because of flood water. Meridian closes from high water north and south of the Jester Creek Bridge; 125th St. North closes because of flood water from Jester Creek; 117th St. closes because of flood water from Jester Creek; Seneca closes because of flood waters from Jester Creek, and, of course, areas of Sedgwick flood quite readily and that makes it impossible to reach Ridge Road to the west. And, lastly, the gravel road, 109th North to the west of Meridian floods from Jester Creek, also. During the spring rains this year, and the October 31, 1998, deluge, extremely deep flood water created very serious problems and health questions about safe drinking water, and insect disease. Additional homes will only increase the flood water backup, creating an even worse problem in the future.

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Neal Strahl

RE: NORTH VALLEY FARMS - SD99-65

Considering all of these problems, lack of adequate, available well water, losing the ground for farming purposes and the continual problem of flooding in this area, we feel confident that the committee will agree that further development of this area, at this time, is not in the best interest of the current homeowners, the landowners/farmers, or the would-be owners should this suggested development be allowed to remain under consideration.

It would be a sad day, indeed, for the developers and the Planning Commission to have to explain and then try and resolve another "Cowskin Creek" disaster, only called by another name: "Jester Creek".

Yours truly,

Noble L. Callaway
Marsha M. Callaway

Noble L. Callaway

Marsha M. Callaway

c/c Carol McGinn, County Commissioner
Jack Perrin, Grant County Township Trustee

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 99-65 - NORTH VALLEY FARMS

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

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

LOCATION: East and west sides of Meridian, North of 117th St. North

SITE SIZE: 93.5 acres

NUMBER OF LOTS

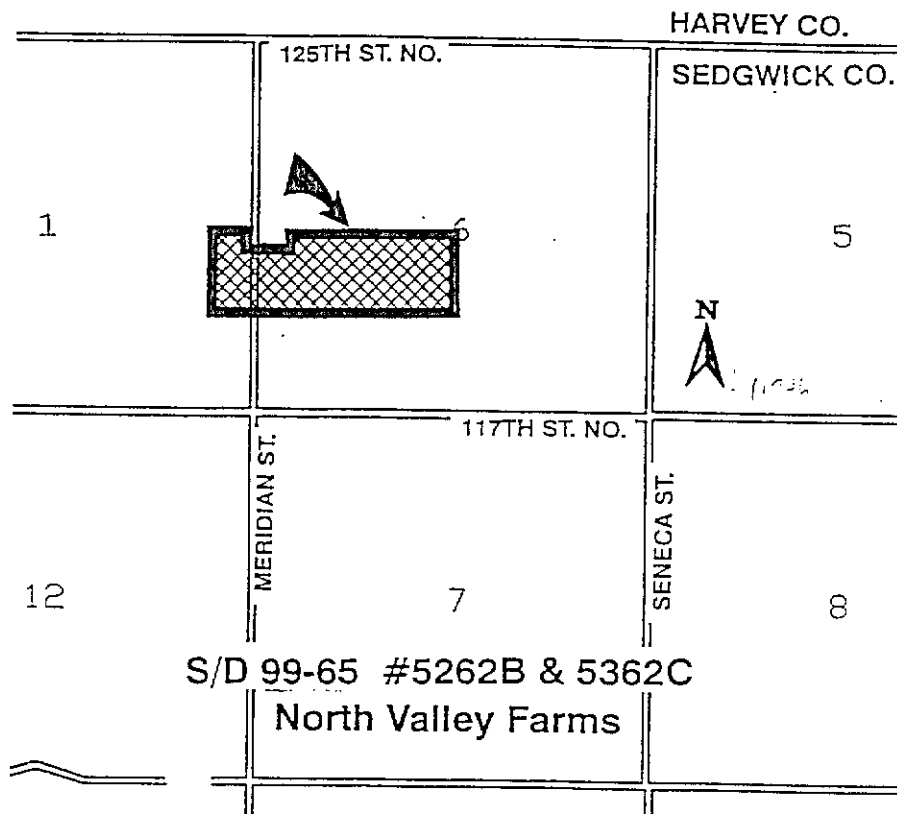
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	<u>18</u>

MINIMUM LOT AREA: 4.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: The site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. A portion of 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 buildable area for Lots 1 through 6, Block 3, which contain a floodplain reserve.
- 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.
- D. The applicant shall dedicate complete access control for the site's frontage along Meridian and reference access controls in the plat's text on the final plat.
- E. If platted, a 30-ft building setback is required to conform with County road setback standards.
- F. County Fire should comment on the plat's street names.
- G. 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.
- H. 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.
- I. Lots 1 through 6, Block 3 exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- J. The MAPC Chair should be revised to reference "Frank Garofalo".
- K. County Fire should comment on the street length. The 1950-ft length of the interior streets exceeds the 1200-ft maximum street length imposed by the Subdivision Regulations.
- L. The applicant shall guarantee the installation of the interior streets to the suburban street standard.

- M. 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.
- N. To allow for County Surveyor approval, the appropriate signature block needs to be included on the final plat.
- O. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- P. 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.
- 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 316-729-0102) 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 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.
- 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.

- 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 disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in Release 13 version of AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/21/99)

CASE NUMBER: S/D 99-65 -- NORTH VALLEY FARMS

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

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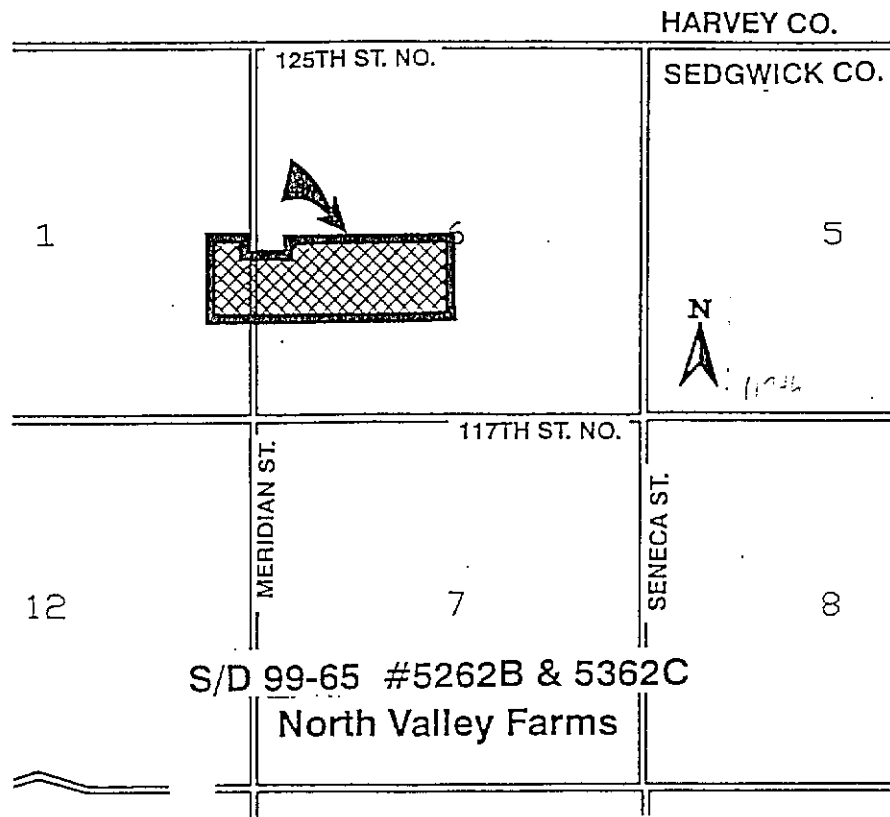
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STAFF COMMENTS:

- 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 buildable area for Lots 1 through 6, Block 3, which contain a floodplain reserve. *The site has been approved for on-site facilities.*
- 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. *A flood study is required including a HEC-2 run.*
- D. County Fire should comment on the plat's street names.
- E. 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.
- F. 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.
- G. Lots 1 through 6, Block 3 exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- H. The MAPC Chair should be revised to reference "Francis S. Garofalo".
- I. County Fire should comment on the street length. The 1950-ft length of the interior streets exceeds the 1200-ft maximum street length imposed by the Subdivision Regulations.
- J. The applicant shall guarantee the installation of the interior streets to the suburban street standard. *This guarantee shall include the installation of temporary cul-de-sacs for the termination of the streets.*
- K. 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.
- L. Bearings, distances and recording information need to be added for the pipeline easements on Lots 2 and 3, Block 2; Lot 3, Block 4; Lot 1, Block 2; and Lot 1, Block 4.

- M. The easement located in Lot 1, Block 1, and Lot 1, Block 5 needs to be labeled and dimensioned.
- N. Dimensions need to be added for the north lines of Lots 1 and 2, Block 5.
- O. Dimensions need to be added for the south lines of Lots 1 and 2, Block 1.
- P. 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.
- 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.)
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- U. 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.
- 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.
- 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. **Southwestern Bell and KGE have requested additional easements which have been denoted on the final plat.**

S/D 99-65 -- Final Plat of NORTH VALLEY FARMS ADDITION
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- Y. 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 Release 13 version of AutoCAD. This will be used by the City and County GIS Department.