

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-02 -- SILVERCREEK ADDITION

OWNER/APPLICANT: Ray and Betty Hodge, 105 S. Breezy Pointe Circle, Wichita, KS 67212

SURVEYOR/ENGINEER: Sandalwood Surveying, Attn: Jim Bishop, P. O. Box 75053, Wichita, KS 67275-5053

LOCATION: Northwest corner of 23rd St. South and 231st St. West

SITE SIZE: 40 Acres

NUMBER OF LOTS

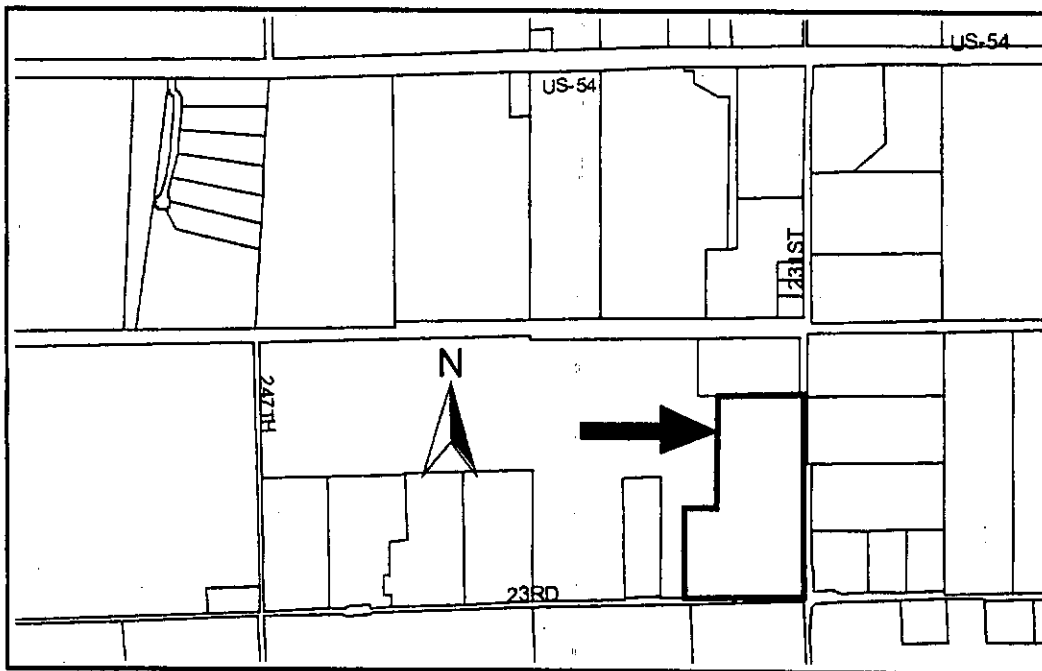
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|--------------|---|
| Residential: | 8 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 8 |

MINIMUM LOT AREA: 5 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 Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

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.
- 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 drainage plan is required to be submitted which includes terraces. Cross-road culverts should be shown. The applicant shall coordinate the removal or modification of terraces with NRCS.
- D. County Engineering needs to comment on the access controls. The plat proposes two joint access openings along 23rd St. South, and two joint access openings along 231st St. West. The complete access control proposed along 231st St. West needs to be labeled.
- E. It is recommended that the applicant plat a 70-ft right-of-way along the south line of Lot 5, in order to provide internal access to Lots 1 through 4 in addition to creating a street connection between this plat and the adjoining property. Complete access control would be required along 23rd St. South. A guarantee for the installation of the internal street to the suburban street standard would also be required.
- F. In lieu of Item E, the applicant shall provide a 70-ft contingent dedication of street right-of-way between Lots 5 and 6 or Lots 7 and 8 in order to provide potential street connection between this plat and adjoining property. The contingent dedication shall be referenced in the plat's text.
- G. The dedication of street right-of-way shall be referenced in the plat's text.
- H. The joint access openings shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- I. The lots exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved by the Subdivision Committee.
- J. The legal description has not been provided.
- J. 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.
- K. 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.

- L. 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.)
- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.