

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2008-65 -- REUSSER ADDITION

OWNER/APPLICANT: L & T Land, LLC, 14101 Sport of Kings, Wichita, KS 67230

SURVEYOR/AGENT: MKEC Engineering Consultants, Inc., Attn: Greg Allison, 411 N. Webb Rd.,
Wichita, KS 67206

LOCATION: North of 29th St. North, west side of 127th St. East (County District I)

SITE SIZE: 39.74 acres

NUMBER OF LOTS

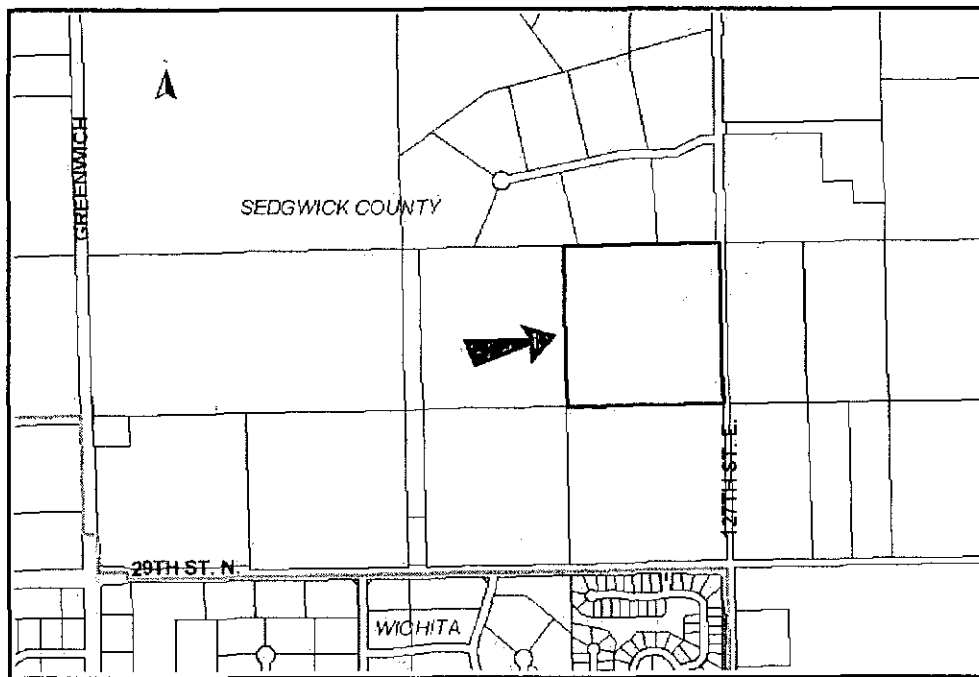
Residential:	12
Office:	
Commercial:	
Industrial:	
Total:	12

MINIMUM LOT AREA: 2.11 acres

CURRENT ZONING: RR Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is in an area designated as "2030 Urban Growth Area" by the Wichita-Sedgwick County Comprehensive Plan.

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 Butler County Rural Water District No. 5. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. County Engineering has received the applicant's drainage plan. The drainage easement on the west and north lines should extend to the property line.
- E. County Engineering has requested an arterial paving fee of \$950/acre.
- F. County Surveying has advised that on the basis of bearing, the section number needs to be section 34.
- G. County Engineering has approved the access controls. The plat proposes one street opening along 127th St. East and complete access control along the remaining street frontage. 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 along Reusser Dr from 127th St. East. The final plat shall reference the dedication of access controls in the plat's text.
- H. The applicant shall guarantee the installation of the cul-de-sacs to the 36-foot rock suburban street standard. As private improvements, such guarantee shall not be provided through the use of a petition.
- I. A covenant shall be submitted regarding the private street (Reserve A), which sets forth ownership and maintenance responsibilities.
- J. 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.
- K. Various lots fronting on cul-de-sacs do not appear to conform to the 200-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard. In the alternative, a modification may be granted by MAPC.
- L. GIS has requested that Reusser Dr. be revised to Reusser. Ruesser Ct needs to be corrected to Reusser Ct.
- M. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- N. The applicant has indicated that according to the platting binder, a pipeline easement has been granted over this plat. 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. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the appropriate governing body.
- O. 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.
- P. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the plat be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement.
- Q. 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.

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- R. 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.
- S. 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.)
- T. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- U. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- V. 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.
- W. 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 National Pollutant Discharge Elimination System 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. 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.
- Z. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

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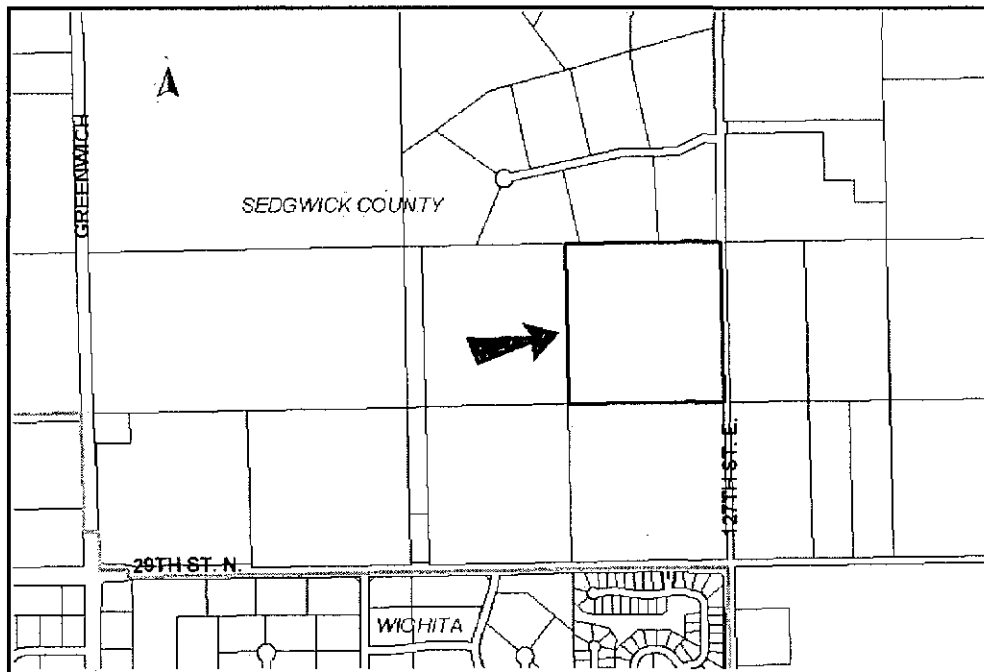
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MKEC ENGINEERING CONSULTANTS, INC.

411 North Webb Road
Wichita, Kansas 67206
T: 316-684-9600 F: 316-684-5100

LETTER OF TRANSMITTAL

PROJECT: Reusser Addition
PROJECT NO: 07698
DATE: October 7, 2008

TO: Paul Ryn
Sedgwick County Public Works
1144 S. Seneca
Wichita, KS 67213-4443

We are sending you the following items: Attached
 Under separate cover
 Via Courier

Drawings Specifications Maps
 Computer Disks Petitions Other

COMMENTS: Enclosed please find the Revised Drainage & Utility Plan addressing County covenants re: low area in NW corner for the above referenced project:

For Your Approval As Requested
 For Your Use For Your Files
 Approved As Noted For Review and Comment

REMARKS: Please call me if you have any questions.

Signed: Tara Hancock
Tara Hancock *hd*

CC: Layne Reusser
Scott Lindebak – COW
Julianne Kallman – COW



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