

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-129 -- VAUGHN'S TWO OAKS ADDITION

OWNER/APPLICANT: Stanley & Sandy Vaughn, 4716 W. 55th St. South, Wichita, KS 67215

SURVEYOR/ENGINEER: Terra Tech Land Surveying; Attn: Michele Webster, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: North of 79th St. South, East side of 119th St. West

SITE SIZE: 6.1 acres

NUMBER OF LOTS

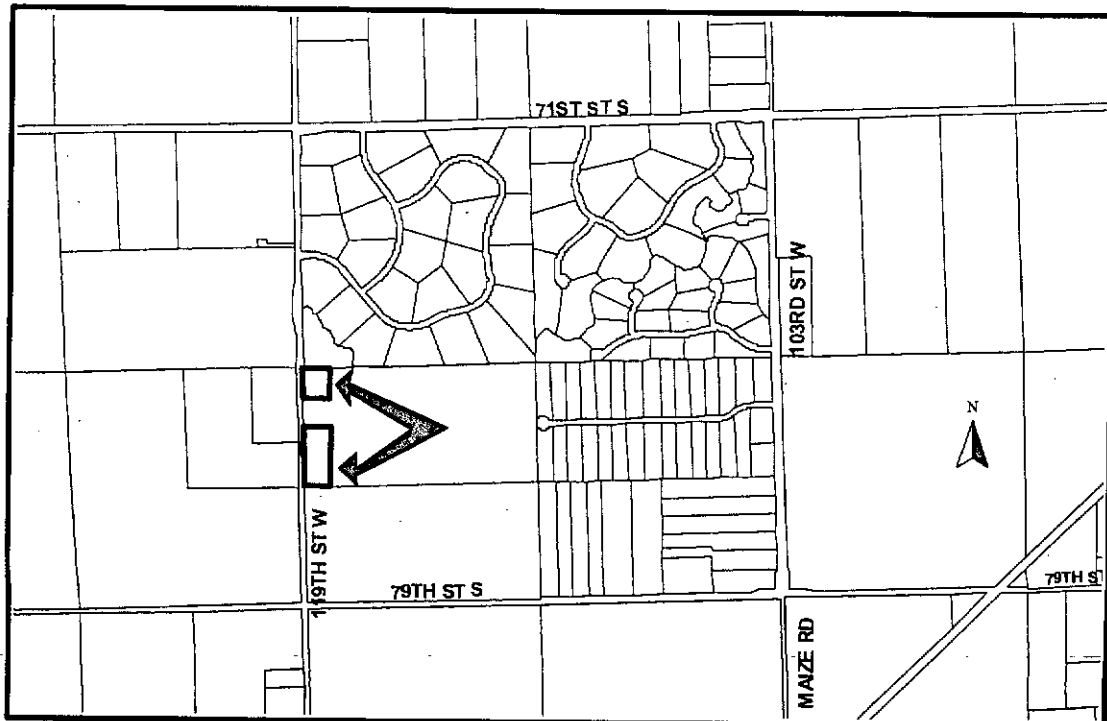
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	3

MINIMUM LOT AREA: 2 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. It is located in the Clearwater Area of Influence. The site is located within the 100-year floodplain.

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. ***Based on the lot sizes being platted, this approval must be for the use of septic systems.***
- B. The site is currently located within the Rural Water District No. 4. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter to MAPD and **County Code Enforcement** from the water district to that effect.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant's drainage concept. ***Terraces on site need to be identified on the preliminary plat and reflected on the drainage plan.***
- E. **County Engineering** needs to comment on the access controls. The final plat shall reference the dedication of access controls in the plat's text. ***County Engineering has recommended a joint access for Lots 2 and 3. In addition, MAPD recommends that the opening for Lot 1 be located along the north property line.***
- F. The joint access opening 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.
- G. The plat's text shall note the dedication of the street to and for the use of the public.
- H. On the final plat, the MAPC signature block needs to reference "Dale Miller, Secretary".
- I. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- J. The signature line for the City Clerk needs to reference "Pat Graves".
- 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. 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.

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

STAFF REPORT
(FINAL PLAT, PRELIMINARY PLAT APPROVED 12/12/02)

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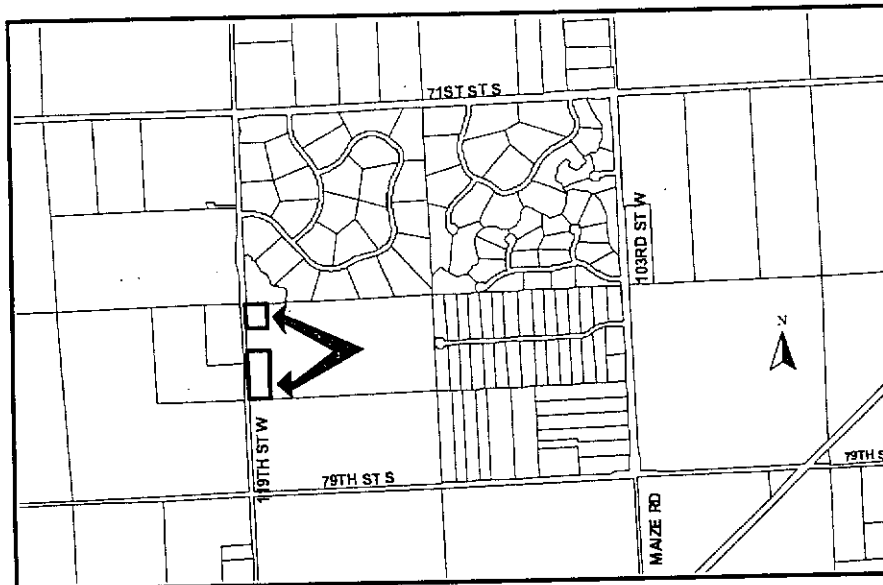
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SUB 2002-129 – Final Plat of VAUGHN’S TWO OAKS ADDITION
January 16, 2003 - Page 2

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- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **County Engineering** needs to comment on the status of the applicant’s drainage plan. **A drainage plan is needed. Terraces on site need to be reflected on the drainage plan.**
- E. Two openings along 119th St. West are proposed, including one joint opening. **Access controls are approved.**
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. 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.
- H. Access drives to any structure in excess 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 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) The surface will need 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
- I. 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.

SUB 2002-129 – Final Plat of VAUGHN'S TWO OAKS ADDITION
January 16, 2003 - Page 3

- J. 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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Vaughn's Two Oaks Addition

Job ID : V20
Job name : Vaughn's Two Oaks Addition
Description : Closure Computations
Reference :
Projection : None
Date printed: 03/01/03 2:41pm

Initial parcel NORTH PARENT TRACT

Point	Bearing	Distance
25		
55	S0°05'08"W	330.000
54	S89°37'01"E	324.004
53	N0°05'08"E	330.000
25	N89°37'01"W	324.004

Area: 2.4545 acres
Lot misclose: no misclose

Initial parcel SOUTH PARENT TRACT

Point	Bearing	Distance
62		
66	S0°05'08"W	682.410
65	S89°26'32"E	324.011
61	N0°05'08"E	683.398
62	N89°37'01"W	324.004

Area: 5.0795 acres
Lot misclose: no misclose

Initial parcel LOT 1, BLOCK 1

Point	Bearing	Distance
51		
52	S0°05'08"W	330.000
54	S89°37'01"E	264.004
53	N0°05'08"E	330.000
51	N89°37'01"W	264.004

Area: 2.0000 acres
Lot misclose: no misclose

Initial parcel LOT 1, BLOCK 2

Point	Bearing	Distance
56		
57	S0°05'08"W	330.000
60	S89°37'01"E	264.004
61	N0°05'08"E	330.000
56	N89°37'01"W	264.004

Area: 2.0000 acres
Lot misclose: no misclose

Vaughn's Two Oaks Addition

Initial parcel LOT 2, BLOCK 2

Point	Bearing	Distance
57		
64	S0°05'08"W	352.593
65	S89°26'32"E	264.009
60	N0°05'08"E	353.398
57	N89°37'01"W	264.004

Area: 2.1394 acres

Lot misclose: no misclose