

STAFF REPORT
(ONE-STEP FINAL PLAT)

CASE NUMBER: SUB 2002-88 -- RED BARN ESTATES

OWNER/APPLICANT: Pauline Hubbard, 5555 S. Meridian, Wichita, KS 67217-3721

SURVEYOR/ENGINEER: Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

LOCATION: North of 55th St. South, West side of Meridian

SITE SIZE: 3.79 acres

NUMBER OF LOTS

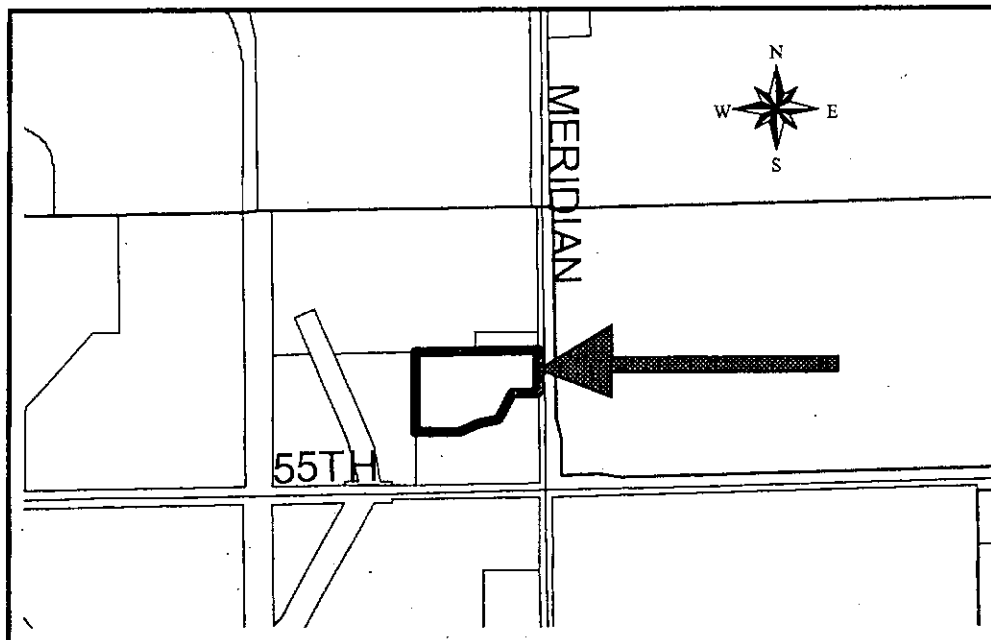
| | |
|--------------|---|
| Residential: | 2 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 2 |

MINIMUM LOT AREA: 38,368 sq. ft.

CURRENT ZONING: LC, Limited Commercial, SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It lies in an area designated as "2010 Urban Service Area" by the Wichita-Sedgwick County Comprehensive Plan. The applicant proposes two residential structures.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Municipal services appear to be available to serve the site. **City Engineering** needs to comment on the need for other guarantees or easements.
- 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.
- D. **County Engineering** needs to comment on the access controls. The plat proposes one opening along the south 40 feet of the plat's frontage to Meridian. **County Engineering recommends one point of access onto Meridian in accordance with the Access Management Policy.**
- E. **County Engineering has requested the widening of the east/west leg of reserve A to accommodate utilities, drainage, approved access and the hedgerow.**
- F. **County Fire Department** requests a restrictive covenant limiting access to reserve A for Lot 1, Block A and Lot 2, Block A only and that no additional access can be granted unless Reserve A is converted to a public street and brought into compliance with Sedgwick County roadway specifications.
- G. The private drive platted as Reserve A will need to be installed prior to final framing inspection preferably before the start of any above grade construction work. The private drive is to be installed according to fire department specifications:
 - 20 feet of drivable surface is provided the entire length of Reserve A and designed to withstand the weight of fire apparatus in inclement weather.
 - 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 should be used with caution unless a good solid compacted base has been installed).
 - A 70' cul-de-sac will be installed at the end of Reserve A for the turning of fire apparatus.
- H. **County Engineering** has requested additional right-of-way along Meridian. The proposed Access Management Policy requires a 60-ft half-street right-of-way width along rural arterials.
- I. The plattor's text should be revised to reference the use of Reserve A for a "private drive".
- J. A covenant shall be submitted regarding Reserve A, platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve.

SUB 2002-88 -- One-Step Final Plat of RED BARN ESTATES
September 5, 2002 - Page 3

- K. Provisions shall be made for ownership and maintenance of the proposed reserves. A covenant shall be submitted regarding ownership and maintenance responsibilities.
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by the governing body.
- M. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- N. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Acting Secretary".
- O. 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.
- P. 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.
- 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 316-946-4556) 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 AutoCAD. This will be used by the City and County GIS Department.