

January 31, 2002

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2002-05 - WINDING CREEK ESTATES

OWNER/APPLICANT: Robert P. and Catherine Murphy, 1218 N. Sedgwick, Garden Plaine, KS 67050

SURVEYOR/ENGINEER: Garber Surveying Service, P.A., 423 West 1st, Hutchinson, KS 67501

LOCATION: West side of 295th St. West, North of 31st St. South,

SITE SIZE: 40.17 Acres

NUMBER OF LOTS

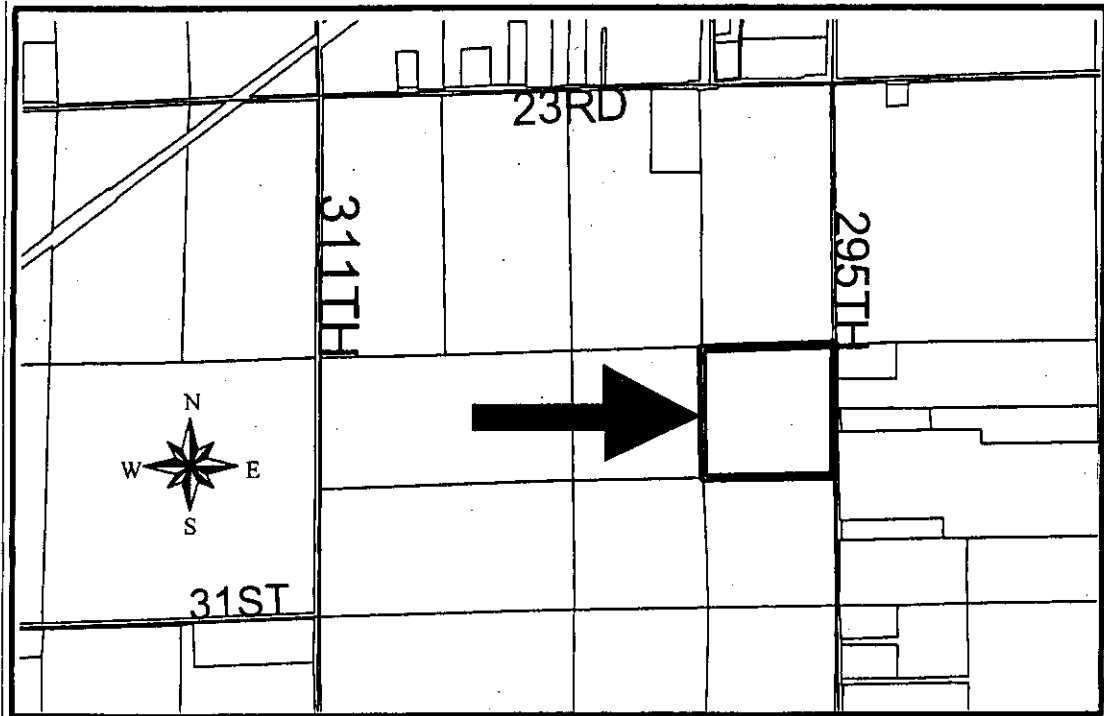
Residential:	6
Office:	
Commercial:	
Industrial:	
Total:	6

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 Garden Plain Area of Influence. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat subject to the following conditions.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the **Environmental 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. **Environmental Health Department** has advised that the lots will be served by septic systems.
- B. The size of Lot 3 needs to be increased to 2 acres to conform with the RR district standard.
- 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 flood study is required to determine flood elevation and the impact of the private street on the floodplain. The private street will need to be elevated above the 100-year floodplain and will require a permit from the Division of Water Resources. The floodway reserve limits may require adjustment after completion of the flood study.**
- E. The plat's text on the final plat shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- F. Access control except one opening has been platted along 295th St. West. The final plat shall reference the dedication of access controls in the plat's text.
- G. The plat's text on the final plat shall note the dedication of the street to and for the use of the public.
- H. A covenant or agreement shall be submitted regarding Reserve A platted for private street purposes, which sets forth ownership and maintenance of the private street, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text on the final plat shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.
- I. **County Engineering** shall comment on the proposed paving. The applicant has proposed a 25-ft wide rock road. The Subdivision Regulations require a 36-ft rock road for cul-de-sacs in suburban subdivisions. Any modifications will need to be approved by the County Commissioners. **County Fire Department will permit a 25-ft road with a restrictive covenant limiting development to two lots until a 36-ft road is constructed.**
- J. The private street will need to be installed and approved prior to any construction being permitted or building permits being issued.
- K. **County Fire Department** needs to comment on the street length of the proposed cul-de-sac (1,400 feet). Rural cul-de-sacs over 1,200 feet in length must provide a stub street connection providing future access to adjoining tracts.

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- L. In accordance with the Subdivision regulations for suburban subdivisions, the turnaround needs to be increased to a 75-ft property line radius.
- M. The signature line for the County Commissioner Chair needs to be reference "Ben Sciortino".
- N. The County Fire Department/GIS needs to comment on the plat's street names. Winding Creek Court should be revised to Winding Creek Circle.
- O. Lots 2, 3 and 4 do not meet the 200-ft lot width requirement 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 needs to be approved by the Subdivision Committee.
- P. Lot 3 does not meet the 100-ft lot frontage requirement.
- Q. For legal description purposes, the plat shall include Reserves A, B and C.
- R. 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.
- S. 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.
- T. 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.)
- U. 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.
- V. 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.
- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.

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- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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 1/31/02)

CASE NUMBER: SUB 2002-05 -- WINDING CREEK ESTATES

OWNER/APPLICANT: Robert P. and Catherine Murphy, 1218 N. Sedgwick, Garden Plaine, KS 67050

SURVEYOR/ENGINEER: Garber Surveying Service, P.A., 423 West First Street, Hutchinson, KS 67501

LOCATION: West side of 295th Street West, North of 31st Street South.

SITE SIZE: 40.17 Acres

NUMBER OF LOTS

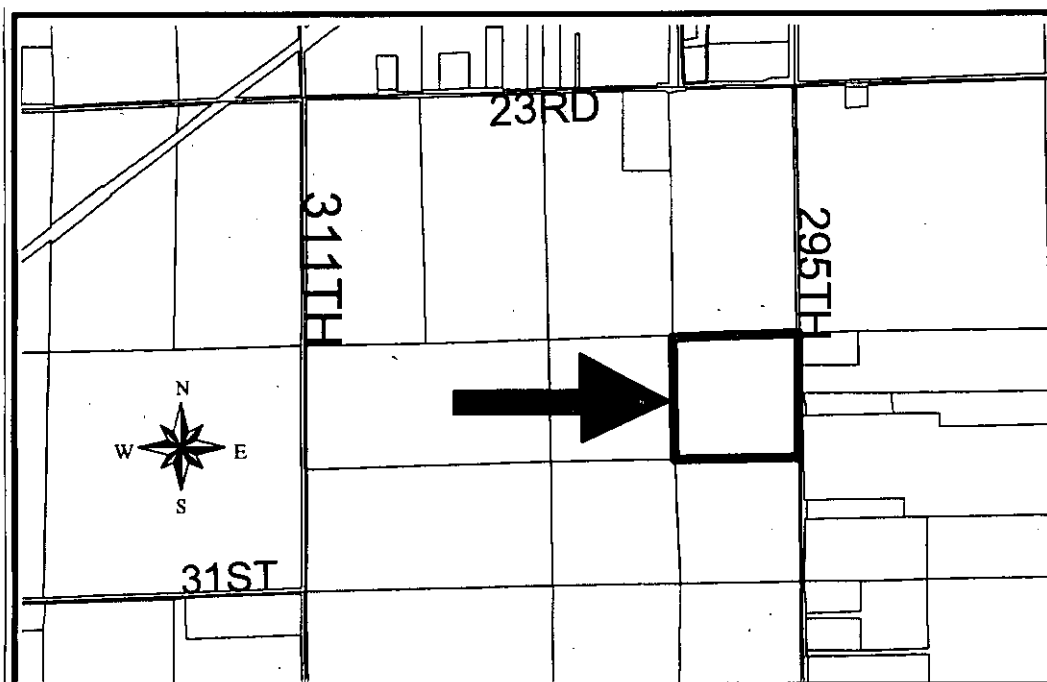
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

MINIMUM LOT AREA: 1.49 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 Garden Plain Area of Influence. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the **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 and water wells. A memorandum shall be obtained specifying approval. **County Code Enforcement** has advised that the lots will be served by septic systems. **A flood study is needed.**
- 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. **A drainage plan is needed. Minimum pads will be determined upon approval of the drainage plan. A better description of the benchmark location needs to be shown on the plat.**
- D. The plat's text on the final plat shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- E. Access control except one opening has been platted along 295th Street West. The final plat tracing shall reference the dedication of access controls in the plat's text. **County Engineering has approved the access controls.**
- F. **County Engineering** has requested a 60-foot dedication of street right-of-way along 295th Street. The dedication shall be referenced in the plat's text as being dedicated to the public.
- G. The temporary construction easement needs distance added from the south line of the Easement to the south line of the Plat.
- H. **County Surveying** has advised that deltas with 50' and 20' radius on the cul-de-sac need to be shown.
- I. A covenant or agreement shall be submitted regarding Reserves A and B platted for private street purposes, which sets forth ownership and maintenance of the private street, and future reversionary rights of the reserves to the lots benefiting from the reserves. The plat's text on the final plat shall reference the platting of the reserves for private street purposes and shall state which specific lots are to be accessed by the reserves.
- J. **County Engineering** shall comment on the proposed paving. **A 32-foot standard suburban street (sand surface) is required within Reserve A up to the east line of Lot 5. The remainder of Reserve A shall be the standard 36-foot rock surface.**
- K. The private street will need to be installed and approved prior to any construction being permitted or building permits being issued.

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- L. County Fire Department needs to comment on the street length of the proposed cul-de-sac (1,300 feet). Rural cul-de-sacs over 1,200 feet in length must provide a stub street connection providing future access to adjoining tracts. **Reserve B shall be platted extending from Reserve A to the west property line. Both Reserve A and B shall be dedicated as a public street in the event the abutting property to the west is platted.**
- M. The County Fire Department/GIS needs to comment on the plat's street names. **The street name has been approved.**
- N. For legal description purposes, the plat shall include Reserves A and B for the private street, and Reserves C and D for the floodway reserves. Said reserves shall be referenced in the plat's text.
- 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 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.

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- 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.