

STAFF REPORT

(Final Plat, Revised Preliminary Plat Approved 5/21/98, Preliminary Plat deferred 5/7/98)

CASE NUMBER: S/D 98-48 - SPRING CREEK 2ND ADDITION

OWNER/APPLICANT: W J Squared. LLC, 4911 S. Meridian, Wichita, KS 67217

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: South side of 71st Street South, East side of 119th Street West

SITE SIZE: 160 acres

NUMBER OF LOTS

Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	<u>27</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

*Floodway language
use appropriate governing
body instead of Wichita
Valley Center Flood Control*

VICINITY MAP



Note: This site is located in the County in an area designated as "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Clearwater Area of Influence.

The street layout and lot configuration of the final plat are identical to the preliminary plat.

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. Health Department needs to comment on the feasibility of buildable lots for the lots adjoining the floodway. Due to approximately one acre being available for the southern lots after subtraction of the floodway, Health Department has concerns regarding sufficient land for a lagoon. A site plan is requested to denote lagoon, water well, house, etc.

The applicant has submitted a revised preliminary plat indicating a twin lagoon scheme.

County Health requires the submission of a restrictive covenant. Lot 14 will necessitate additional testing.

- 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. Flood elevations need to be established. FEMA approval will be needed if floodplain width is to be reduced.
- D. The applicant shall guarantee the paving of the proposed interior streets to the gravel suburban street standard.
- E. 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.
- F. The County Commissioners signature block need only include the signature of the Chairman.
- G. The tie points should be revised to read, "NE corner NW 1/4" and "SW corner of NW 1/4".
- H. County Engineering needs to comment on the need for improvements to perimeter streets. No improvements are needed.
- I. Lot numbers in each block should be revised in the final plat, to include consecutively numbered adjoining lots.

- J. County Fire Department needs to comment on the acceptability of the proposed street names. The suffix "drive" should be eliminated for the streets in this plat as it is only appropriate for streets parallel to that of a street of the same name.
- K. A contingent right-of-way dedication extending to the east line of the plat is recommended in order to provide potential street connection between this property and the property to the east.
- 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. This will be used by the City and County GIS Department.

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 3

May 21, 1998

STAFF REPORT
(Preliminary Plat-Deferred 5/7/98)

CASE NUMBER: S/D 98-48 - SPRING CREEK 2ND ADDITION

OWNER/APPLICANT: Lange Homes, 4911 S. Meridian, Wichita, KS 67210

SURVEYOR/ENGINEER: Jeff Lange, 4911 S. Meridian, Wichita, KS 67210

LOCATION: South side of 71st Street South, East side of 119th Street West

SITE SIZE: 160 acres

NUMBER OF LOTS

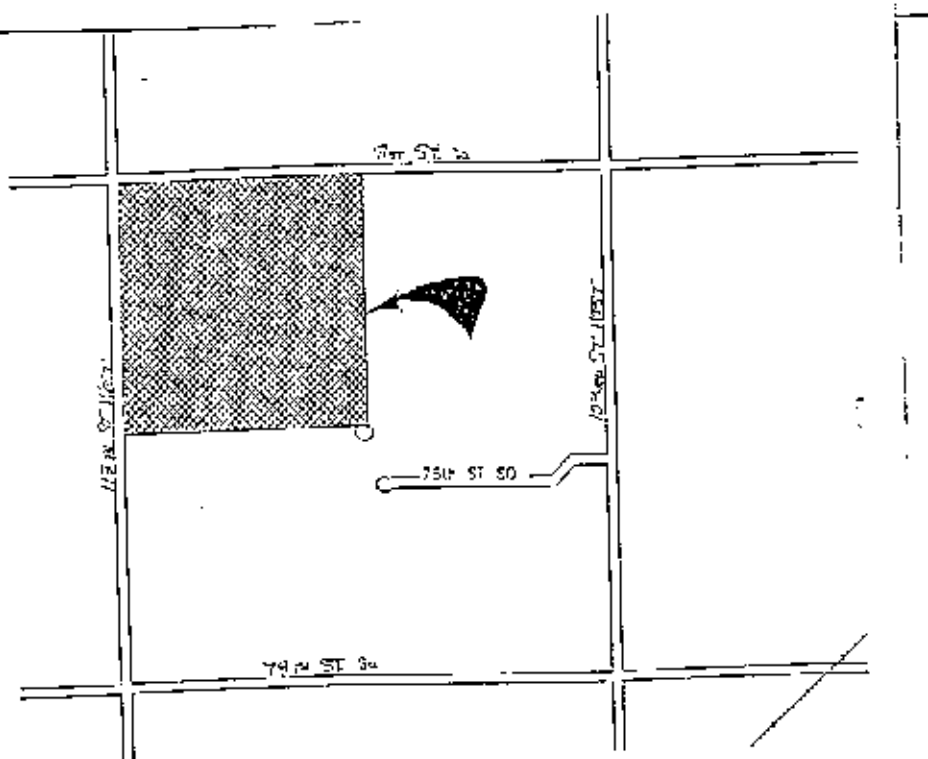
Residential:	27
Office:	
Commercial:	
Industrial:	
Total:	<u>27</u>

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 "agricultural" by the Wichita-Sedgwick County Comprehensive Plan. Lot developments of this type are contrary to the intent of the Comprehensive Plan; however, the MAPC and County Commission have chosen not to create an Agricultural Zoning District to protect against this type of development. It is located in the Clearwater 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. Health Department needs to comment on the feasibility of buildable lots for the lots adjoining the floodway. Due to approximately one acre being available for the southern lots after subtraction of the floodway, Health Department has concerns regarding sufficient land for a lagoon. A site plan is requested to denote lagoon, water well, house, etc.
- 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. The drainage concept needs to be reviewed. Flood elevations need to be established. FEMA approval will be needed if floodplain width is to be reduced.
- D. The applicant shall guarantee the paving of the proposed interior streets to the gravel suburban street standard.
- E. On the final plat, the dedication of right-of-way and access controls shall be referenced in the plat's text.
- F. Since the floodway is being platted, the standard floodway language shall be included in the plat's text.
- G. The tie points should be revised to read, "NE corner NW 1/4" and "SW corner of NW 1/4".

- H. **County Engineering** needs to comment on the need for improvements to perimeter streets. ***No improvements are needed.***
- I. Lot numbers in each block should be revised in the final plat, to include consecutively numbered adjoining lots.
- J. **County Fire Department** needs to comment on the acceptability of the proposed street names. The suffix "drive" should be eliminated for the streets in this plat as it is only appropriate for streets parallel to that of a street of the same name.
- J. A contingent right-of-way dedication extending to the east line of the plat is recommended in order to provide potential street connection between this property and the property to the east.
- K. 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.)
- L. 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.
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- N. 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.
- O. 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.

- P. Perimeter closure computations shall be submitted with the final plat tracing.
- Q. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- R. 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.
- S. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat. This will be used by the City and County GIS Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. **16.**
May 7, 1998

STAFF REPORT
(Preliminary Plat)

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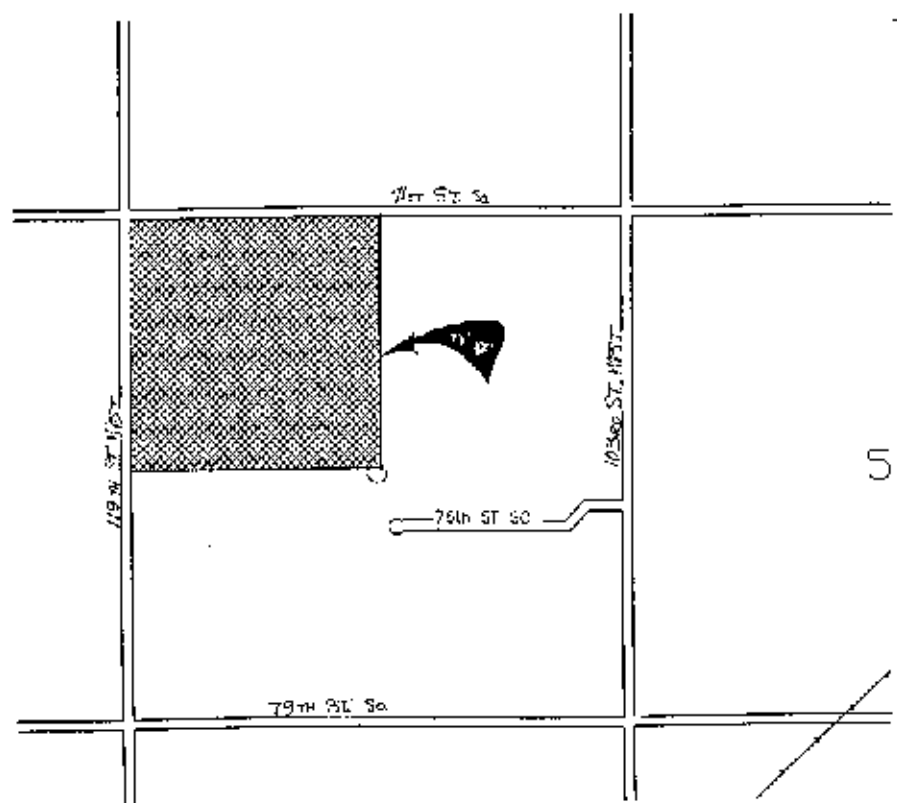
NUMBER OF LOTS
Residential: 26
Office:
Commercial:
Industrial:
Total: 26

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR; Rural Residential

PROPOSED ZONING: Same

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