

STAFF REPORT
(Preliminary Plat, Deferred 6/12/03)

CASE NUMBER: SUB 2003-57 -- STONE POST FARM ADDITION

OWNER/APPLICANT: Lee Builder's Inc., Attn: Steven Lee, President, 5300 East 69th North, Valley Center, KS 67147

SURVEYOR/ENGINEER: Ruggles & Bohm, P.A., Attn: Chris Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Southwest corner of 53rd St. North and 159th St. East

SITE SIZE: 157.73 acres

NUMBER OF LOTS

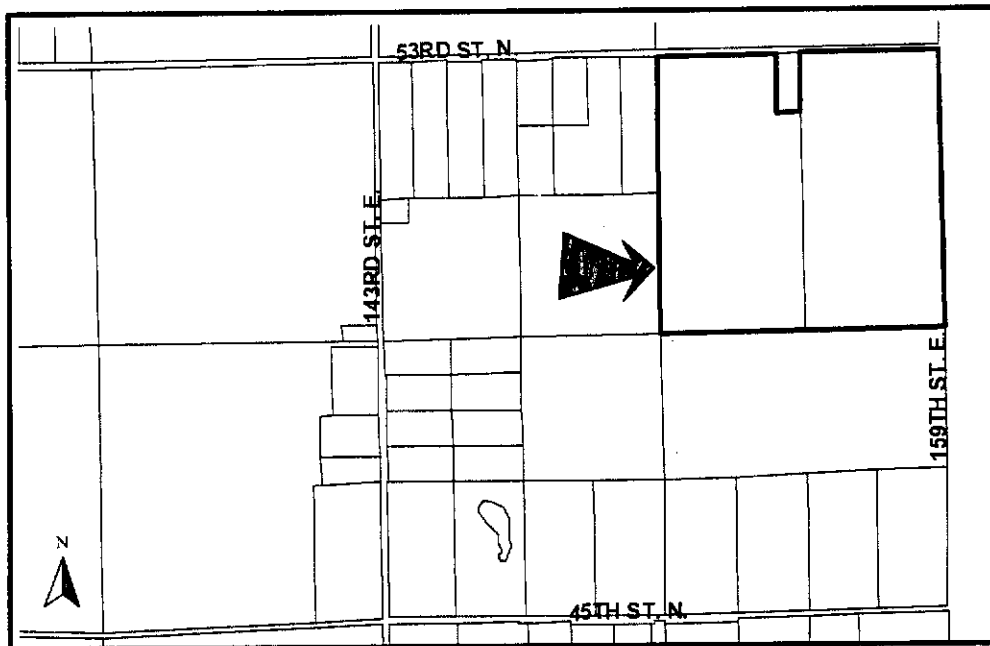
Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	47

MINIMUM LOT AREA: 2.5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



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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. The applicant proposes an on-site alternative sewer system for the lots.

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.
- B. **County Code Enforcement** and **County Engineering** should comment on the acceptability of the proposed alternative sewage system for these lot sizes and the need for a restrictive covenant addressing maintenance. **The alternative sewage system is approved. A restrictive covenant will be needed regarding maintenance.**
- C. The site is currently located within the Butler County Rural Water District No. 5. 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 in that regard.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage concept. **A drainage plan is needed that addresses off-site drainage issues and terraces. Additional drainage easements need to be shown on final plat. Some ponds may require state permits under KSA 82a-301 through 305a. Due to drainage constraints, County Engineering has concerns regarding access to Lot 4, Block 4.**
- F. **County Engineering** recommends the use of reserves and a homeowners association to own and maintain the ponds.
- G. Complete access control has been platted along the plat's frontage to perimeter streets. The final plat shall reference the dedication of access controls in the plat's text.
- H. In accordance with Access Management Regulations, complete access control is required for arterials intersecting with collectors and local streets. Complete access control of 150 feet is needed along Evening Shade from 159th St. East. Complete access control of 75 feet is needed along Morning View from 159th St. East.
- I. The plat's text shall note the dedication of the streets to and for the use of the public.
- J. The applicant shall guarantee the installation of the proposed streets to the 36' rock road standard for all cul-de-sacs. The guarantee shall include the installation of a temporary turnaround at the plat's south line and a temporary turnaround at the plat's west line. The plat's text on the final plat should indicate that the vacation of the temporary turnaround areas will become effective upon the extension of the streets.

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- K. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted to have a wetland determination completed.
- L. The Applicant is advised that if platted, the building setbacks may be reduced to 30 feet from the section line roads and also 30 feet from the interior streets.
- M. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block 4. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- N. GIS needs to comment on the plat's street names. ***A revised street name is needed for Morning View. Stone Post Ct shall be renamed Evening Shade Ct. Shady Walk shall be renamed Stone Post.***
- O. The lot lines need to be solid lines.
- P. Per Sedgwick County Fire Department, 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 should be used with caution unless a good solid compacted base has been installed.)
- Q. 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 County.
- R. 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.
- S. The Subdivision regulations discourage the inclusion of pipeline easements within the perimeter of residential lots. It is recommended that the pipeline crossing the south line of the plat be included within a Reserve, or in the alternative a restrictive covenant provided identifying the pipeline easement.
- T. The platting binder indicates a party holding a mortgage on the site. This party's name must be included as a signatory on the plat, or else documentation provided indicating that such mortgage has been released.
- U. 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.

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- V. 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.)
- W. 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.
- X. 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.
- Y. 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.
- Z. 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 NPDES 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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 6/26/03, Deferred 6/12/03)

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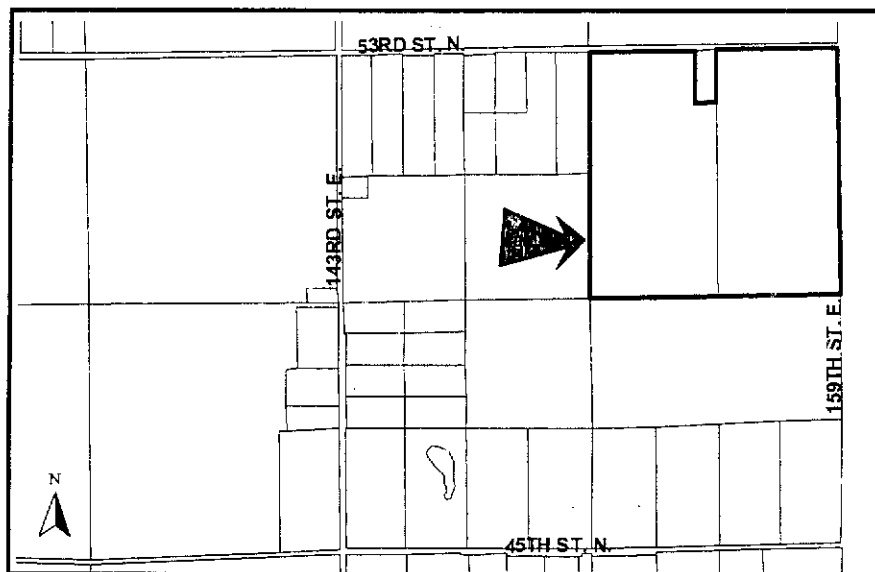
Residential:	47
Office:	
Commercial:	
Industrial:	
Total:	<u>47</u>

MINIMUM LOT AREA: 2.5 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2003-57 -- Final Plat of STONE POST FARM ADDITION
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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. The applicant proposes an on-site alternative sewer system for the lots.

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.
- B. **County Code Enforcement** and **County Engineering** should comment on the acceptability of the proposed alternative sewage system for these lot sizes and the need for a restrictive covenant addressing maintenance. **The alternative sewage system is approved. A restrictive covenant will be needed regarding maintenance.**
- C. 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.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- E. **County Engineering** needs to comment on the status of the applicant's drainage plan. Floodway language needs to be included on the plat. On Lot 3, Block 4, the drainage easement needs to be expanded on floodway to the south line of the lot. The drainage plan needs to show the size of the structure entering the lot for Lot 4, Block 4. On Lot 4, Block 4 the floodway reserve needs expanded to the cul-de-sac.
- F. **County Public Works** will need to establish access control on some lots in the plat to prevent crossing of major drainage ditches.
- G. **County Engineering** recommends the drainage easements be relabeled as floodway reserves or drainage reserves. **The Subdivision Committee approved the use of floodway reserve easements subject to County Engineering's review of restrictive covenants. The plat's text shall also reference the maintenance responsibilities of these easements.**
- H. Provisions shall be made for ownership and maintenance of the proposed drainage easements. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, and who is to own and maintain the easements prior to the association taking over those responsibilities.
- I. In accordance with Access Management Regulations, complete access control is required for arterials intersecting with collectors and local streets. Complete access control of 150 feet is needed along Evening Shade from 159th St. East. Complete access control of 75 feet is needed along Morning View from 159th St. East.

Access controls have been plated as requested.

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- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lot 2, Block 4. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. *The waiver has been approved.*
- M. GIS needs to comment on the plat's street names. *Shady Walk needs to be renamed.*
- N. Per Sedgwick County Fire Department, 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 should be used with caution unless a good solid compacted base has been installed.)
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STONE POST FARM

NE1/4, SEC. 24, T26S, R2E CLOSURE CALCULATIONS

Course: N 89-59-00 E Distance: 2657.44

Course: N 00-06-59 W Distance: 2642.49

Course: N 90-00-00 W Distance: 2639.71

Course: S 00-16-05 W Distance: 2643.28

Perimeter: 10582.92

Area: 6999846.62

160.69 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error of Closure: 0.008

Course: S 34-05-34 E

Precision 1: 1349607.86

