

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-119 - TUMBLEWEED ESTATES ADDITION

OWNER/APPLICANT: Tumbleweed Development, LLC, 7325 N. Hoover Road, Valley Center, KS 67214

SURVEYOR/ENGINEER: Armstrong Land Survey, P.A., 1601 E. Harry, Wichita, KS 67211

LOCATION: Northwest corner of 117th St. North and Hydraulic

SITE SIZE: 40 acres

NUMBER OF LOTS

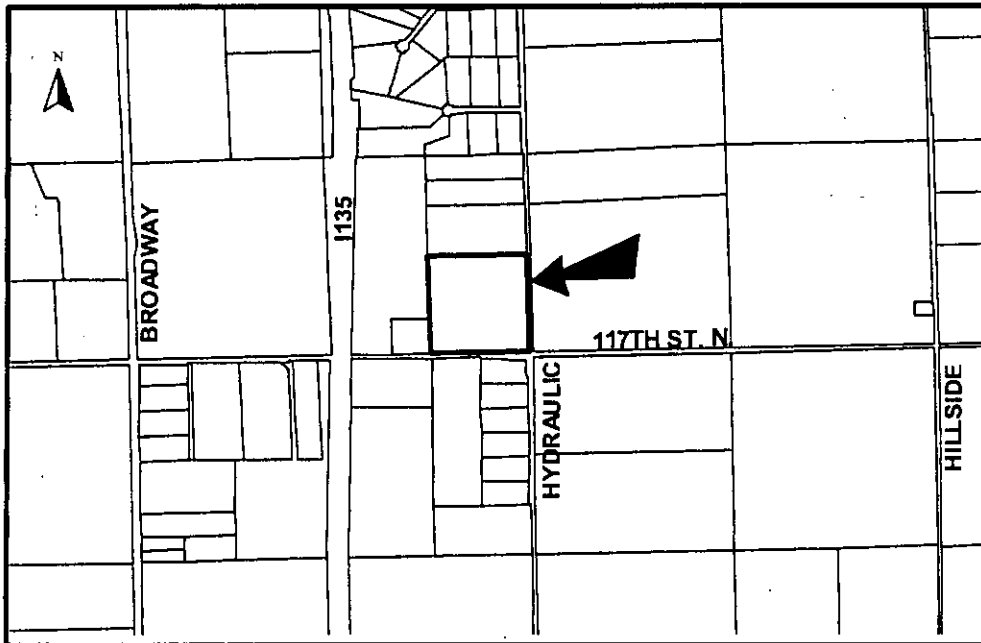
Residential:	7
Office:	
Commercial:	
Industrial:	
Total:	<u>7</u>

MINIMUM LOT AREA: 4.65 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.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval.
- 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, a four-corner lot grading plan and a flood study are needed. Additional easements may be needed based on the flood study, Minimum pads may be needed based on flood study.*
- D. The scale in the legend needs relabeled.
- E. The benchmark needs an elevation.
- F. In accordance with Access Management Regulations for County plats, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along 117th St North Ct from 117th St. North.
- G. County Engineering needs to comment on the access controls. The plat denotes complete access control along the 117th St North frontage and one opening along Hydraulic for Lot 7. *660 feet of complete access control is needed along Hydraulic measured from the centerline of 117th St. North.*
- H. 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) To meet fire department specifications, 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).
- I. In accordance with Access Management regulations, a major street intersection right-of-way is needed.
- J. The applicant shall guarantee the installation of the cul-de-sac to the 36-ft rock suburban street standard.

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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 (316-322-8247) to have a wetland determination completed."
- L. Lots 2, 3 and 4 do not conform with the 200-ft lot width standard which is measured at the building setback line.
- M. "Lots, a street and a block" shall be referenced in the plat's text.
- N. **GIS** needs to comment on the plat's street names. *The street name should be 117th Ct N.*
- 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 that 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 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.
- V. Perimeter closure computations shall be submitted with the final plat tracing.
- W. Recording of the plat within 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 compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.