

**STAFF REPORT**  
**(One-Step Final Plat)**

**CASE NUMBER:** SUB 2003-150 -- STONEYPARK ADDITION

**OWNER/APPLICANT:** (Contract Purchaser) Smith & Company, P.O. Box 758, Andover, KS 67002

**SURVEYOR/ENGINEER:** K.E. Miller Engineering, P.A., 516 S. Market, Wichita, KS 67202

**LOCATION:** West side of Greenwich, North of 47th St. South

**SITE SIZE:** 39.5 Acres

**NUMBER OF LOTS**

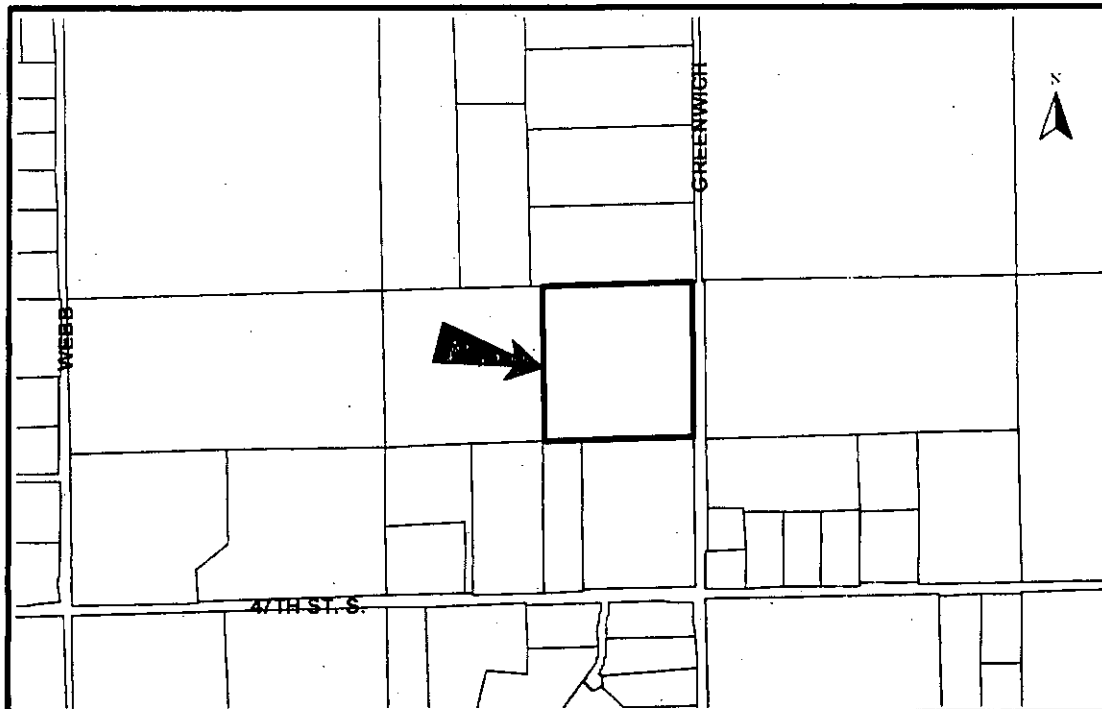
Residential:	64
Office:	
Commercial:	
Industrial:	
Total:	<b>64</b>

**MINIMUM LOT AREA:** 10,000 Sq. Ft.

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** SF-10, Single-Family Residential

**VICINITY MAP**



**SUB 2003-150 -- One-Step Final Plat of STONEYPARK ADDITION**  
**January 15, 2004 - Page 2**

**NOTE:** This site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (ZON 2001-67) from RR, Rural Residential to SF-10, Single-Family Residential. A conditional use (CON 2001-59) was also approved for a community alternative sewer system. Due to its density, the plat is classified as an urban subdivision.

**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 of the proposed community alternative sewer system from County Code Enforcement. The sewage treatment plant must be permitted by the Kansas Department of Health and Environment.**
- B. In accordance with the Conditional Use approval, a county Sewer District must be established to be responsible for the construction, operations, maintenance and monitoring of the sewage treatment plant, as well as the tank and pump system to be located on each lot.
- C. In accordance with the Conditional Use approval, the sewage treatment plant and collection system design should be reviewed by the **City Water and Sewer Department**.
- D. An adjustment to the Conditional Use will be needed due to the site plan revision.
- E. The site is currently located within the Sedgwick County Rural Water District No. 3. If service is available, feasible and the property is eligible for service, **County Code Enforcement** recommends connection:
- F. **City Water and Sewer Department** requests a petition for future extension of sanitary sewer and City water services.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. **County Engineering** needs to comment on the status of the applicant's drainage plan.
- I. **City/County Engineering** needs to comment on the need for any improvements to perimeter streets. **City Engineering has requested a petition for contingent left turn lanes.**
- J. **City/County Engineering** needs to comment on the access controls. The plat denotes complete access control along the plat's frontage with two entrances into the site. **City Engineering recommends relocation of 42nd St. South to the north property line.**
- K. In accordance with Access Management Regulations, complete access control is required for arterials intersecting with local streets. Complete access control of 75 feet is needed along 42nd St. South from Greenwich and along Stoneypark from Greenwich.
- L. A dimension needs to be added along the south line of Lot 10, Block 1.
- M. A temporary cul-de-sac needs to be platted along the terminus of Stoneypark and 42<sup>nd</sup> St. South along the west line of the plat.

**SUB 2003-150 -- One-Step Final Plat of STONEYPARK ADDITION**  
**January 15, 2004 - Page 3**

- N. "Lots, Blocks, Reserves and Streets" shall be referenced in the plat's text.
- O. "Wichita" shall be deleted from the title block.
- P. The applicant shall guarantee the paving of the proposed streets to the 64-ft urban street standard.
- Q. Language defining Reserve "A" needs to be clarified and revised to properly reflect ownership and maintenance of the sanitary sewer district.
- R. The Applicant shall contact **Sedgwick County Fire Department** to discuss water for fire protection.
- S. The paving guarantee shall also provide for sidewalks on at least one side of all through streets (42nd St. South and Stoneypark).
- T. 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."
- U. Provisions shall be made for ownership and maintenance of the proposed reserves. 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, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- V. 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.
- W. The applicant is advised that this site is located within three miles of the City Limits of Wichita and will be heard by City Council. Therefore, the City Council signature block needs to be included on the final plat.
- X. The year "2004" needs to replace "2003" within the signature blocks.
- Y. The Applicant is advised that if platted, the building setbacks may be reduced to 25 feet from the internal roads.
- Z. **GIS** needs to comment on the plat's street names. **Honeytree needs to be revised to La Homa or a new name. Brandon needs to be revised to Christopher or a new name. Stoneypark needs to be revised.**
- AA. 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.

**SUB 2003-150 -- One-Step Final Plat of STONEYPARK ADDITION**  
**January 15, 2004 - Page 4**

- BB. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- CC. 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.
- DD. 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.)
- EE. 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.
- FF. 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.
- GG. 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.
- HH. 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.
- II. Perimeter closure computations shall be submitted with the final plat tracing.
- JJ. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- KK. 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.
- LL. 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](mailto:cholloway@wichita.gov)). This will be used by the City and County GIS Department.