

STAFF REPORT  
(Preliminary Plat)

CASE NUMBER: SUB 2003-112 -- THE SUMMIT AT NORTH VALLEY ADDITION

OWNER/APPLICANT: Leo Dubois, 4729 125th St. North, Sedgwick, KS 67135

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

LOCATION: South side of 125th St. North, West side of 39th St. West

SITE SIZE: 156.75 Acres

NUMBER OF LOTS

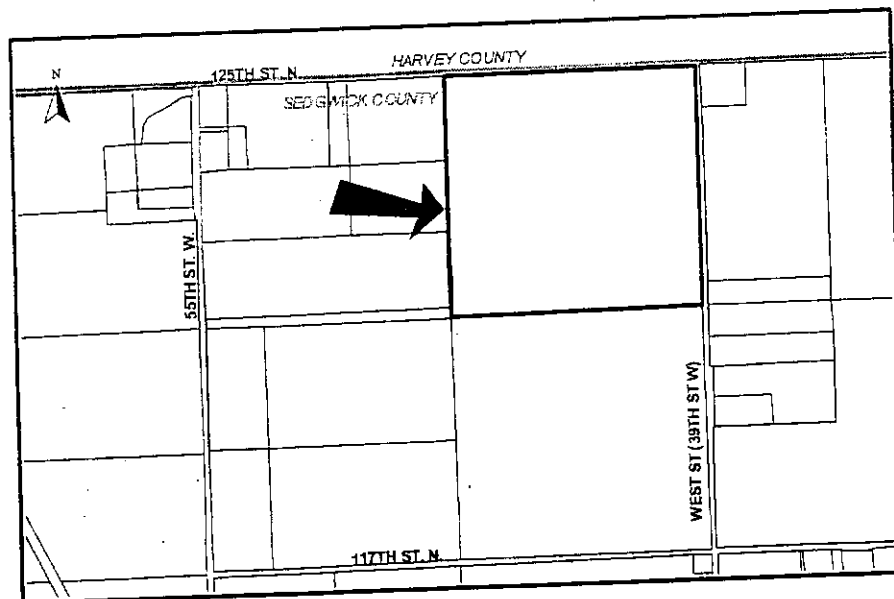
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	<u>50</u>

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 the Sedgwick Area of Influence. Individual alternative sewer systems are proposed.

Planning Staff recommends approval of the plat.

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 individual alternative sewer system from County Code Enforcement along with a maintenance agreement.
- 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. A flood study is needed with encroachment routine and hydrology. DWR permits are needed. Drainage easements should be shown as floodway reserves.
- D. County Engineering needs to comment on the access controls. The plat denotes complete access control along the perimeter street frontage. 150 feet of complete access control from the arterial streets has been platted along the collector streets. A corner clip is needed in accordance with access management standards.
- E. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- F. 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).
- G. The applicant shall guarantee the installation of the proposed streets including a 36-ft rock suburban street standard for the cul-de-sac streets.
- H. The street guarantee shall include the installation of a temporary turnaround at the terminus of Summit at the plat's south line and North Valley at the plat's west line. The plat's text on the final plat should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the streets.

- I. 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.
- J. Various lots fronting on cul-de-sacs do not appear to conform with the 200-foot lot width standard which is measured at the building setback line. An increase in the distance of the building setback from the road would meet the standard.
- K. GIS needs to comment on the plat's street names. A new name is needed for Summit Ct. North Valley shall be revised to "W North Valley". West Ct shall be revised to "N 39th W". 39th St West shall be revised to "N 39th Ct W".
- L. For lots fronting on cul-de-sacs, the lot frontage is required to be 50% of the required lot width (200 feet). Lots 12 and 13, Block 4, do not meet this 100-foot frontage requirement.
- M. According to the platting binder, a blanket pipeline easement has been granted over this plat. The applicant shall either obtain a release of the easement or provide proof that the easement has been confined. If confined, any portion of this easement if on this plat shall be shown and the pipeline's name and recording information shown.
- N. 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.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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.
- S. 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.

- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

**STAFF REPORT**

(Final Plat, Preliminary Plat Approved 10/16/03)

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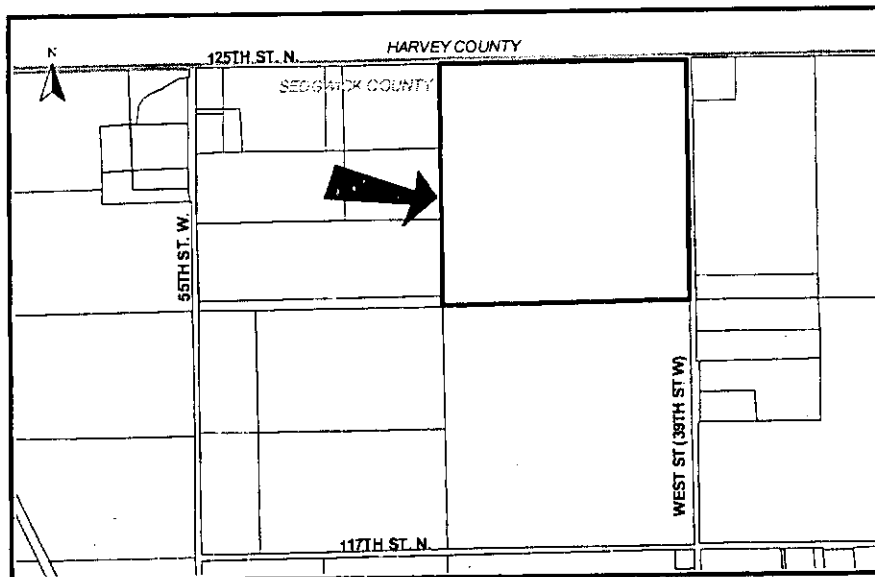
Residential:	50
Office:	
Commercial:	
Industrial:	
Total:	<u>50</u>

**MINIMUM LOT AREA:** 2 Acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

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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. It is located in the Sedgwick Area of Influence. Individual alternative sewer systems are proposed.

**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 individual alternative sewer system from County Code Enforcement along with a maintenance agreement.*
- 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 final drainage plan is needed.*
- D. An onsite benchmark is needed.
- E. The plat denotes complete access control along the perimeter street frontage. 150 feet of complete access control from the arterial streets has been platted along the collector streets. 75 feet of complete access control from the arterial streets has been platted along the local street. A corner clip is needed in accordance with access management standards.  
  
The access controls have been platted as requested. Applicant should contact Harvey County Public Works to discuss access on 125th N.
- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.
- G. 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).
- H. The applicant shall guarantee the installation of the proposed streets including a 36-ft rock suburban street standard for the cul-de-sac streets.
- I. The street guarantee shall include the installation of temporary turnarounds.
- J. 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.

- K. GIS needs to comment on the plat's street names. The street names are approved.
- L. According to the platting binder, a blanket pipeline easement has been granted over this plat. The applicant shall either obtain a release of the easement or provide proof that the easement has been confined. If confined, any portion of this easement if on this plat shall be shown and the pipeline's name and recording information shown.
- M. 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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- O. 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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- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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.



**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 19, 2003

Chris Bohm  
Ruggles and Bohm, P.A.  
924 N. Main Street  
Wichita, KS 67203

RE: SUB 2003-112 -- Final Plat of The Summit at North Valley Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, December 18, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following 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 individual alternative sewer system from County Code Enforcement along with a maintenance agreement.**
- 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 final drainage plan is needed.**
- D. An onsite benchmark is needed.
- E. The plat denotes complete access control along the perimeter street frontage. 150 feet of complete access control from the arterial streets has been platted along the collector streets. 75 feet of complete access control from the arterial streets has been platted along the local street. A corner clip is needed in accordance with access management standards.

The access controls have been platted as requested. Applicant should contact Harvey County Public Works to discuss access on 125th N.

- F. The applicant shall guarantee the closure of any driveway openings located in areas of complete access control or that exceed the number of allowed openings.

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[www.wichitagov.org](http://www.wichitagov.org)

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- I. The street guarantee shall include the installation of temporary turnarounds.
- J. 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.
- K. **GIS** needs to comment on the plat's street names. *The street names are approved.*
- L. According to the platting binder, a blanket pipeline easement has been granted over this plat. The applicant shall either obtain a release of the easement or provide proof that the easement has been confined. If confined, any portion of this easement if on this plat shall be shown and the pipeline's name and recording information shown.
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- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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. Westar Energy and SBC have requested additional easements.
- V. 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.

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, January 22, 2004, at 1:30 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.



Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

Enclosure

SUB 2003-112 - Final Plat of The Summit at North Valley Addition  
December 19, 2003  
Page 4

Copies to: Leo Dubois, 4729 125<sup>th</sup> Street No., Sedgwick, KS 67135  
Paul Works, 12158 North Hoover Road, Sedgwick, KS 67135  
Kevin Holman, Sedgwick County Fire Department  
Neil Cable, City Engineer, Department of Engineering  
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works