

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2009-70 -- CLEMONS ACRES 2ND ADDITION

OWNER/APPLICANT: Tracy Clemons, 10425 N. Meridian, Wichita, KS 67147

SURVEYOR/AGENT: Savoy Company, 433 S. Hydraulic, Wichita, KS 67211

LOCATION: West side of Meridian, North of 101st St. North (District IV)

SITE SIZE: 10 acres

NUMBER OF LOTS

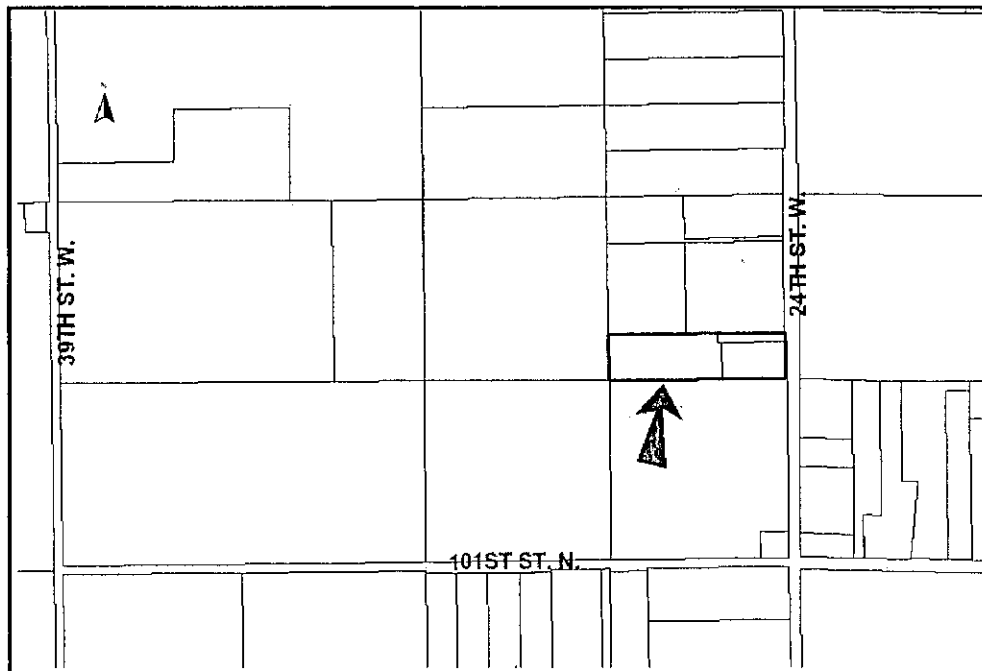
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

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 “Small City 2030 Urban Growth Area” by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Valley Center Area of Influence.

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. The applicant shall contact County Code Enforcement concerning relocation of the existing onsite sewer system.
- B. In accordance with the Urban Fringe Development standards, since this plat is located within the Valley Center 2030 Urban Growth Area, the subdivider shall contact the City of Valley Center, to determine the financial feasibility of connecting the proposed subdivision to the city water system. If financially feasible, then the subdivision shall be connected to the city’s water system in accordance with that city’s standards.
- C. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant’s drainage plan. A drainage easement is needed across Lot 1. After dedication of the drainage easement, Lot 1 may not be a buildable site. Minimum pads are needed. The ingress/egress easement across Lots 1 and 2 should also be dedicated as a utility and drainage easement.
- E. County Surveying requests a benchmark on the final plat.
- F. A legend is needed.
- G. A building encroaches within the drainage and utility easement on the north line of Lot 3.
- H. The plat needs to include complete access control except for one opening at the north end of the plat. The entrance to 10425 Meridian needs to be relocated onto Lot 2 or an additional ingress/egress easement across Lot 1 needs to be established.
- I. 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. A Driveway Closure Certificate in lieu of a guarantee may be provided.
- J. Sedgwick County Fire Department advises that the plat should meet the requirements of the Sedgwick County Service Drive Code, in particular those for a multi-service drive.
- K. In accordance with the Subdivision Regulations, the 30-foot ingress and egress easement shall be platted as a reserve for private drive purposes. The plat’s text shall reference the platting of the reserve for private drive purposes. A covenant shall be submitted regarding the reserve, which sets forth ownership and maintenance responsibilities of the private drive.
- L. On the final plat tracing, the MAPC signature block needs to reference “G. Nelson Van Fleet” as Chairman.
- M. The signature line for the County Clerk needs to be revised to reference “Kelly B. Arnold”.
- N. 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.
- O. 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.
- P. 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.)
- Q. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.

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- R. To receive mail delivery without delay, and to avoid unnecessary expense, the applicant is advised of the necessity to meet with the United States 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.
- S. 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.
- T. 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 National Pollutant Discharge Elimination System 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- 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. A compact disc (CD) should be provided, which will be used by the City and County GIS Departments, detailing the final plat in digital format in AutoCAD. If a disc is not provided, please send the information via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.