

STAFF REPORT
(Final Plat, Preliminary Plat Approved 7/7/05)

CASE NUMBER: SUB 2005-67 -- STEFFENS' ESTATE

OWNER/APPLICANT: Kerry and Wanda Steffens, 8800 E. Harry St., #602, Wichita, KS 67207

SURVEYOR/ENGINEER: Terra Tech Land Surveying, Attn: Michele Webster, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: South of 103rd St. South, East of Meridian

SITE SIZE: 5 acres

NUMBER OF LOTS

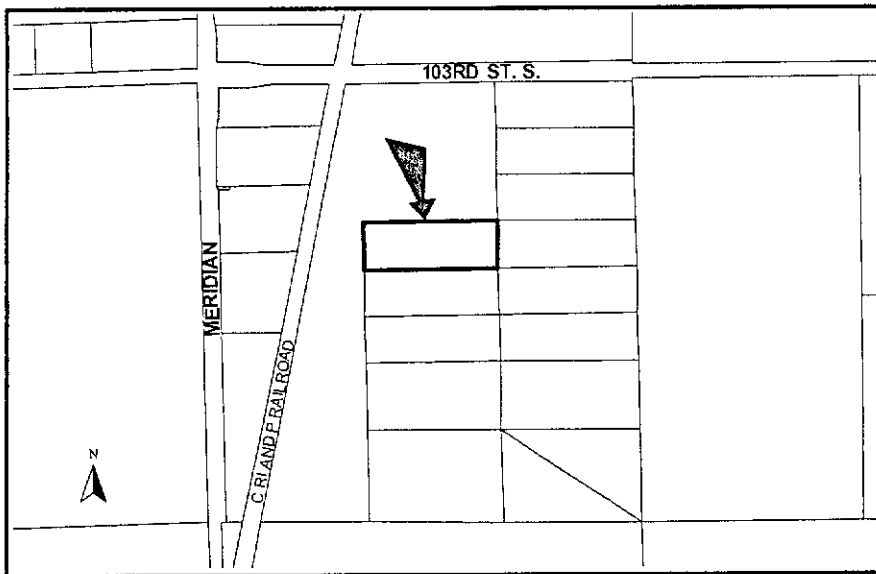
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	1

MINIMUM LOT AREA: 5 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 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. In conformance with the Urban Fringe Development Standards, for individual domestic wells that are proposed, a water availability evaluation must be provided to Sedgwick County Code Enforcement to assure the availability of an adequate, safe supply of water that does not impair existing water rights. Easements shall be dedicated for potential future extension of public water. *The Subdivision Committee has recommended a waiver of this requirement.*
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *The drainage plan has been approved.*
- E. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.

The Subdivision Committee has approved the plat subject to appeal of this condition to the County Board of Fire Appeals. Sedgwick County Fire Department has approved the plat as submitted.
- F. The private street providing access to this plat needs to be built to County road standards. A guarantee shall be provided.

The Subdivision Committee has approved the plat subject to appeal of this condition to the County Board of Fire Appeals. Sedgwick County Fire Department has approved the plat as an acceptable alternative to include the existing 20-ft private road subject to submittal of a maintenance agreement and posting of signage at 103rd St. South to include addresses.
- G. 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.
- H. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- I. 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.

- J. 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.)
- K. 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.
- L. 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.
- M. 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.
- N. 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.
- O. Perimeter closure computations shall be submitted with the final plat tracing.
- P. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Q. 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.
- R. A compact disc (CD), 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 via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.



SEDGWICK COUNTY, KANSAS

FIRE DISTRICT #1

Fire Chief Gary E. Curmode

Fire Marshal
Greg H. Thompson

Deputy Chief of Operations
Byron N. Chrisler

4343 N. WOODLAWN ● WICHITA, KANSAS 67220-3837 ● 316-744-0471 ● FAX—316-744-0944

Date: July 20, 2005
To: Neil Strahl
MAPD
From: Captain Kevin Holman
Sedgwick County Fire District #1
Subject: Steffens' Estate

Neil,

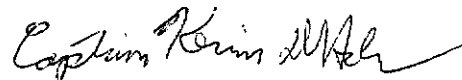
Over the past week I have held meetings with the majority of the "Service Drive Code" sub-committee members. The ones that I couldn't meet with in person, I contacted by phone and held a conversation with them. In regards to the Steffens' Estate plat, all of the members are in agreement that an individual party should not be held responsible to upgrade an existing multi-service drive to the 35-foot standard as required by the Service Drive Code. As much as we would like to see the drives upgraded to the standard, it is not practical to shift this burden to an individual who is trying to build a new home in the county.

The Fire District has physically reviewed the "Private Drive" that the Steffens would like to utilize. This drive is currently twenty feet wide and is in very good condition. It is being utilized as a multi-service drive but does not meet the Sedgwick County Service Drive Code standard as related to width and also the number of tracts that it services. Fire Marshal Tim Millspaugh, Division Chief Walter Rooney, and myself, have reviewed the situation during a meeting held at our office. Where the Service Drive Code does not give the Fire Marshal the authority to dismiss the requirements of the code, it does give him the authority to evaluate and require acceptable alternatives to the code. These alternatives must provide an acceptable level of enhancement to life safety and must be directed towards meeting the intent of the code. Chief Millspaugh and his staff have elected to allow the Steffens to utilize the existing private drive if the following stipulations are met:

- 1) Provide a signed maintenance agreement, which is entered into by all neighbors who share the private drive. This agreement shall be recorded with the Register of Deeds for Sedgwick County. Where this drive is in very good condition at this time, this requirement will help insure that it's twenty-foot width and it's surface is maintained in the future. (Required by the Service Drive Code)
- 2) Provide a monument sign at the entrance of the private drive, which shows the addresses of all residences, which share the private drive. (Required by the Service Drive Code)
- 3) All requirements of the Service Drive Code shall be complied with in regards to the "single service drive" which serves this home and any other structure located on this property.

At this time the occupants in this area have an informal maintenance agreement in place. There is no signage located at the entrance to the private drive to indicate which addresses are served by the drive. We feel that these enhancements to the property will provide a higher level of life safety than what currently exists. These "acceptable alternatives" are being offered in this case because this is an **existing** "private" road and the private road is a minimum of twenty feet in width. The "Appeal Process" will not need to be followed in this case since an agreement has been reached which meets the intent of the Service Drive Code.

If you have any questions please feel free to contact me at 744-0471. Thanks for your assistance in this matter.



Captain Kevin D. Holman
Sedgwick County Fire District #1
Division of Fire Prevention

STAFF REPORT
(One-Step Final Plat)

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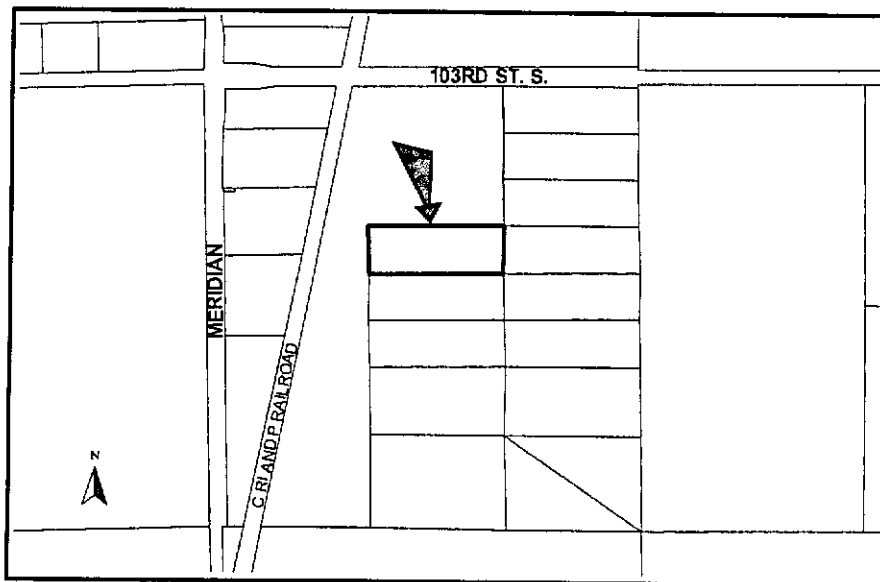
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- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan is needed. Additional easements and minimum pads may be needed based on the drainage plan. The drainage easement should be labeled as floodway reserve.*
- E. Sedgwick County Fire Department advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
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