

**SUB2023-00008 – Final Plat of ESTATES AT WANDERING OAKS ADDITION
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NOTE: This is unplatted property located in the County within three miles of the City of Wichita. It is designated as “Wichita Growth Area” by the Community Investments Plan 2015-2035.

The Subdivision Committee may recommend a MODIFICATION/WAIVER of the design criteria in Article 7 of the Subdivision Regulations only if it finds that the strict application of the design criteria will create an unwarranted hardship, the proposed MODIFICATION/WAIVER is in harmony with the intended purpose of the Subdivision Regulations and the public safety and welfare will be protected.

STAFF COMMENTS:

A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact Metropolitan Area Building and Construction Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities. A memorandum shall be obtained specifying approval.

MABCD advises that Soils work needs completed.

B. 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, Metropolitan Area Building and Construction Department recommends connection. If service is unavailable, a memorandum from Metropolitan Area Building and Construction Department is needed specifying approval of water wells.

C. City of Wichita Public Works and Utilities Department has requested a No Protest Agreement for future extension of sanitary sewer; as a condition of which any application for sewer service waives the owners’ right to protest annexation by the City of Wichita.

The platlor’s text shall include language that the utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities.

The platlor’s text shall state the drainage easements are hereby granted to the public as indicated for drainage purposes.

D. If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.

E. County Stormwater has approved the drainage plan and advises a Minimum Pad Elevation table needs shown on the face of the plat.

F. The plat denotes one street opening along both East 47th Street South and South Greenwich Road along with 75 feet of complete access control along the north end of Oak Ridge Drive and the west end of Quail Creek Road.

At the preliminary plat review, the agent stated that complete access control would be platted along East 51st Street South and the Subdivision Committee approved the preliminary plat accordingly. The final plat will need updated to show complete access control along 51st Street. The current address for Lot 9, Block 4 will need changed. County Fire advises that based on current address for Lot 9, Block 4, emergency responders would attempt to access the property from 51st Street and would be unable to do so except on foot.

The applicant shall guarantee the closure of any existing driveway openings located in areas of complete access control. A Driveway Closure Certificate in lieu of a guarantee may be provided.

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- G. Sedgwick County Fire Department advises that the plat will need to comply with the Sedgwick County Service Drive Code and comply with the 2018 International Fire Code.
- H. City Fire Department requests verification of proper hydrant location and protection and following specifications for fire apparatus access roads.
- I. County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and nstrahl@wichita.gov.

The platlor's text shall reference "Lots, Blocks, Streets and Reserves".

Monuments need to be set along street rights-of-way.

The Plat name needs corrected in Planning Commission Certificate.

- J. The applicant shall guarantee the installation of the proposed streets. The guarantee shall include the installation of a temporary turnaround for Wind Row Circle.
- K. Lots 5 and 6, Block 1, and Lot 9, Block 4 do not meet the 200-foot lot width requirement which is measured at the building setback line. The agent informed staff they will be platting a building setback to achieve the required lot width.
- The final plat denotes a wider setback to achieve the required 200-foot lot width for the three lots.
- L. The final plat tracing shall state in the platlor's text the ownership and maintenance responsibilities of both Reserves A and B.
- M. 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 restrictive 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.
- N. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves, shall grant to the appropriate governing body 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.
- O. The platlor's text shall indicate that the temporary cul-de-sac easement is for street purposes and the vacation of the temporary cul-de-sac easement will be effective upon the extension of the street.
- P. GIS has the following comments on road names:

Oak Ridge is not permitted due to existing road name in St Andrews 3rd.
Beran is not permitted as it sounds like Barron in Quail Meadows 3rd.
Wind Row Cir needs changed to Quail Creek St.
Wandering Oaks potentially aligns with existing Crest St or Jay Dr.
Also, GIS prefers not to name roads with the same name as the development per the Addressing Guide.

The line for "street name change" needs moved to the North line of proposed Quail Creek Street.

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- Q. The signature block for the Chairman of the Board of County Commissioners shall be corrected to Peter F. Meitzner – First District.
- R. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- S. 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 Fire Code Official.)
- T. Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 946-4510) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- U. The applicant is advised that various State and Federal requirements (specifically but not limited to the Army Corps of Engineers, Kanopolis Project Office, Route 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.
- V. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one acre or more of ground cover requires a Federal/State National Pollutant Discharge Elimination System Stormwater 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. The applicant should check City or County GIS mapping to determine whether the location of any taxing district boundaries (e.g. school districts) crosses their property and plan accordingly to avoid unnecessary splitting of lots between taxing districts.
- Y. Evergy will not need to request additional easements. Kevin Rieschick, Subdivision Representative, will be the contact for this plat and can be contacted at (785) 410-2986. Any relocation or removal of existing service due to this plat will be at the applicant's expense.
- Z. A PDF of the recorded plat should be sent to kwilson@wichita.gov and abias@wichita.gov. Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff (ARosas@wichita.gov) and County GIS staff (Jack.Joseph@sedgwick.gov).