

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

CASE NUMBER: SUB2024-00052 – FLATLAND ESTATES (County)

OWNER/APPLICANT: KWH Investments, LLC, 4208 S. 359th Street West, Cheney, KS 67025

SURVEYOR/AGENT: Garber Surveying Service, P.A., 2908 N. Plum Street, Hutchinson, KS 675602

LOCATION: Southwest corner of North 263rd Street West and West 21st Street North (District 3)

SITE SIZE: 17.033 acres

NUMBER OF LOTS

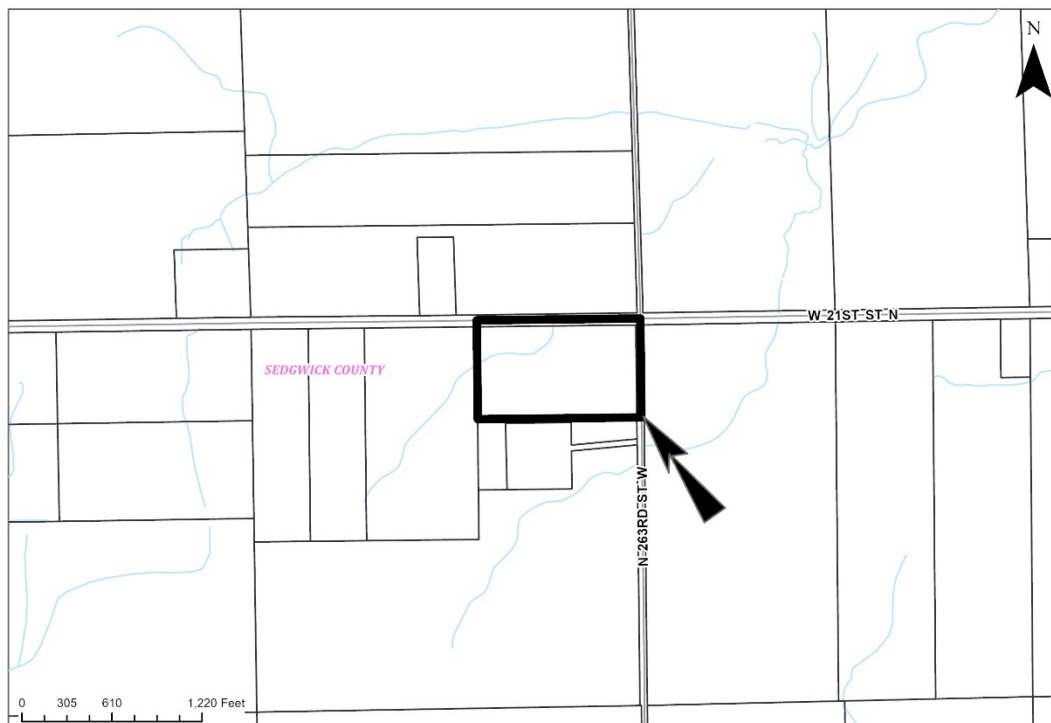
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 2.597 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 5-Lot Residential Subdivision on un-platted property located in Unincorporated Sedgwick County. It is designated as “Rural Growth Area” by the Community Investments Plan 2015-2035.

Complete Access Controls are shown along West 21st Street North and North 263rd Street west with (1) 40-foot opening along West 21st Street North and (1) 40-foot opening long North 263rd Street West. Lots 4 and 5 will be access off North 263rd Street West via a 40-foot joint access easement. Lots 1, 2 and 3 will be access off West 21st Street North via a 40-foot joint access easement.

WAIVERS: No waivers are requested by the applicant.

STAFF COMMENTS:

A. Metropolitan Area Building and Construction Department

1. Since neither sanitary sewer nor municipal water is available 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 and water wells. A memorandum shall be obtained specifying approval of the proposed community alternative sewer system from Metropolitan Area Building and Construction Department.
2. Soils work needed before approval memo.

B. County Stormwater Management

1. The drainage area based on 2018 LiDAR for the ditch flowing in from the SW is 74.83 acres and the drainage area sheet flowing from the south to southeast is 4.32 acres.
2. The drainage areas for the cross road culverts under W 21st St N need to be provided.
3. The name of the E-W street on the Drainage Plan needs to be labeled.
4. A minimum of 60-ft of road r/w needs to be dedicated on the south side of W 21st St N, unable to read the drainage plan r/w dedication.
5. May need to provide a BMP treatment to control erosion for the inflow of runoff 295-ft south of the CL of W 21st St N, along the west property line.
6. The proposed flat bottom ditch needs to be graded and seeded before the sale of the subdivision lots.

C. Sedgwick County Fire

1. Advises the plat will need to comply with the Sedgwick County Service Drive Code as well as the 2018 IFC and Amendments.

D. County Public Works

1. Advises utility easements need to be separate from joint access easements.
2. Recommends complete access control along the entirety of 263rd St.
3. Approves of the right-of-way dedications.
4. Notes that Lot 4 shall not receive access via the Joint Access Easement to 21st St. as currently shown due to fire code requirements. Show Complete access control along the west line of Lot 4, Block A.

E. Planning

1. Preliminary Plat drawing to include the names of adjacent subdivisions or, in the case of unplatted land, the name of the owner or owners of adjacent property and zoning classification.
2. Dedication of drainage easements needed in plattor's text. "Drainage Easements are hereby granted to the public as indicated for drainage purposes."
3. The final plat shall state that "A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the applicable City or County Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual."
4. The plattor's text shall include the language "Existing public easements and dedications being vacated by virtue of K.S.A. 12-512b, as amended."
5. The platting of minimum building elevations should be referenced in the plattor's text.
6. "Robert Dool" signature to change to "Bryan K. Frye".
7. "David Dennis" signature changed to "Ryan Baty, Fourth District".

F. County Surveying

1. With the requirement of a Minimum Building Pad; a Site Bench Mark needs shown on the face of the final plat.
2. For the Joint Access Easements also include "Recorded by Separate Instrument" or "By Separate Instrument".

G. Evergy

1. This plat will not be served by Evergy Distribution and there are Evergy Transmission lines in the area, but they are not in or near the platted area, no conflict.

H. Sedgwick County Electric Coop

1. SCEC will need to request an additional easement at this time. We want a designated utility easement to stay out of the way of any roads or driveways. Please see the attached plat. Tim Rosenhagen, Staking Engineer will be the contact for this plat and any project associated with it. He can be contacted (316)542-3131. Any relocation or removal of existing equipment and service due to this plat will be at the applicant's expense.

ITEMS NEEDED ALONG WITH MYLAR:

- 1) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- 2) The joint access easements shown on the plat shall be established with an access easement by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument. A copy of said instrument shall be submitted to MAPD.
- 3) 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.
- 4) Perimeter closure computations shall be submitted with the final plat tracing.

- 5) County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to tricia.robello@sedgwick.gov and gshearon@wichita.gov.

REMINDERS:

- 1) If improvements are guaranteed by petition(s), a notarized certificate listing the petition(s) shall be submitted to the Planning Department for recording.
- 2) In accordance with the Kansas Wetland Mapping Conventions under the Memorandum of Understanding between the United States Department of Agriculture - Natural Resources Conservation Service; United States Environmental Protection Agency; United States Army Corps of Engineers (USACE); and United States Fish and Wildlife Service, this site has been identified as one with potential wetland hydrology. The USACE should be contacted (316-322-8247) to have a wetland determination completed.
- 3) 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, if applicable, required by Article 8 for fire protection shall be as per the direction and approval of the Fire Code Official.).
- 4) The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 5) Prior to development of the plat, the applicant is advised to meet with the United States Postal Service Growth Management Coordinator (Phone: (316) 946-4595) in order to receive mail delivery without delay, avoid unnecessary expense and determine the type of delivery and the tentative mailbox locations.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) A PDF of the recorded plat should be sent jmeinecke@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).