

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

CASE NUMBER: SUB2024-00063 – RIVER BEND ESTATES (County)

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

SURVEYOR/AGENT: Garber Surveying Service, PA, 2908 N. Plum St., Hutchinson, KS 67502

LOCATION: Southeast corner of West 95th Street South and South 311th Street West (District 3)

SITE SIZE: 25 acres

NUMBER OF LOTS

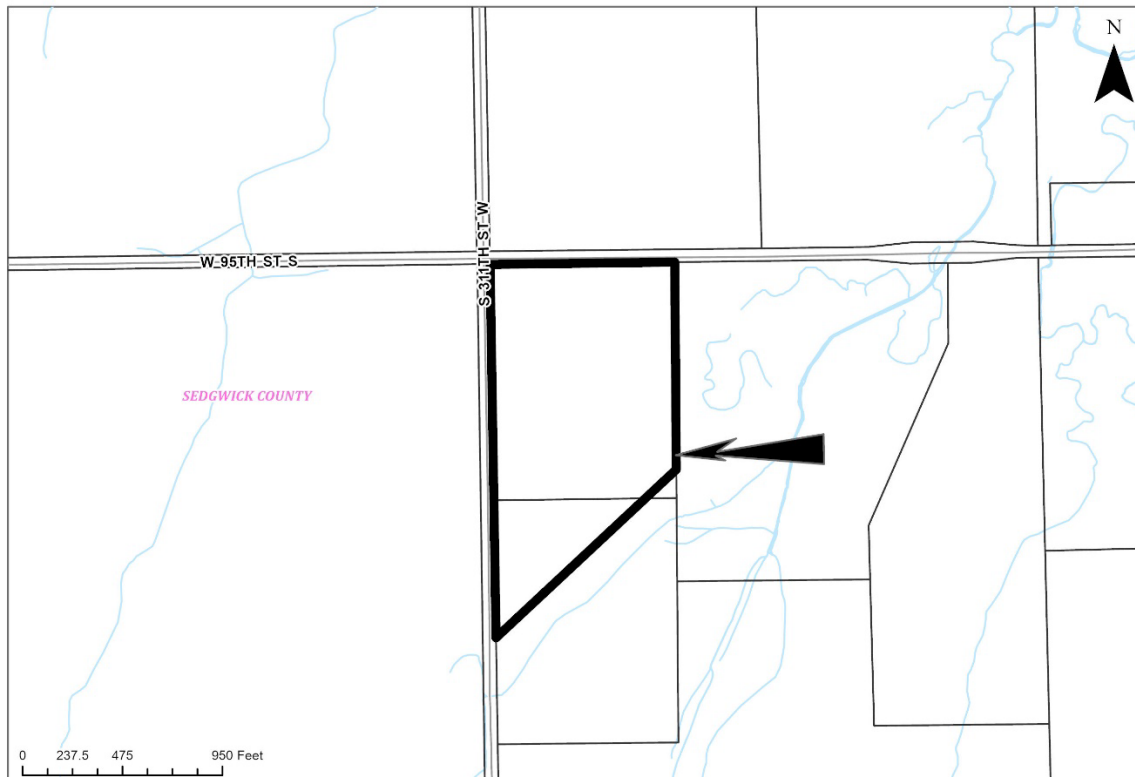
Residential:	3
Office:	
Commercial:	
Industrial:	
Total:	<u>3</u>

MINIMUM LOT AREA: 5.372 acres

CURRENT ZONING: RR-Rural Residential

PROPOSED ZONING: RR-Rural Residential

VICINITY MAP



Note: This is a One-Step Final Plat for a 3-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 indicated along West 95th Street South and West 95th Street South with (1) 40-foot opening per right-of-way. Proposed Lots 1 and 3 will be accessed off South 311th Street West via a 40-foot joint access easement. Proposed Lot 2 will be access off West 95th Street South via a 40-foot joint access easement.

WAIVERS: No waivers are requested by the applicant.

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. Metropolitan Area Building and Construction Department

1. Soils work has been completed and memo has be written

B. County Stormwater Management

1. The Drainage Plan is approved.

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. States the Block Letter needs to be added.
2. Advises 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.

E. Planning

1. Joint Access Easement to be label “by separate instrument” and copy of easement submitted MAPD.
2. “Jim Howell” signature revised to “Ryan Baty, Fourth District” – Chairman.
3. Plattor’s text shall state: “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. Minimum Building Elevations to be referenced in Plattor’s text.
5. Plattor’s text shall state: "FEMA floodplain and regulatory floodway boundaries are subject to periodic change, and such change may affect the intended land use within the subdivision."

F. County Surveying

1. States benchmark data needs to be included.

G. Evergy

1. Notes plat is outside Evergy distribution and no transmission.

H. Sedgwick County Electric Coop

1. Sedgwick County Electric Coop will need to request additional easements. Tim Rosenhagen, Staking Engineer, will be the contact for this plat. He can be contacted at (316)542-3131 . Any relocation or removal of existing service due to this plat will need to be discussed and 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 40-ft joint access easement 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) Driveway Closure Certificate in lieu of a guarantee may be provided.
- 4) 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.
- 5) Perimeter closure computations shall be submitted with the final plat tracing.
- 6) 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

SUB2024-00063 – Plat of RIVER BEND ESTATES
January 2, 2025

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).