



Note: This is a Sketch Plat for a 210-Lot Residential Subdivision on property located within unincorporated County but will be annexed into City of Wichita and zoned to SF-5 Single Family Residential.

Two access point are proposed to the subdivision. One access point off East 29<sup>th</sup> Street North and one off North 127<sup>th</sup> Street East. A contingent street dedication within a proposed reserve is indicated for potential access to unplatted property to the east. There is an existing street stub, Williamgate Street, within the subdivision to the south to this property that has been provided; however, a street connection to that street stub has not been provided as part of this proposed plat.

**WAIVERS:** No waivers apart of sketch plat and will be determined at time of preliminary plat.

**STAFF COMMENTS:**

A. City of Wichita Public Works and Utilities Department

1. Requires a petition for sanitary sewer for all lots and blocks.
2. Sanitary sewer (main) acquisition fees are due for all lots and blocks.
3. This plat is located within Sedgwick County Rural Water District (RWD) #1 and if the applicant wants/needs City of Wichita water than the applicant needs to provide a right to serve from RWD#1. A special fee/surcharge may be applied to water service/bills.
4. Water (transmission) acquisition fees are due for all lots and blocks if the City of Wichita is to serve this plat water.
5. A petition for City of Wichita water is required for all lots and blocks if the City of Wichita is going to serve this plat.
6. A 15" sanitary sewer is available to extend from the south side of plat.

B. City/County Stormwater Management

1. No drainage plan not required for sketch plats.

C. County Public Works

1. Recommends one opening in the vicinity of the western most Lots 3 and 4 along 29<sup>th</sup> St.
2. States that a \$950 per acre fee will be charged to be used for paving arterial streets.
3. Requests that the Stub Street between Lots 35 and 47 on the eastern property line should not be within a reserve

D. City Fire

1. City Fire Department requests verification of proper hydrant location and protection and following specifications for fire apparatus access roads.
2. Type II curbs for Reserves on FAAR
3. Submit plans for the gates on private streets
4. The following streets are over 800 long, a 26-foot FAAR required in the areas of hydrants: Lots 1-14, 15-30, 28-41, 35-23.

E. Traffic Engineering

1. Plat does not provide for a continuation or connection to Mainsgate St as platted for Hawthorne 3<sup>rd</sup> Addition to the south.
2. Access to the lots in the NW corner of the plat shall provide access according to the City

- Access Management Policy, from 29th Street North and/or from 127th Street. The other access points along 29th & 127th Streets are adequate as sketched.
3. Right of Way shall conform to dimensions as outlined in Section 7-201 (H) of the Subdivision Regulations.
  4. Consider moving Contingent Street Dedication for the access point to the unplatted property to the east, access point should be considered north or south along the east line, to avoid “cut through” traffic.

F. City Environmental Health (EH)

1. GIS shows that City water and sewer is present. The expectation of Environmental Health is that any development of these lots will be on City water and City sewer. Environmental Health requires any wells installed for irrigation purposes to be properly permitted, installed, and inspected in a manner consistent with City and State requirements.

G. Planning

1. The Subdivision Regulations Section 7-204(D) states that the maximum depth of all residential lots shall not exceed 2.5 times the width. Waiver may be needed for several lots (to be determined at time of preliminary plat).
2. Subdivision Regulations Section 7-201(v) states: “When a proposed subdivision is adjacent to unplatted property, the platting of stub streets, to provide future access to the adjacent unplatted tract, shall be provided.” Connection to unplatted property to the east is provided with contingent street dedication within a reserve and would require a stub street. In addition, a street connection to existing Williangate Street to the south will be needed.
3. Subdivision Regulation Section 7-201(R) states: “In order to provide for the development of residential areas characterized by streets with reduced traffic speeds, volumes and the absence of through traffic, the platting of streets with a single point of ingress and egress (cul-de-sac) is permitted. Streets that are designed to have a single point of ingress and egress shall not be longer than 800 feet for urban subdivisions, and 1,200 feet for suburban subdivisions. For urban subdivisions, culs-de-sac shall be provided with a circular turnaround right-of-way with a turn-diameter of at least 70 feet and a street property line diameter of at least 100 feet.” Subdivision Regulation Section 7-201(R) further states: “Emergency access easements shall be dedicated to mitigate the concerns regarding emergency access that are created by cul-de-sac streets that exceed 800 feet in length in urban subdivisions or 1,200 feet in length in suburban subdivisions. A guarantee shall be submitted by the subdivider that assures the construction of an all-weather roadway surface within an emergency access easement along with all planned access points to adjacent public or private street systems. The subdivider shall also guarantee any required gating, fencing or special signing necessitated by the platting of an emergency access easement.” It appears that a few of these streets are in excess of 800 feet and include no required emergency access easement. Since the above regulations are based on public safety measures and if requesting MODIFICATION/WAIVER from this requirement, a granting of the waiver will be contingent on the approval of City Fire Department.

H. County Surveying

1. States with the current layout this will be platted into two Blocks.

I. Evergy

1. Evergy has reviewed this plat, and we request 20 ft utility easement This easement width will need to be adjustable to the number of utilities in it. Evergy can work with 10ft if we are the only utility going in it. Kevin Rieschick, Area Subdivision Representative, will be the contact for this plat and project related to it. He is working with the agent for the applicant regarding Evergy easement needs. He can be contacted at (785) 410-2986. This sketch review is subject to changes. Lighting and any further details will be provided with the preliminary plat when it is submitted. Standard language will apply; Any relocation or removal of existing Evergy equipment will need to be discuss and will be at the applicant’s expense. NO TRANSMISSION IN THE PLATTED AREA.

**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) 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.
- 3) 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.
- 4) For those reserves being platted for public sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowners’ association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the same manner as if they were in street right-of-way in the event the owners fail to do so.
- 5) The Applicant shall guarantee the paving of the proposed streets to City standards. The guarantee shall also provide for sidewalks.
- 6) Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- 7) 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.
- 8) Perimeter closure computations shall be submitted with the final plat tracing.
- 9) County Surveying and MAPD requests review of a pdf prior to mylar submittal. Send to [tricia.robello@sedgwick.gov](mailto:tricia.robello@sedgwick.gov) and [gshearon@wichita.gov](mailto:gshearon@wichita.gov).

**REMINDERS:**

- 1) 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.).

- 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 Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- 4) 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.
- 5) 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.
- 6) 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.
- 7) 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.
- 8) A PDF of the recorded plat should be sent [jmeinecke@wichita.gov](mailto:jmeinecke@wichita.gov). Please provide AutoCAD detailing the final plat in digital format via email to City GIS staff ([ARosas@wichita.gov](mailto:ARosas@wichita.gov)) and County GIS staff ([Jack.Joseph@sedgwick.gov](mailto:Jack.Joseph@sedgwick.gov)).