

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2

July 22, 1993

STAFF REPORT
(Final Plat)

CASE NUMBER: S/D 93-43 - EWY ADDITION

OWNER/APPLICANT: Gerald K. Ewy, 1627 Woodridge, Wichita, KS 67206

SURVEYOR/ENGINEER: Mark A. Savoy, Savoy, Ruggles, & Bohm, P. A., 841 S. Hillside, Wichita, KS 67211

LOCATION: East of Hydraulic and North of 93rd Street North

SITE SIZE: 5 Acres

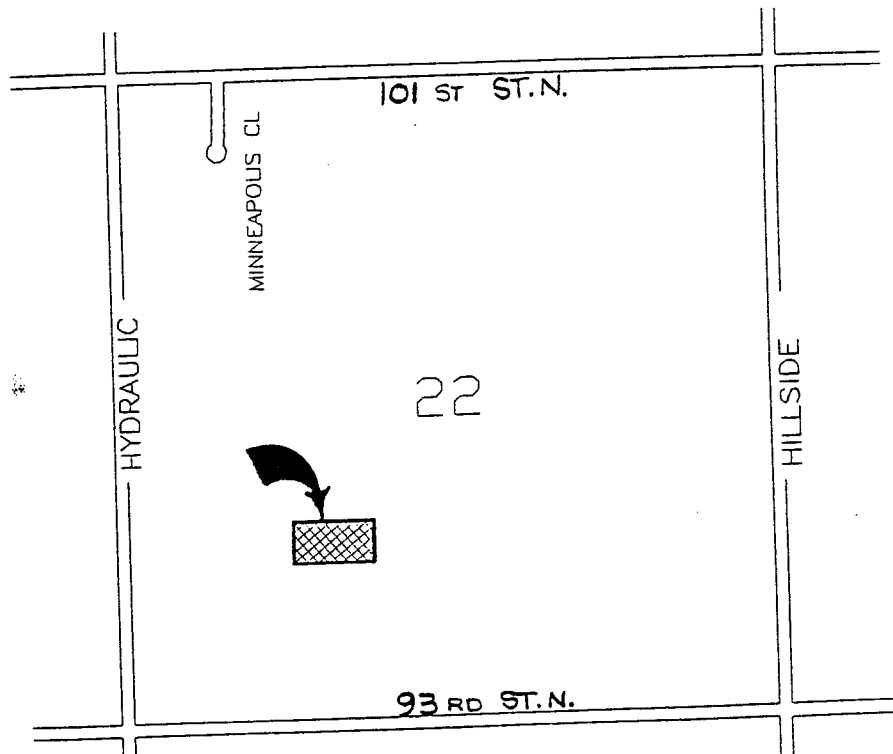
NUMBER OF LOTS

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

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: "R"

VICINITY MAP:



NOTE: This plat involves a site located in an area originally being developed for homes on unplatted, 5-acres or larger tracts. Of the eight or so tracts originally laid out, this is apparently the only tract not obtaining a building permit before the change in Subdivision Regulations placed this site in the 20-acre exemption area for obtaining residential building permits. Access to this site, and the other tracts is by way of a 70-foot right-of-way agreement rather than a public street dedication. Easements for drainage and utilities have also been established by separate instruments rather than having been platted.

STAFF COMMENTS:

- A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the Environmental Health Division of the Health Department to find out what tests may be necessary and what standards are to be met for approval of on-site sewerage facilities and water wells. A memorandum shall be obtained specifying approval.
- B. The applicant shall guarantee any drainage improvements required by the platting of this property.
- C. Since this plat is not intending to dedicate street right-of-way, nor create new easements but is referencing the existing easements and right-of-way agreement, the plattor's text shall be amended to delete any references to street dedications or the granting of easements.

On the final plat tracing, the recording information for the right-of-way agreement and "existing" easements shall be indicated. Copies of these documents shall be submitted to Planning for the plat file.
- D. The plattor's text shall also be amended to note that any work, changes, etc. in the floodway needs to be approved by the County Engineer instead of the Governing Body.
- E. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations.
- F. 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 316-946-4527) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.

- G. 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.
- H. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- I. Recording of the plat within 30 days after approval by the City Council.
- J. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- K. The representative from the County Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?

Note: This plat has been submitted in final form only.

STAFF REPORT
One-Step Final Plat

CASE NUMBER: SUB 2005-142 -- EWY ADDITION

OWNER/APPLICANT: David R. and Paula S. Ewy, 309 N. Heather Lane, Maize, KS 67101

SURVEYOR/ENGINEER: Benchmark Land Survey, P.A., 617 E. William, Wichita, KS 67202

LOCATION: South of 23rd St. South, East side of 231st St. West

SITE SIZE: 5 acres

NUMBER OF LOTS

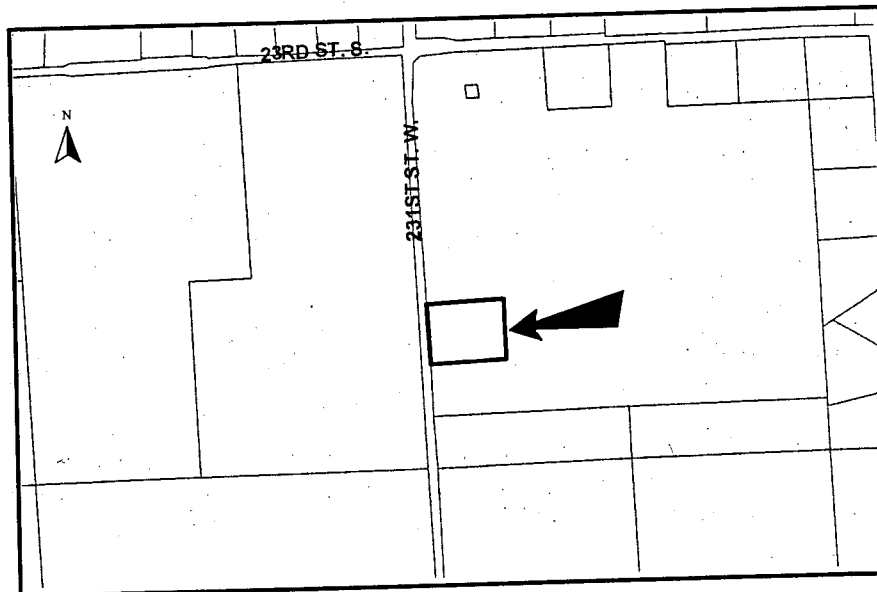
Residential:	1
Office:	
Commercial:	
Industrial:	
Total:	<u>1</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. It is located in the Goddard Area of Influence.

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.
- 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. A floodway reserve may be needed from the culvert to the northwest to accept drainage from adjacent property.***
- E. The vicinity map is labeled incorrectly.
- F. **County Engineering** needs to comment on the access controls. The plat denotes one opening along 231st St. West. The final plat shall reference the dedication of access controls in the plat's text.
- G. **Sedgwick County Fire Department** advises that all access drives shall be in accordance with Sedgwick County Service Drive Code.
- H. The west property line should be denoted with a bold line.
- I. The applicant is advised of the likelihood that the year "2006" will need to replace "2005" within various signature blocks.
- J. The 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.
- K. 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.
- L. 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.)

SUB 2005-142 -- One-Step Final Plat of EWY ADDITION
December 15, 2005 - Page 3

- M. 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.
- N. 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.
- O. 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.
- P. 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.
- Q. Perimeter closure computations shall be submitted with the final plat tracing.
- R. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- S. 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.
- T. 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.