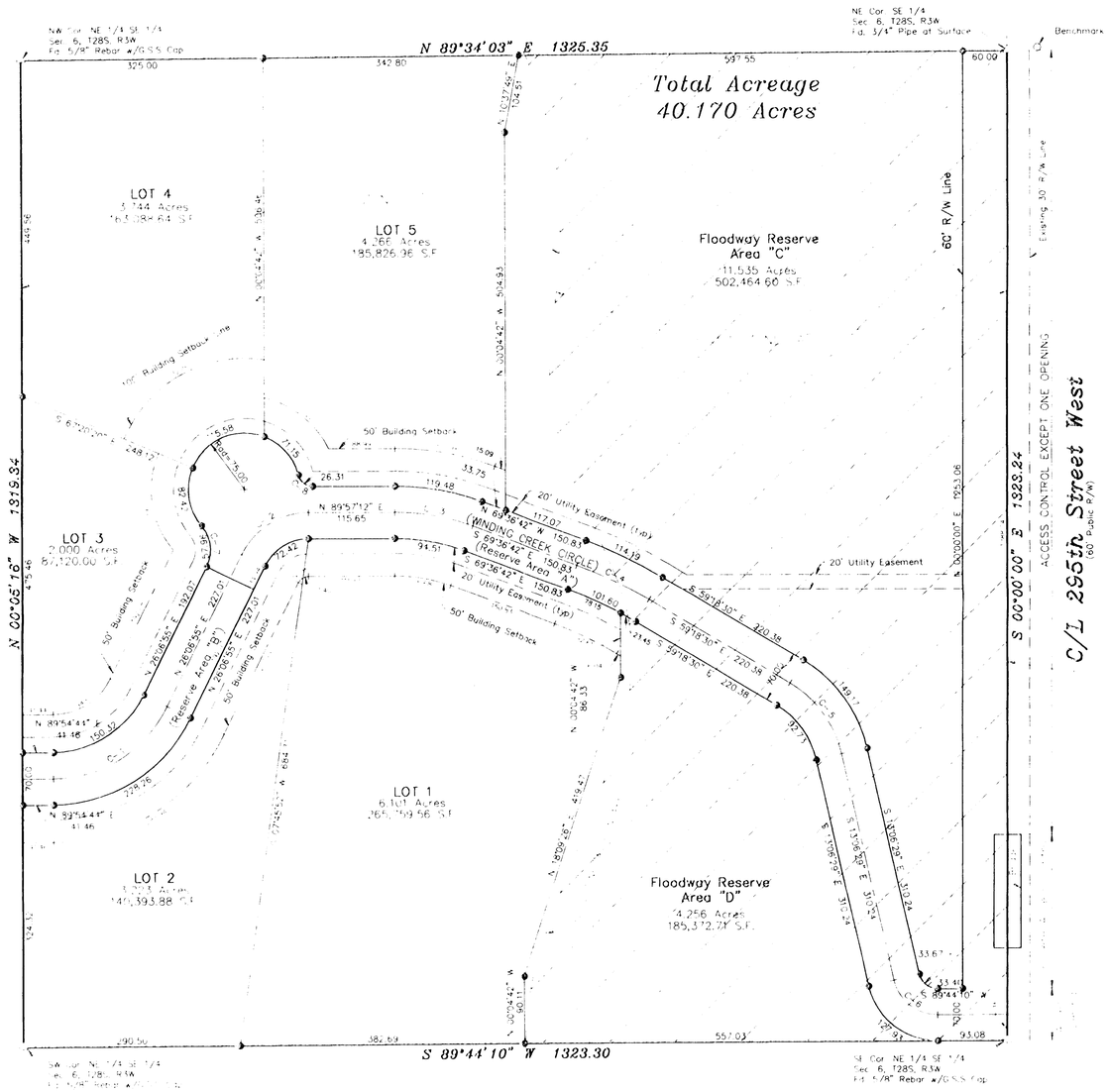
FINAL PLAT

WINDING CREEK ESTATES

A SUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 28 SOUTH, RANGE 3 WEST OF THE 6TH PRINCIPAL MERIDIAN, SEDGWICK COUNTY, KANSAS.


NW Cor NE 1/4 SE 1/4
Sec 6, T28S, R3W
Fd. 5/8" Rebar w/G.S.S. Cap
N 89°34'03" E 1325.35
NE Cor SE 1/4
Sec 6, T28S, R3W
Fd. 3/4" Pipe at Surface
Benchmark
325.00
342.80
559.55
60.00
Total Acreage
40.170 Acres
LOT 4
5.144 Acres
224,058.64 S.F.
LOT 5
4.266 Acres
185,826.36 S.F.
Floodway Reserve
Area "C"
11.535 Acres
502,464.60 S.F.
60' R/W Line
Existing 30' R/W Line
449.58
N 00°05'16" W 1319.34
N 00°04'42" W 504.93
50' Building Setback
20' Utility Easement (typ)
15.58
21.75
26.31
119.48
33.75
15.09
N 89°57'12" E
115.65
S 69°36'42" W
117.07
114.19
150.83
(WINDING CREEK CIRCLE)
(Reserve Area "A")
S 69°36'42" E
150.83
20' Utility Easement
20' Utility Easement (typ)
50' Building Setback
91.51
101.60
19.15
S 59°18'30" E 220.38
S 59°18'30" E 220.38
149.71
L=75.00
R=75.00
L=75.00
R=75.00
L=75.00
R=75.00

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

April 4, 2002

Garber Surveying Service, P.A.
423 West First Street
Hutchinson, KS 67501

RE: SUB 2002-05 -- Final Plat of Winding Creek Estates Addition

At the regular meeting of the Metropolitan Area Planning Commission on April 4, 2002, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated March 29, 2002.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the City Council and/or County Commission for consideration:

1. Submission of the fully completed and signed tracing of the subdivision, along with four (4) copies, to the Metropolitan Area Planning Department.

2. Submission of a check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting.

3. Subdivision regulations now require a detailed Lot Grading Plan be submitted to Engineering prior to the tracing being released. This applies to all multi-lot, residential developments.

4. Submission of a disk to the Planning Department detailing the final plat in digital format in Autocad. This will be used by the City and County GIS Departments.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

CITY OF WICHITA

Wichita-Sedgwick County Metropolitan Area Planning Department

March 29, 2002

Garber Surveying Service, P.A.
423 West First Street
Hutchinson, KS 67501

RE: SUB 2002-05 -- Final Plat of Winding Creek Estates Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, March 28, 2002, the above captioned plat was considered. The action of the Committee was to approve the one-step final plat, subject to the following:

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the **County Code Enforcement** 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. **County Code Enforcement** has advised that the lots will be served by septic systems. ***A flood study is needed.***

B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.

C. **County Engineering** needs to comment on the status of the applicant's drainage plan. ***A drainage plan is needed. Minimum pads will be determined upon approval of the drainage plan. A better description of the benchmark location needs to be shown on the plat.***

D. The plattor's text on the final plat shall denote the creation of the floodway reserves in addition to including the standard floodway language.

E. Access control except one opening has been platted along 295th St. West. The final plat tracing shall reference the dedication of access controls in the plattor's text. ***County Engineering has approved the access controls. The opening shall be located north of the bridge.***

F. **County Engineering** has requested a 60-ft dedication of street right-of-way along 295th St. The dedication shall be referenced in the plattor's text as being dedicated to the public.

G. The temporary construction easement may be eliminated.

H. **County Surveying** has advised that deltas with 50' and 20' radius on the cul-de-sac need to be shown.

I. A covenant or agreement shall be submitted regarding Reserves A and B platted for private street purposes, which sets forth ownership and maintenance of the private street, and future reversionary rights of the reserves to the lots benefiting from the reserves. The plattor's text on the final plat shall reference the platting of the reserves for private street purposes and shall state which specific lots are to accessed by the reserves.

J. **County Engineering** shall comment on the proposed paving. ***A 32-ft standard suburban street (sand surface) is required within Reserve A up to the east line of Lot 5. The remainder of Reserve A shall be the standard 36-ft rock surface.***

K. The private street will need to be installed and approved prior to any construction being permitted or building permits being issued.

L. **County Fire Department** needs to comment on the street length of the proposed cul-de-sac (1,300 feet). Rural cul-de-sacs over 1,200 feet in length must provide a stub street connection providing future access to adjoining tracts. ***Reserve B shall be platted extending from Reserve A to the west property line. Both Reserve A and B shall be dedicated as a public street in the event the abutting property to the west is platted.***

M. The **County Fire Department/GIS** needs to comment on the plat's street names. ***The street name has been approved.***

N. For legal description purposes, the plat shall include Reserves A and B for the private street, and Reserves C and D for the floodway reserves. Said reserves shall be referenced in the plattor's text.

O. 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.

P. The plattor'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.

Q. 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. (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.)

R. 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.

S. 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.

T. 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.

U. The owner of the subdivision should be aware of the fact that the development of any subdivision greater than five (5) acres in size may require an NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in Topeka. Further, on all construction sites, the City of Wichita requires that best management practices be used to reduce pollutant loadings in storm water runoffs.

V. Perimeter closure computations shall be submitted with the final plat tracing.

W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

X. 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.

Y. The applicant is reminded that a disk shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD. This will be used by the City and County GIS Department.

If this plat requires the guaranteeing of improvements, a list of the five methods which have been adopted as being acceptable is available through the Planning Department. Certificates, which are required if petitions are submitted, and forms for the bond and Irrevocable Letter of Credit are also available from this office.

This case will be forwarded to the Planning Commission on Thursday, April 4, 2002, at 12:00 p.m.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions concerning this matter, please call.

Neil Evan Strahl

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 3-2
APRIL 4, 2002

STAFF REPORT

(FINAL PLAT APPROVED 3/28/02; PRELIMINARY PLAT APPROVED 1/31/02)

CASE NUMBER: SUB 2002-05 -- WINDING CREEK ESTATES

OWNER/APPLICANT: Robert P. and Catherine Murphy, 1218 N. Sedgwick, Garden Plaine, KS 67050

SURVEYOR/ENGINEER: Garber Surveying Service, P.A., 423 West First Street, Hutchinson, KS 67501

LOCATION: West side of 295th Street West, North of 31st Street South.

SITE SIZE: 40.17 Acres

NUMBER OF LOTS

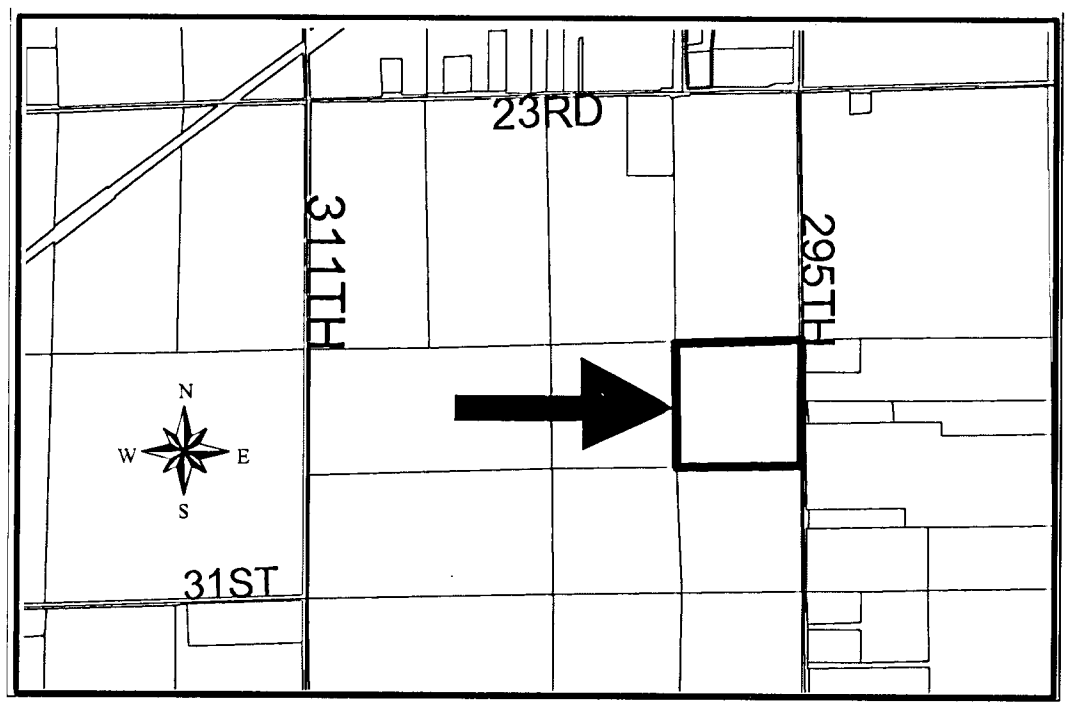
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

MINIMUM LOT AREA: 2 Acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in Garden Plain Area of Influence. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

A. Since neither municipal water nor sanitary sewer is available to serve this property, the applicant shall contact the **County Code Enforcement** 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. **County Code Enforcement** has advised that the lots will be served by septic systems. ***A flood study is needed.***

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K. The private street will need to be installed and approved prior to any construction being permitted or building permits being issued.

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