





**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 7, 2000

Michelle Goodrich  
Terra Tech Land Surveying  
239 N. Ohio  
Wichita, KS 67214

RE: SUB 2000-84 -- Final Plat of DOWNS' COUNTRY ESTATES ADDITION

At the regular meeting of the Metropolitan Area Planning Commission on December 7, 2000, the above captioned plat was considered. The action of the Planning Commission was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of December 1, 2000.

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.

A handwritten signature in cursive script that reads 'Neil Evan Strahl'.

Neil Evan Strahl, Senior Planner  
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 F 316.268.4390

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**Wichita-Sedgwick County Metropolitan Area Planning Department**

December 1, 2000

Michelle Goodrich  
Terra Tech Land Surveying  
239 N. Ohio  
Wichita, KS 67214

RE: SUB 2000-84 -- Final Plat of DOWNS' COUNTRY ESTATES ADDITION

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, November 30, 2000, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following:

STAFF COMMENTS:

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval. On-site sewerage facilities are approved.
- 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. The drainage plan is approved. The minimum pad elevation for Lot 9 should be revised to read "1346".
- D. The final plat shall reference the access controls in the plat's text. The Subdivision Committee approved a shared opening between Lots 1 and 2, which shall be 40-feet wide. Lots 4 and 8 shall have access from the internal street. Lot 10 shall have access through a 20-ft private road extending through Lot 9 or Lot 7.
- E. The joint access opening between Lots 1 and 2 shall be established 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.
- F. The ingress-egress easements located in Lot 7 and Lot 9 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.

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- G. The applicant shall guarantee the installation of the internal street to a 24-ft suburban standard.
- H. County Fire Department shall comment on the name for the street. *The street name is approved.*
- I. County Engineering has required a 10-ft contingent right-of-way along 47<sup>th</sup> St. South.
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- L. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- M. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".
- N. The signature line for the County Commissioners Chairman needs to be revised to reference "Thomas G. Winters".
- 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 platator'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 316-729-0102) 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.

December 1, 2000

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- 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. KGE has requested additional easements.
- 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 matter will be forwarded to the Planning Commission for its consideration on Thursday, December 7, 2000, at 1:00 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, Senior Planner  
Current Plans Division

NES:ch

Enclosure: Marked Copy of Plat

Copies to: George Downs, 4405 S. Webb Road, Derby, KS 67037  
Mike Lindebak, City Engineering, Mail Stop (1-71)  
Jim Weber, PE-Director, Sewer Operations & Maintenance Department, Bureau of  
Public Services, 1144 S. Seneca, Wichita, KS 67213

**STAFF REPORT**

(Final Plat Approved 11/30/00; Preliminary Plat Approved 10/12/00)

**CASE NUMBER:** SUB 2000-84 – DOWNS COUNTRY ESTATES

**OWNER/APPLICANT:** George Downs, 4405 S. Webb Road, Derby, KS 67037

**SURVEYOR/ENGINEER:** Terra Tech Land Surveying, 22200 W. 63<sup>rd</sup> St. South, Viola, KS 67149

**LOCATION:** Northwest corner of 47<sup>th</sup> St. South and Webb Road

**SITE SIZE:** 59.7 Acres

**NUMBER OF LOTS**

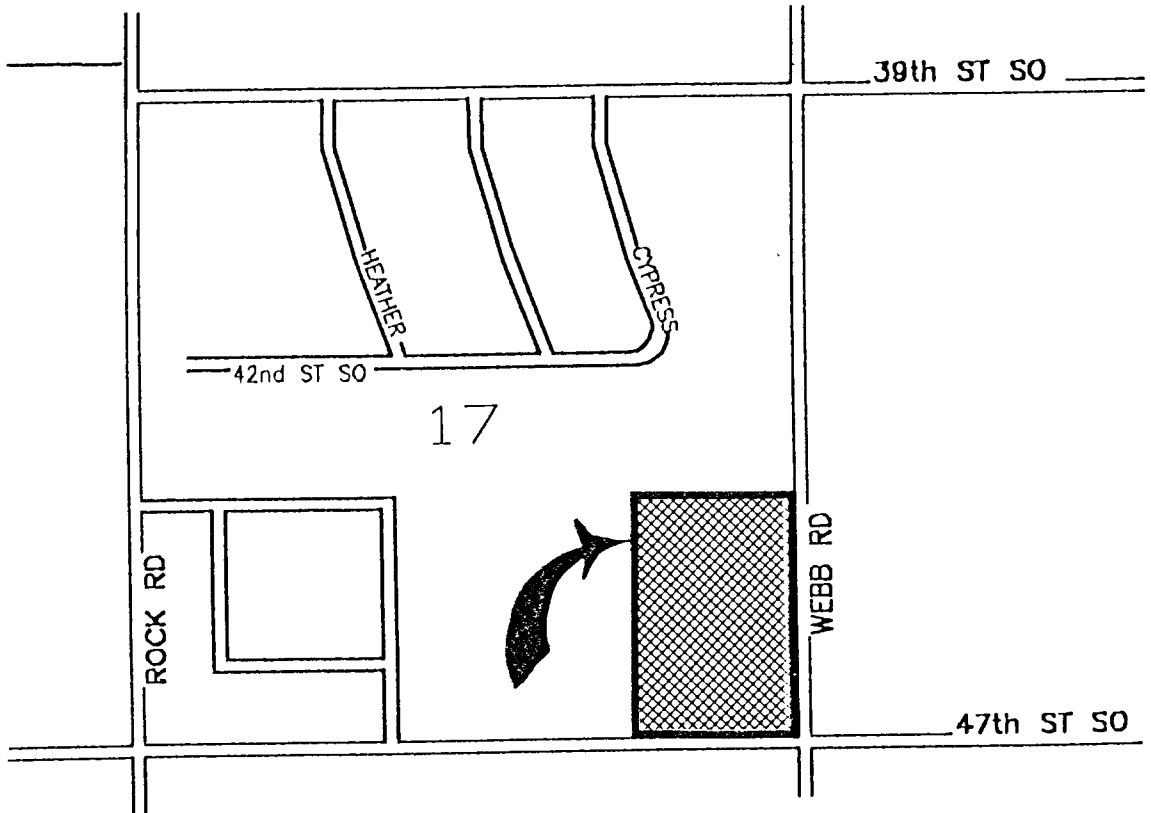
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

**MINIMUM LOT AREA:** 5 acres

**CURRENT ZONING:** SF-20, Single-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**Note:** This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

The plat has been revised to include a dedication of a 70-ft public right-of-way and contingent right-of-way dedication extending to the west as required by the Subdivision Committee. The site will be served by Rural Water District #3.

**STAFF COMMENTS:**

- A. Since sanitary sewer is not 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. A memorandum shall be obtained specifying approval. On-site sewerage facilities are approved.
- 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. The drainage plan is approved. The minimum pad elevation for Lot 9 should be revised to read "1346".
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