

S/D 89-14 - COUNTRY MEADOWS ADDITION

Page 3

- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations. The Subdivision Regulations state that, "the maximum depth of all residential lots shall not exceed 2-1/2 time the width thereof."
- K. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- L. 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.
- M. Recording of the plat within 30 days after approval by the City Council.

**Wichita-Sedgwick County
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 2-3

April 13, 1989

STAFF REPORT

(Final Plat Approved 4/6/89; Preliminary Plat approved 3/9/89)

CASE NUMBER: S/D 89-14 - COUNTRY MEADOWS ADDITION

OWNER/APPLICANT: Steps to Life, Inc., P.O. Box 17053, Wichita,
KS 67217

SURVEYOR/ENGINEER: P.E.C., P.A.

LOCATION: West side of Webb Rd., north of 55th St. So.

SITE SIZE: 85.4 acres

NUMBER OF LOTS

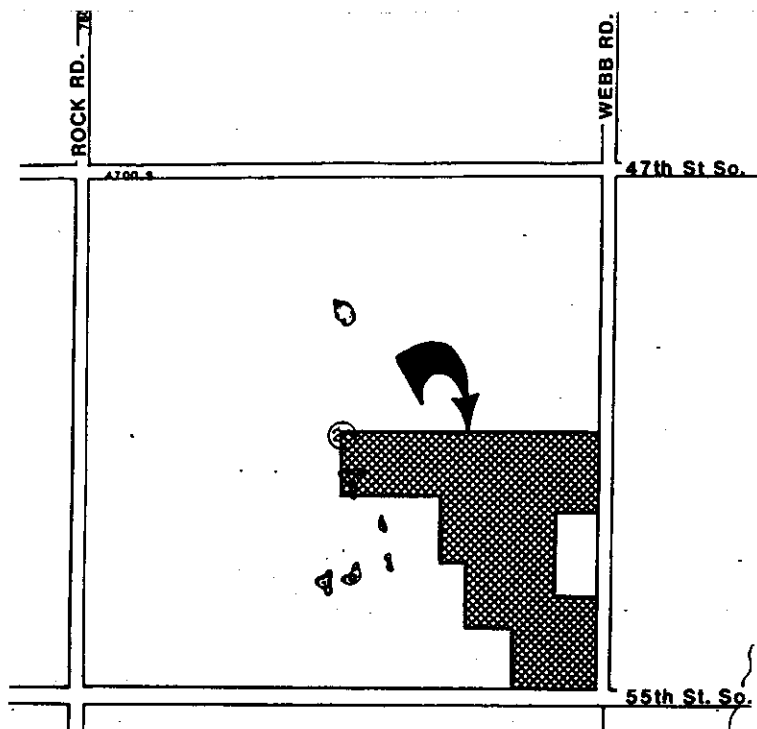
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	8

MINIMUM LOT AREA: 5.0 acre

CURRENT ZONING: "R" Rural Residential

PROPOSED ZONING: "R-1" Suburban Residential (portion of Lot 1,
with SCZ-0595 and CU-318)

VICINITY MAP:



STAFF COMMENTS:

NOTE: A portion of Lot 1 (approximately the north 660 and east 1050 feet) has been approved for a zone change to "R-1", Suburban Residential. This same area is also included in conditional use, CU-318, which involves a request to establish a religious-educational facility at this site. The zoning and conditional use have been approved, with the site being required to plat by February 1, 1990.

- 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. (This guarantee may be a part of street guarantee).
- C. The applicant shall guarantee the opening up of the proposed interior street to suburban street standards.
- D. On the final plat tracing it shall be clearly indicated that the name of the interior street is Prairie Meadows Circle and not two separate street segments.
- E. On the final plat tracing a 20-foot utility easement shall be indicated along the north line of this plat.
- F. This final plat tracing shall indicate a minimum building pad elevation of 1341 MSL for Lot 1. The platting of the minimum building pad elevation shall be noted on the face of the plat as well as in the platting's text.
- G. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- H. 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.
- I. 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.

DO NOT REMOVE

THIS PLAT APPROVED BY THE SUBDIVISION
COMMITTEE ON 4/6/89 SUBJECT
TO THE CONDITIONS OF APPROVAL OUTLIN-
ED IN OUR LETTER DATED 2/7/89

COUNTRY MEADOWS
TO SEDGWICK COUNTY, KANSAS

FINAL PLAT

N.E. Corner S.E. 1/4
Sec. 20, T28S, R2E
of the 6th P.M.
(Stone)

N.W. Cor. S.E. 1/4
Sec. 20, T28S, R2E
of the 6th P.M.
Fd. 5/8" Rebar in Slope

STATE OF KANSAS)
COUNTY OF SEDGWICK) SS

STATE OF KANSAS)
COUNTY OF SEDGWICK)SS

1. R. W. LINN, A REGISTERED AND LAND SURVEYOR IN AFORESAID
STATE AND COUNTY, DO HEREBY CERTIFY THAT ON THIS
DAY OF _____, 1989, I HAVE BEEN IN RESPONSIBLE CHARGE OF
SURVEYING AND PLATTING OF COUNTRY MEADOWS TO SEDGWICK COUNTY,
KANSAS, INTO A BLOCK, LOTS AND STREETS THE SAME BEING DESCRIBED AS
BEGINNING AT THE SE CORNER OF SECTION 20, TOWNSHIP 28 SOUTH, RANGE 2
EAST OF THE 6TH P.M.; THENCE BEARING S89°30'45"W ALONG THE SOUTH
LINE OF SAID SECTION 20 A DISTANCE OF 835.89; THENCE BEARING
S09°09'20"E A DISTANCE OF 690.12 FEET; THENCE BEARING S89°39'57"W A
DISTANCE OF 473.42 FEET; THENCE BEARING S89°19'13"W ALONG THE EAST LINE
OF SAID SECTION 20 A DISTANCE OF 682.56 FEET; THENCE BEARING S89°39'13"W A DISTANCE OF 277.76 FEET;
THENCE BEARING N1°13'53"W A DISTANCE OF 615.71 FEET TO A POINT
660.00 FEET SOUTH OF THE NORTH LINE OF THE SE 1/4 OF SAID SECTION
20; THENCE BEARING S89°40'33"W A DISTANCE OF 1060.36 FEET TO A POINT
ON THE WEST LINE OF THE SE 1/4 OF SAID SECTION 20; THENCE BEARING
N02°22'42"E ALONG THE WEST LINE OF SAID SECTION 20 A DISTANCE OF
CORNER OF SAID SE 1/4; THENCE BEARING S89°40'33"W ALONG THE NORTH
LINE OF SAID SE 1/4 A DISTANCE OF 2628.75 FEET TO THE CORNER OF
SAID SE 1/4; THENCE BEARING S0°41'45"E ALONG THE EAST LINE OF SAID
SECTION 20 A DISTANCE OF 768.56 FEET; THENCE BEARING S89°19'13"W A
DISTANCE OF 488.51 FEET; THENCE BEARING S0°39'09"E A DISTANCE OF
992.21 FEET; THENCE BEARING N89°18'50"E A DISTANCE OF 489.19 FEET
TO A POINT ON THE EAST LINE OF SAID SECTION 20; THENCE BEARING
S0°41'45"W ALONG SAID EAST LINE A DISTANCE OF 983.85 FEET TO THE
POINT OF BEGINNING.

BE IT REMEMBERED THAT ON THIS _____ DAY OF _____, 1989,
BEFORE ME, A NOTARY PUBLIC IN AFORESAID STATE AND COUNTY, CAME
_____, OF THE COUNTY OF _____, STATE OF _____,
BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT OF WRITING
AND DULY ACKNOWLEDGED THE EXECUTION OF SAME FOR AND ON BEHALF OF
THE VOLUNTARY ACT AND DEED OF SAID CORPORATION, IN TESTIMONY WHEREOF
I HAVE HEREUNTO SET MY HAND AND AFFIXED MY NOTARIAL SEAL THE DAY AND
YEAR ABOVE WRITTEN.

NOTARY PUBLIC
MY APPOINTMENT EXPIRES _____

THIS PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE WICHITA-SEDGWICK
COUNTY METROPOLITAN AREA PLANNING COMMISSION, WICHITA, KANSAS.
DATED THIS _____ DAY OF _____, 1989.

SUE L. CROCKETT, CHAIRMAN

MARVIN S. KROUT, SECRETARY

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON ARE ACCEPTED BY
THE CITY COUNCIL OF THE CITY OF WICHITA, KANSAS. DATED THIS _____
DAY OF _____, 1989.

SHELDON KAMEN, MAYOR

_____, CITY CLERK
JOHN MOIR

THIS PLAT APPROVED AND ALL DEDICATIONS SHOWN HEREON, IF ANY,
ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEDGWICK COUNTY,
KANSAS, THIS _____ DAY OF _____, 1989.

_____, CHAIRMAN
PAUL W. HANCOCK

BERNARD A. HENIZEN, PRO-TEM CHAIRMAN

_____, COMMISSIONER
DAVID BAYOUTH

_____, COMMISSIONER
BILLY O. MCCRAY

_____, COMMISSIONER
MARK F. SCHROEDER

ATTEST:

_____, COUNTY CLERK
DON WRIGHT

ENTERED ON TRANSFER RECORD, THIS _____ DAY OF _____, 1989.

_____, COUNTY CLERK
DON WRIGHT

THIS IS TO CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN THE REGISTER OF DEEDS OFFICE AT _____ M., ON THIS _____ DAY OF _____, 1989.

PAT KETTLER, REGISTER OF DEEDS

ED RESA _____, DEPUTY

R.W. LINN, P.E., LIC. NO. 3684 R.L.S. NO. 934
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED PROPERTY OWNERS OF THE LAND, AS ABOVE SET FORTH IN THE SURVEYOR'S CERTIFICATE, HAVE CAUSED THE LAND TO BE SURVEYED AND PLATTED INTO A BLOCK, LOT, AND STREETS THE SAME TO BE KNOWN AS COUNTRY MEADOWS TO SEDGWICK COUNTY, KANSAS, EASEMENTS AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES AND DRAINAGE ARE HEREBY GRANTED. THE STREETS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

THE FLOODWAY SHALL BE THE RESPONSIBILITY OF THE OWNERS OF LOT 1, UNTIL SUCH TIME AS THE GOVERNING BODY EXERCISING JURISDICTION ELECTS TO ASSUME THE RESPONSIBILITY FOR MAINTENANCE AND IMPROVEMENT OF THE DRAINAGE, PROVIDED HOWEVER THAT NO BUILDING SHALL BE CONSTRUCTED ON OR WITHIN SAID FLOODWAY NOR SHALL ANY FILL, CHANGE OF GRADE, CREATION OF CHANNEL OR ANY OTHER WORK SHALL BE CARRIED ON WITHOUT THE PERMISSION OF THE WICHITA-SEDGWICK COUNTY FLOOD CONTROL OFFICE OR THEIR SUCCESSORS OF OFFICE

ALL ABUTTERS RIGHTS OF ACCESS TO AND FROM WEBB ROAD AND 55TH STREET SOUTH ARE HEREBY GRANTED TO THE APPROPRIATE GOVERNING BODY, PROVIDED HOWEVER, THAT LOT 1 SHALL HAVE ACCESS TO WEBB ROAD AT TWO (2) LOCATIONS AND THAT LOTS 6, 7 AND 8 SHALL HAVE ACCESS TO WEBB ROAD AT ONE (1) LOCATION EACH; AND THAT LOT 8 SHALL HAVE ACCESS TO 55TH STREET SOUTH AT ONE (1) LOCATION; ALL LOCATIONS TO BE DESIGNATED BY THE APPROPRIATE ENGINEER.

OWNER: STEPS TO LIFE, INC.

BY:

SCALE: 1" = 200'

○ = IRON SET 3/4" ↓ . P
● = IRON FOUND

C.A.C.=COMPLETE ACCESS CONTROL

B.W. - R.R. SPIKE AT WEST BASE POWER POLE
ON EAST SIDE OF WEBB ROAD 0.3 MILES
NORTH OF 55TH STREET SOUTH.
ELEV. = 1350.17 M.S.L.

S.W. Corner
Sec. 20, T28S, R2E
of the 6th P.M.
Found Stone

S.E. Corner
Sec. 20, T28S, R2E
of the 61h P.M.
Fd. 1" I.P.

SEDGWICK COUNTY



METROPOLITAN AREA PLANNING DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4561

April 14, 1989

Mr. Gary Wiley
P.E.C., P.A.
1440 E. English
Wichita, KS 67211

Re: S/D - 89-14 - COUNTRY MEADOWS

FILE COPY

Dear Mr. Wiley:

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on April 13, 1989, the above captioned plat was considered. The action of the Committee was to recommend that the plat be approved as recommended by the Subdivision Committee subject to the conditions stated in our letter of April 7, 1989.

In addition to complying with those conditions, it is necessary that you meet the following requirements before this plat can be forwarded to the Board of City Commissioners for consideration:

1. Submission of the fully completed and signed tracing of the subdivision to the Metropolitan Area Planning Department.
2. Submission of a title report by an abstract or title insurance company or an attorney's opinion that fee title is vested in the plat.
3. Certification that all real estate taxes for the first half of 1988 and all prior years have been paid.

Please call if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Timothy Bickhaus".

R. Timothy Bickhaus
Associate Planner

RTB:sm

cc: Steps to Life, Inc., P.O. Box 17053, Wichita, KS 67217
Morris Dunlap, 734 S. Washington, Wichita, KS 67211
Jim Weber, County Engineer
Mike Lindebak, City Engineer