

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 4

November 14, 1991

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 91-57 - TOWNE PARC 4TH ADDITION

OWNER/APPLICANT: I.T.J. Investments, Inc., 418 S. Forestview Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: South of Pawnee between Rock Road and Webb Road

SITE SIZE: 9.2 Acres

NUMBER OF LOTS

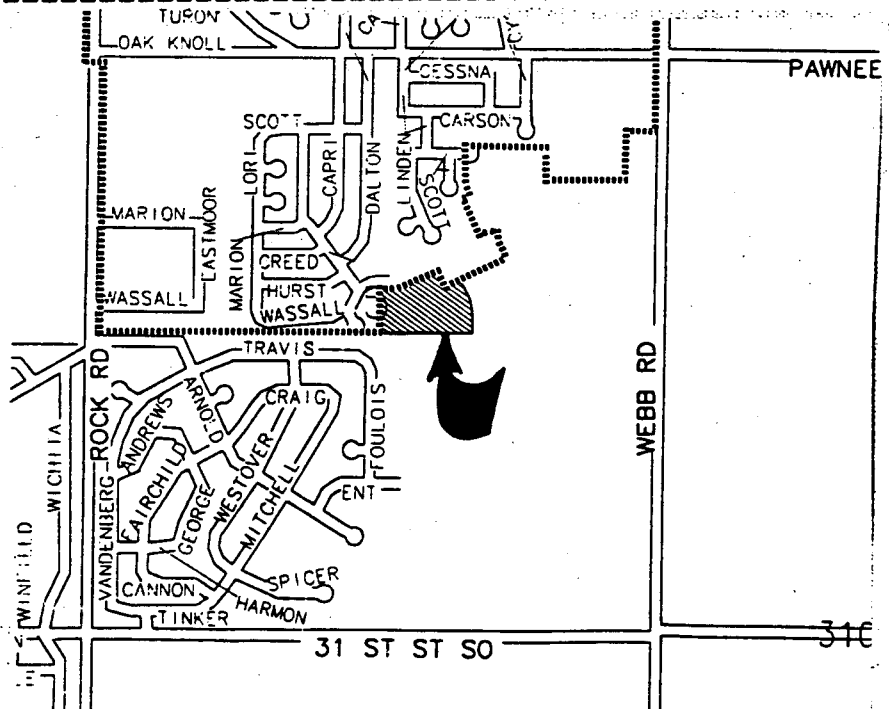
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	32

MINIMUM LOT AREA: 7,980 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" Single Family Dwelling (Upon Annexation)

VICINITY MAP:



NOTE: Although the applicant submitted this plat as a final plat, no preliminary plat had previously been approved for this site nor does it qualify as a final form only plat. As was noted during the review of the Towne Parc 3rd Addition (immediately north of this Addition) an informal sketch or overall development plan has been shown for this area, but no overall preliminary plat was ever submitted for review and approval. Consequently, this area cannot be finalized out in sections but has rather been platted with a preliminary and final plat being reviewed for each individual addition.

Also, in order to plat the size of lots being shown, this area which is presently in the County, must be annexed to the City. The applicant has initiated this annexation which should be completed in early December. Copies of the final plat which have already been submitted, will be scheduled for the Subdivision Committee's November 25, 1991 meeting, unless the applicant requests a later date. Since the annexation needs to be completed prior to this plat being approved by the City Council, no delay in the approval of a final plat by the City Council should occur.

As should be noted by the Subdivision members, the area of the Towne Parc 4th Addition being reviewed as a preliminary plat is located at the bottom left corner (southwest corner of site) of the accompanying (overall) preliminary plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks being constructed along the east side of Linden.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. In order to allow for the lot sizes being platted, the applicant has filed for annexation to Wichita. This plat will not be scheduled for City Council review until annexation has occurred.

- H. The applicant shall grant by separate instrument, temporary culs-de-sac for the termination of West Parkway and Linden. This instrument shall indicate that the temporary dedications will expire upon the extension of each street into subsequent developments.
- I. The final plat shall indicate the platting of 25 foot front yard setbacks and 15 foot side yard setbacks on corner lots.
- J. Although it does not appear that the 20 foot utility and drainage easements shown between Lots 4 and 5 and Lots 11 and 12, Block 1, are intended for sanitary sewer, City Engineering needs to indicate if a 20 foot easement would be satisfactory in such a case (utilities, drainage, sanitary sewer).
- K. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- L. Requirements for a final plat (see pages 24-29, Part 4, Article 5 of the MAPC Subdivision Regulations).
- M. 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.
- N. 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.
- O. 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.
- P. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- Q. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage concept/plan.

Final

**SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION**

AGENDA ITEM NO. 9

November 25, 1991

STAFF REPORT
(Preliminary Plat Approved 11/14/91)

CASE NUMBER: S/D 91-57 - TOWNE PARC 4TH ADDITION

OWNER/APPLICANT: I.T.J. Investments, Inc., 418 S. Forestview Ct., Wichita, KS 67235

SURVEYOR/ENGINEER: Baughman Company, 315 Ellis, Wichita, KS 67211

LOCATION: South of Pawnee between Rock Road and Webb Road

SITE SIZE: 9.2 Acres

NUMBER OF LOTS

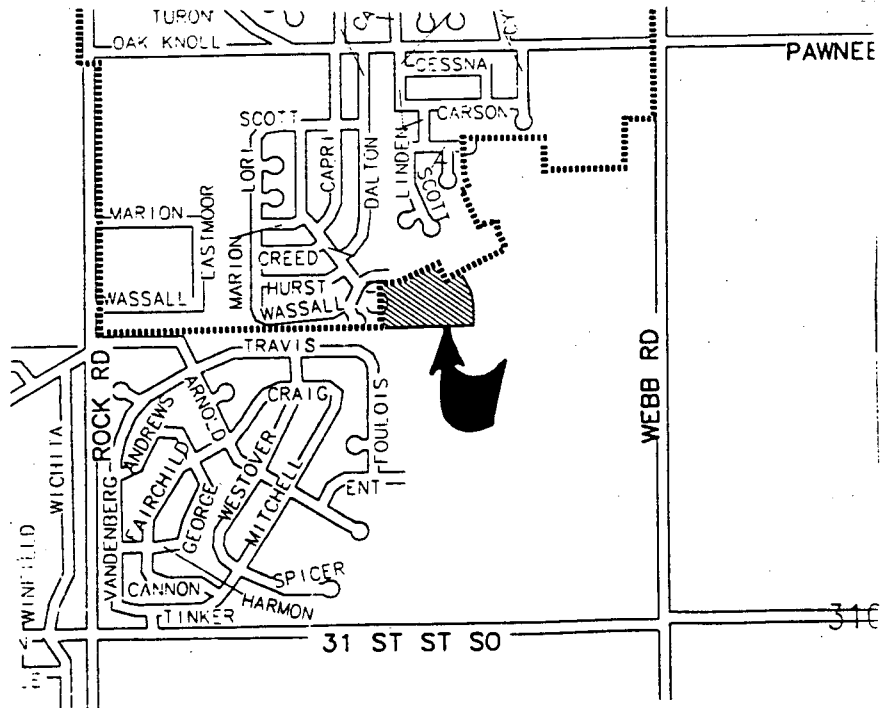
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	32

MINIMUM LOT AREA: 7,980 sq. ft.

CURRENT ZONING: "R-1" Suburban Residential

PROPOSED ZONING: "AA" Single Family Dwelling (Upon Annexation)

VICINITY MAP:



STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted.
- C. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks being constructed along the east side of Linden.
- D. The applicant shall guarantee any drainage improvements required by the platting of this property.
- E. The applicant shall guarantee construction of the storm sewers required by this plat.
- F. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- G. In order to allow for the lot sizes being platted, the applicant has filed for annexation to Wichita. This plat will not be scheduled for City Council review until annexation has occurred.
- H. The applicant shall grant by separate instrument, temporary culs-de-sac for the termination of West Parkway and Linden. This instrument shall indicate that the temporary dedications will expire upon the extension of each street into subsequent developments.
- I. Although it does not appear that the 20 foot utility and drainage easements shown between Lots 4 and 5 and Lots 11 and 12, Block 1, are intended for sanitary sewer the applicant shall confirm with City Engineering if a 20-foot easement would be acceptable if the easements are intended for such uses.
- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. As indicated by the drainage plan for this site an off site drainage easement is required. This easement shall be obtained by separate instrument and submitted to City Engineering for approval and then to the Planning Department, with the plat tracing, for recording. In addition, the applicant shall also submit a covenant indicating who will be responsible for

maintaining any needed off site drainage improvements and this covenant shall also provide that if necessary, the City may enter into the site to maintain it and can charge any costs back to the benefiting properties in a manner similar to special assessments.

- L. The final plat tracing shall indicate the utility easements requested by K.G. & E. and Southwestern Bell.
- M. 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.
- N. 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.
- O. 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.
- P. On the final plat tracing the MAPC signature block shall be amended to indicate Christopher J. Goebel as chairman.
- Q. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- R. Recording of the plat within 30 days after approval by the City Council.
- S. The representative from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

WILLIAM L. KORBER, L.S.

N. BRENT WOOTEN, P.E.



BAUGHMAN COMPANY, P.A.

SURVEYING & ENGINEERING

316/262-7271 • 315 ELLIS • WICHITA, KANSAS 67211

January 14, 1993

Vicky Huang, P.E.
Department of Engineering
City Hall - 7th Floor
455 N. Main
Wichita, KS 67202

Vicky,

Please review the attached sketch which is to the south of Towne Parc 4th Addition. Do you see any reason that these lots can not be served with sanitary sewer from the line we are presently installing along the north line.

Please contact me as soon as you can with your advise on this question.

Thank you.

Sincerely,

N. Brent Wooten, P.E.

cc: Ray Jacoby

Towne Parc 5th Sanitary Sewer
Capacity Check

Summary: Existing platting residential lots within
the drainage basin = 506 Lots.

Criteria: 100 gallons/day 3 persons/household
Peak Flow= 2 1/2 x Average Daily Flow

Existing Pipe:

Existing Sanitary Sewer= 8" pipe at .400%
Average Daily Flow= 506 x (3 persons/lot) x
(100 gallons/person)= 151,800 gallons/day

Multi Family= 8.1(10 persons/acre)(100 gallons/person)=
8,100 gallons/day

Industrial Area= 43.7(3 persons/acre)(100 gallons/day)=
13,110 gallons/day

Total= 173,010 gallons/day

Convert to cfs:

$Q = (173,010 \text{ gallons/day}) / (7.48 \text{ cf/gallon}) / (24 \text{ gallons/hour}) / (60 \text{ hour/minute}) / (60 \text{ minutes/sec}) = 0.268 \text{ cfs}$

$Q_{\text{Peak}} = 0.268 \text{ cfs} \times 2.5 = 0.67 \text{ cfs}$

Existing 8" pipe capacity at 0.40% = 0.90 cfs

Conclusion - The existing 8" pipe has the capacity to add an additional 198 lots into the basin before the peak flow results in a full pipe flow. It appears that additional lots in the amount of 58 lots as proposed by the platting of the Towne Parc Addition will not significantly impact the existing capacity of the present sewer system discharging this basin south of Pawnee.