



Note: This site is located in the County within three miles of Wichita's City limits, in an area designated as "New Growth" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a zone change (SCZ-0731) from SF-20 to SF-6 zoning subject to platting. This is a replat of five lots in the Belle Terre South Addition.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. City and County Engineering need to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees. The applicant shall guarantee the abandonment of the sanitary sewer line denoted in the preliminary plat.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage concept and if the boundaries of the floodway are adequate.
- F. Since this plat involves the platting of a floodway, the plattor's text shall include the standard floodway language.
- G. The final plat shall denote the dedication of complete access control along the site's frontage to 159th St. East and reference the access control in the plattor's text.
- H. 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.
- I. County Engineering needs to comment on the need for improvements to 159th St. East.
- J. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east property line and driving surface for 159th St. East.
- K. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.

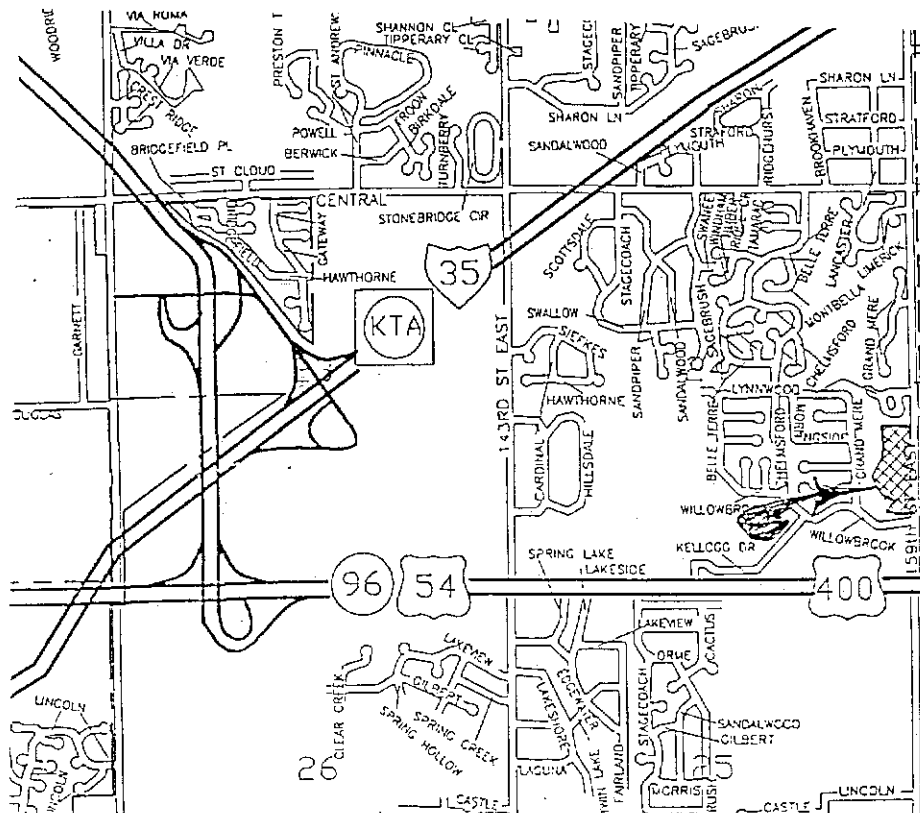
- L. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.
- M. Reserves A through D shall indicate the location of the easements as noted in the plat's text.
- N. For those reserves being platted for sidewalk purposes, the required covenant, which provides for ownership and maintenance of the reserves, shall establish that the homeowner's association shall maintain the sidewalk system planned for construction outside of the street right-of-way. This covenant shall grant to the City the authority to maintain the sidewalks outside of street right-of-way in the event the owner(s) fail to do so.
- O. The applicant shall guarantee the installation of the interior street to the urban subdivision standard.
- P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- Q. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- R. County Fire needs to comment on the plat's street name.
- S. Since the existing utility easement is proposed for vacation by this replat, reference to K.S.A. 12-512(b) shall be made in the engineer's text.
- T. 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.)
- U. 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.
- V. 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.

- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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 Release 13 version of Autocad. This will be used by the City and County GIS Department.

**STAFF REPORT**  
(Final Plat, Preliminary Plat Approved 3/4/99)

**CASE NUMBER:** S/D 99-15 - BELRIV ADDITION  
**OWNER/APPLICANT:** K. Todd Allam, 251 N. Water, Wichita, KS 67202  
**SURVEYOR/ENGINEER:** Baughman Company, P.A., 315 Ellis, Wichita, KS 67211  
**LOCATION:** North of Kellogg on the west side of 159th St. East  
**SITE SIZE:** 9.8 acres  
**NUMBER OF LOTS**  
Residential: 30  
Office:  
Commercial:  
Industrial:  
Total: = 30  
**MINIMUM LOT AREA:** 6,901 sq. ft.  
**CURRENT ZONING:** SF-20, Single-Family Residential  
**PROPOSED ZONING:** SF-6, Single-Family Residential

**VICINITY MAP**



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STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. The applicant shall guarantee the extension of City water to serve the lots being platted. These improvements will be with the City of Wichita and consequently an outside-the-city water agreement shall be provided.
- C. City and County Engineering need to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees. The applicant shall guarantee the abandonment of the sanitary sewer line denoted in the preliminary plat. *New petitions for sewer and paving will be required.*
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. County Engineering needs to comment on the status of the applicant's drainage plan and if the boundaries of the floodway are adequate. *A FEMA Map amendment will be needed, along with the platting of minimum pad elevations.*

The minimum building opening elevations have been denoted on the final plat; however they shall be designated in National Geodatic Vertical Datum (NGVD).

- F. County Engineering needs to comment on the need for improvements to 159th St. East. *The three-lane road to the south shall be extended to the south entrance of this plat.*
- G. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities. This covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between this site's east property line and driving surface for 159th St. East.
- H. Since this is a replat of a previous Addition involved with the ownership and maintenance of reserves which are not being replatted by this Addition, a restrictive covenant shall be submitted which provides for this Addition to continue to share in the ownership and maintenance responsibilities of any such previously platted reserves.
- I. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The

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- 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.
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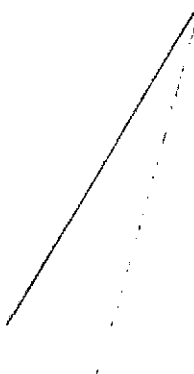
covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- J. Reserves C and F shall indicate the location of the easements as noted in the plat's text.
- K. The applicant shall guarantee the installation of the interior street to the urban subdivision standard.
- L. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- M. Since this plat proposes the platting of narrow street right-of-way with adjacent 15-foot street, drainage and utility easements, a restrictive covenant shall be submitted which calls out restrictions for lot owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- N. County Fire needs to comment on the plat's street name. The street name is acceptable.
- O. The County Commissioners signature block need only include the signature of the Chairman.
- P. 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.
- 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.)
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CLOSURE - BELRIV ADD.

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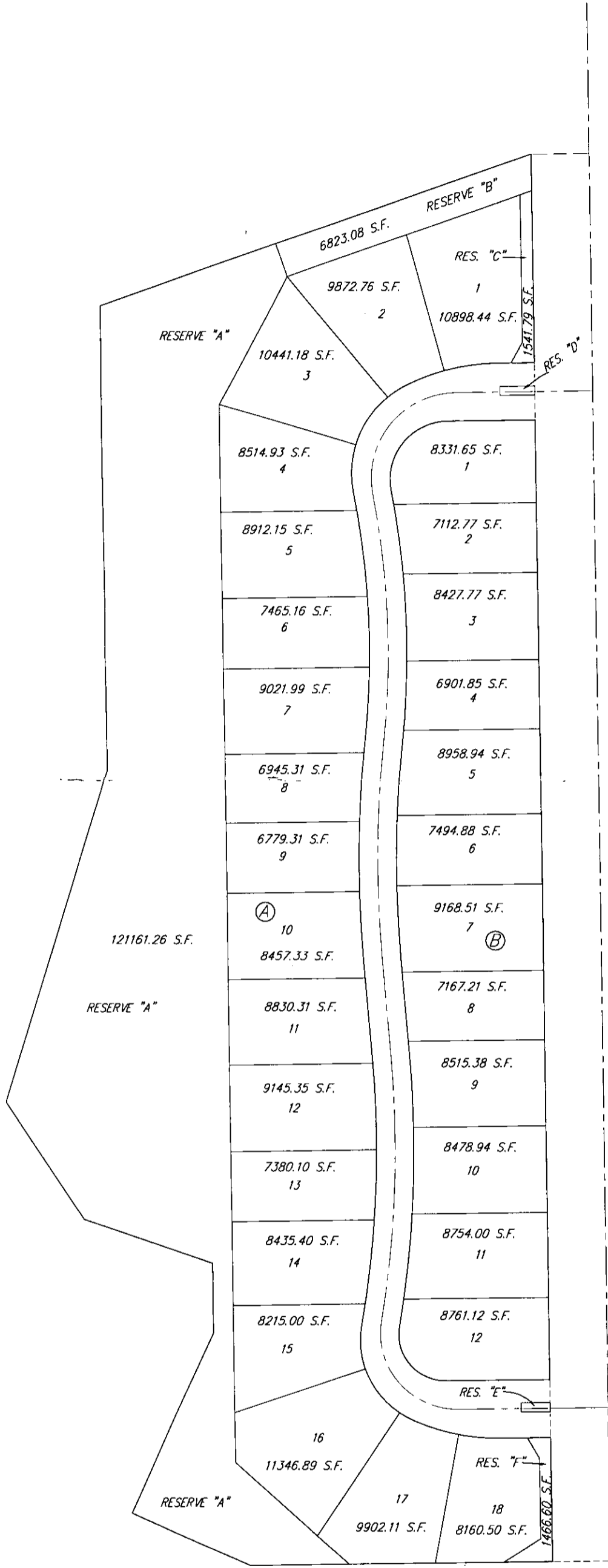
1		N	5000.000	E	5000.000	S	0+00
S 89-10'13.0"W	258.900						
2		N	4996.251	E	4741.127	S	2+58.900
N 65-49'47.0"W	109.990						
3		N	5041.286	E	4640.780	S	3+68.890
N 24-10'13.0"E	169.390						
4		N	5195.826	E	4710.136	S	5+38.280
N 00-49'47.0"W	60.000						
5		N	5255.820	E	4709.268	S	5+98.280
N 70-59'53.0"W	115.000						
6		N	5293.264	E	4600.534	S	7+13.280
N 33-31'35.0"W	120.000						
7		N	5393.300	E	4534.256	S	8+33.280
N 16-42'51.0"E	298.570						
8		N	5679.256	E	4620.124	S	11+31.850
N 00-49'47.0"W	400.000						
9		N	6079.214	E	4614.331	S	15+31.850
N 70-28'39.0"E	390.600						
10		N	6209.743	E	4982.476	S	19+22.450
S 00-49'47.7"E	1209.870						
1		N	5000.000	E	5000.000	S	31+32.320
LENGTH=	3132.320	AREA=	426913.903 SF				9.801 ACRES



# BELRIV ADDITION

## SEDGWICK COUNTY, KANSAS

### AREAS



**BAUGHMAN COMPANY P. A.**  
 ENGINEERING, SURVEYING, & PLANNING  
 316-262-7271 • 315 ELLIS • WICHITA, KANSAS 67211  
 1. VPIAT\BELRIVAR.DWG-MCC