

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: S/D 99-49 - BELLE TERRE SOUTH 2nd ADDITION

OWNER/APPLICANT: Belle Terre Grand, L.C., Attn: Gregory C. Downing, 833 N. Waco, Suite B, Wichita, KS 67203

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

LOCATION: North of Kellogg, west of 159th St. East

SITE SIZE: 6.12 acres

NUMBER OF LOTS

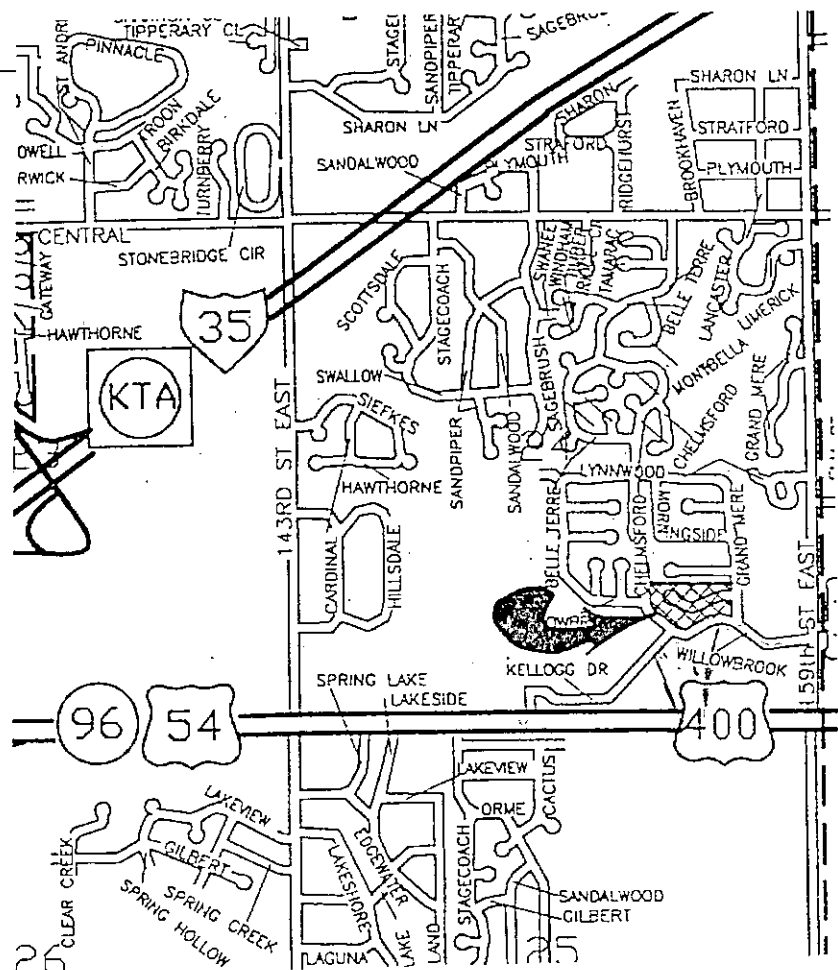
Residential:	18
Office:	
Commercial:	
Industrial:	
Total:	18

MINIMUM LOT AREA: 9,450 sq. ft.

CURRENT ZONING: SF-6, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



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 18 lots in the Belle Terre South Addition which includes an extension of Grand Mere Court.

STAFF COMMENTS:

- A. This site is located in the County's Four Mile Creek sewer system and will be served by the County.
- B. **City and County Engineering** need to comment on the situation involving existing guarantees for this site and requirements for providing new guarantees.
- C. 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. Due to existing water petition along 159th St., **City Engineering** should comment on the need for a respread agreement needed for special assessments due to the revised lot configuration.
- D. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- E. **County/City Engineering** needs to comment on the status of the applicant's drainage plan.
- F. Provisions shall be made for ownership and maintenance of the proposed reserve. 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.
- G. 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 the governing body.
- H. The platting of off-street parking areas proposed for Reserve A shall be shown as parking easements and need to be referenced in the plat's text.
- I. The applicant shall guarantee the installation of the interior street extension to the urban subdivision standard.
- J. The right-of-way for Grand Mere shall be denoted on the final plat tracing.

- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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.

- K. 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.
- L. The final plat shall reference a tie point to a section corner.
- M. 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.
- N. 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.
- O. The platting 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.

CLOSURE- BELLE TERRE SOUTH 2ND

L001

1			N	5000.000	E	5000.000	S	0+00
	S 01-55'40.0"W	160.140						
PC1			N	4839.951	E	4994.613	S	1+60.140
	R = 374.070	L = 84.796		DEL = + 12-59'17.0"				
	T = 42.580	LC = 84.614		S 08-25'18.5"W				
PT1			N	4756.249	E	4982.220	S	2+44.936
	null distance and bearing							
PC2			N	4756.249	E	4982.220	S	2+44.936
	R = 125.200	L = 80.553		DEL = - 36-51'49.0"				
	T = 41.726	LC = 79.170		S 03-30'57.5"E				
PT2			N	4677.227	E	4987.076	S	3+25.488
	S 63-33'46.0"W	62.820						
7			N	4649.259	E	4930.825	S	3+88.308
	S 49-10'13.0"W	185.020						
8			N	4528.290	E	4790.829	S	5+73.328
	S 89-36'43.0"W	177.740						
9			N	4527.086	E	4613.093	S	7+51.068
	N 49-56'47.0"W	351.960						
PC3			N	4753.574	E	4343.688	S	11+03.028
	R = 167.000	L = 143.889		DEL = + 49-22'00.0"				
	T = 76.753	LC = 139.479		N 25-15'47.0"W				
PT3			N	4879.713	E	4284.161	S	12+46.917
	N 00-34'47.0"W	108.090						
13			N	4987.798	E	4283.068	S	13+55.007
	N 89-01'29.7"E	717.036						
1			N	5000.000	E	5000.000	S	20+72.044
LENGTH=	2072.044	AREA=		266754.311 SF				6.124 ACRES