

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2004-137 -- DOWN WIND ESTATES ADDITION

OWNER/APPLICANT: Crosswinds Aviation Inc., 1922 S. Stacey, Wichita, KS 67207-6607

SURVEYOR/ENGINEER: Benchmark Land Survey, 617 E. William, Wichita, KS 67202

LOCATION: West side of 143rd St. East, North side of 71st St. South

SITE SIZE: 80 acres

NUMBER OF LOTS

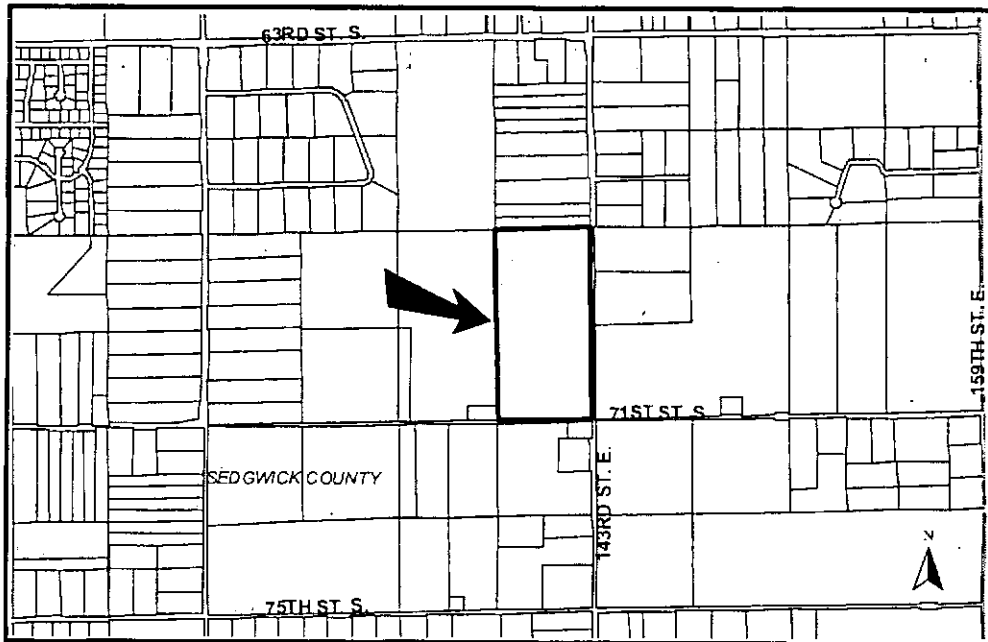
Residential:	8
Office:	
Commercial:	
Industrial:	
Total:	<u>8</u>

MINIMUM LOT AREA: 5 acres

CURRENT ZONING: RR, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is unplatted property located in the County. It is in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The site has been approved for a Conditional Use (CON 2004-14) to permit an airport use.

STAFF COMMENTS:

- A. Since sanitary sewer is unavailable to serve this property, the applicant shall contact County Code Enforcement 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. County Code Enforcement needs to comment on the feasibility of buildable lots for lots 4, 5 and 6 with floodway constraints.
- B. The site is currently located within the Sedgwick County Rural Water District No. 3. If service is available, feasible and the property is eligible for service, County Code Enforcement recommends connection.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. County Engineering needs to comment on the status of the applicant's drainage plan. A flood study and drainage plan are needed. Minimum pads may be required based on the drainage plans. The Applicant shall obtain appropriate permits from DWR for channel obstruction. Additional drainage easements are needed across Lots 7 & 8 in the northwest corner of the plat.
- E. Sedgwick County Public Works requests the Applicant provide bridge sizing data for private drives and runways crossing the drainage ways.
- F. Propane tanks and signage along 143rd St. East shall be removed from public right-of-way.
- G. The existing structures located within the southwest corner of the site encroach within the proposed 30' ingress/egress easement.
- H. County Engineering needs to comment on the access controls. The plat denotes eight openings along 143rd St. East and one opening along 71st St. South. Four openings along 143rd St. East are approved - a shared opening for Lots 1,2 and 3, one opening for Lot 4, a shared opening for Lots 5 & 6, and one opening for Lot 8. The access opening on 71st St. South shall be located between 150' and 400' from the west line of plat.
- I. Private drives and ingress/egress easements shall be in accordance with Sedgwick County road policy.
- J. Per Sedgwick County Fire Department, access drives to any structure in excess of 150 feet from the edge of the roadway will need to be installed prior to final framing inspection, preferably before the start of any above grade construction work. Such drive to be installed according to fire department specifications: (1) Twenty feet of drivable surface is provided the entire length of the access drive designed to withstand the weight of fire apparatus in inclement weather with provisions for turning fire apparatus around. (2) To meet fire department specifications, the surface will need to be an all-weather material consisting of rock or gravel, ground asphalt, laid asphalt or concrete. It is to be applied a minimum of 4 inches in depth consistently over the entire width and length of the driving surface (gravel is prone to problems during extended periods of rain or snow and should be used with caution unless a good solid compacted base has been installed).

- K. County Engineering has requested a major intersection right-of-way at 143rd St. East and 71st St. South along with a triangular corner clip in accordance with Access Management Regulations.
- L. The location of the arterial right-of-way lines needs to be corrected.
- M. A Block shall be designated on the face of the plat as referenced in the plattor's text.
- N. In accordance with the KS Wetland Mapping Conventions under the Memorandum of Understanding between the USDA-NRCS; USEPA; USACE; and USF&WS, this site has been identified as one with potential wetland hydrology. The US Army Corps of Engineers (USACE) should be contacted (316-322-8247) to have a wetland determination completed."
- O. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for Lots 1-7. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- P. The owners noted in the platting binder need to be signatories to the plat, or a revision to the binder showing that the site's ownership is in the party now shown on the final plat.
- Q. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that 30-ft utility easements be platted in order to allow for the installation of the utilities without damage to such tree rows.
- R. The plattor'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.
- S. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- T. 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.
- U. 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: 316-946-4556) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- V. 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.
- W. The owner of the subdivision should note that any construction that results in earthwork activities that will disturb one (1) acre or more of ground cover requires a Federal/State NPDES Storm Water Discharge Permit from the Kansas Department of Health and Environment in

Topeka. Also, for projects located within the City of Wichita, erosion and sediment control devices must be used on ALL projects. For projects outside of the City of Wichita, but within the Wichita Metropolitan area, the owner should contact the appropriate governmental jurisdiction concerning erosion and sediment control device requirements.

- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- Z. 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.
- AA. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

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Lot Name: boundary
Lot Description: Description
Lot ID: none
Lot Owner: none
Lot Area (Square Feet): 3305086.63
Lot Area (Acres): 75.87
Lot Perimeter: 7734.27
Parent Name:
Parent Description:
Parent Area (Square Feet): 0.00
Parent Area (Acres): 0.00
Percent of Parent: 0.00

Course Data

Node ID	Northing	Easting	Direction	Distance
9006	5349.94	4939.99	N00°00'01"E	2327.04
Description:	X			
9005	7676.98	4940.00	S89°39'03"W	1264.54
Description:	X			
9004	7669.27	3675.49	S00°06'52"W	2610.71
Description:	X			
9003	5058.57	3670.27	N89°56'17"E	979.71
Description:	X			
9002	5059.62	4649.98	N81°24'31"E	101.13
Description:	X			
9001	5074.73	4749.98	N89°56'17"E	175.00
Description:	X			
9000	5074.92	4924.98	N00°00'01"E	175.00
Description:	X			
9007	5249.92	4924.98	N08°31'51"E	101.14
Description:	X			
9006	5349.94	4939.99		
Description:	X			

Survey Adjustment

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Beginning Node: 9006 5349.94 N 4939.99 E ELEV = 0.00
Backsight Node: 9005 7676.98 N 4940.00 E ELEV = 0.00
Direction: N00°00'01"E 2327.04

Unadjusted Traverse:

Northing	Easting	Bearing	Distance	Traverse Description
5249.92	4924.98	S08°31'51"W	101.14	X
5074.92	4924.98	S00°00'01"W	175.00	X
5074.73	4749.98	S89°56'17"W	175.00	X
5059.62	4649.98	S81°24'31"W	101.13	X
5058.57	3670.27	S89°56'17"W	979.71	X
7669.27	3675.49	N00°06'52"E	2610.71	X
7676.98	4940.00	N89°39'03"E	1264.54	X
5349.94	4939.99	S00°00'01"W	2327.04	X

Closing Node: 9006 5349.94 N 4939.99 E ELEV = 0.00

Closure Data:

Direction	Distance	Northing	Easting	Elevation
N90°00'00"E	0.00	0.00	0.00	0.00

Traverse Length	Precision	Closing Angle	Closing Direction
7734.27	1 in inf.	AR00°00'00"	N90°00'00"E

Number Of Courses	Angular Error	Error per Angle
8	n/a	n/a