

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-84 -- DOWNS COUNTRY ESTATES

OWNER/APPLICANT: George Downs, 4405 S. Webb Road, Derby, KS 67037

SURVEYOR/ENGINEER: Terra Tech Land Surveying, 239 N. Ohio, Wichita, KS 67214

LOCATION: Northwest corner of 47th Street South and Webb Road

SITE SIZE: 59.7 Acres

NUMBER OF LOTS

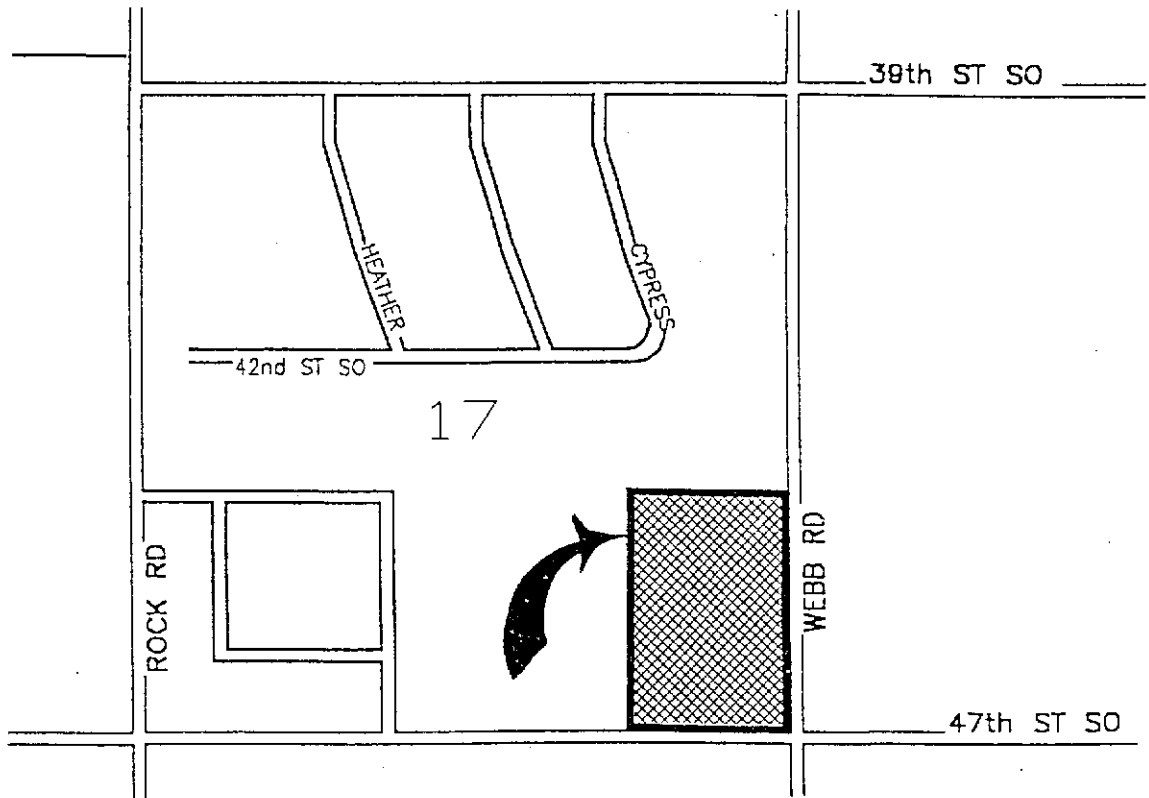
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan. The Applicant proposes a private drive to access Lots 5, 6 and 7.

MAPD recommends the Subdivision Committee deny approval of this plat. Proposed access to six out of the ten lots is from the perimeter streets. Both MAPD and County Engineering recommend a reconfiguration of the plat denoting street access to internal lots. MAPD also recommends an east-west public street connection to the adjoining property to the west.

Should denial occur, the Applicant must first formally request the Subdivision Committee decision be appealed to the MAPC prior to any action being taken by the governing bodies. Should the Subdivision Committee approve this plat, the following conditions should apply.

STAFF COMMENTS:

- 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. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning department for recording.
- C. County Engineering needs to comment on the status of the applicant's drainage plan. *A drainage plan is needed. A minimum pad should be established for some lots per the drainage plan. There appear to be terraces or drop structures on the site. The Applicant shall coordinate the removal or modification of terraces with NRCS (721-6127).*
- D. The plat proposes one access opening per lot along 47th St. South and Webb Road. County Engineering needs to comment on the access controls; and the need for a minimum distance between the private street and the access openings for Lots 4 and 8. The final plat shall reference the access controls in the plat's text.
- E. In accordance with the Subdivision Regulations, the private drive shall be platted as a Reserve.
- F. The applicant shall provide a copy of the ingress/egress easement to MAPD and County Engineering to verify access to Lot 10.
- G. A covenant shall be submitted regarding the reserve platted for private drive purposes, which sets forth ownership and maintenance of the private drive, and future reversionary rights of the reserve to the lots benefiting from the reserve. The plat's text shall reference the platting of the reserve for private drive purposes along with ownership and maintenance responsibilities.
- H. The applicant shall guarantee the installation of the private drive.
- I. County Fire Department shall comment on the name for the private drive.
- J. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.

- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- L. 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.
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
- T. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- U. 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.
- V. 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 AutoCAD. This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/12/00)

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SURVEYOR/ENGINEER: Terra Tech Land Surveying, 22200 W. 63rd St. South, Viola, KS 67149

LOCATION: Northwest corner of 47th St. South and Webb Road

SITE SIZE: 59.7 Acres

NUMBER OF LOTS

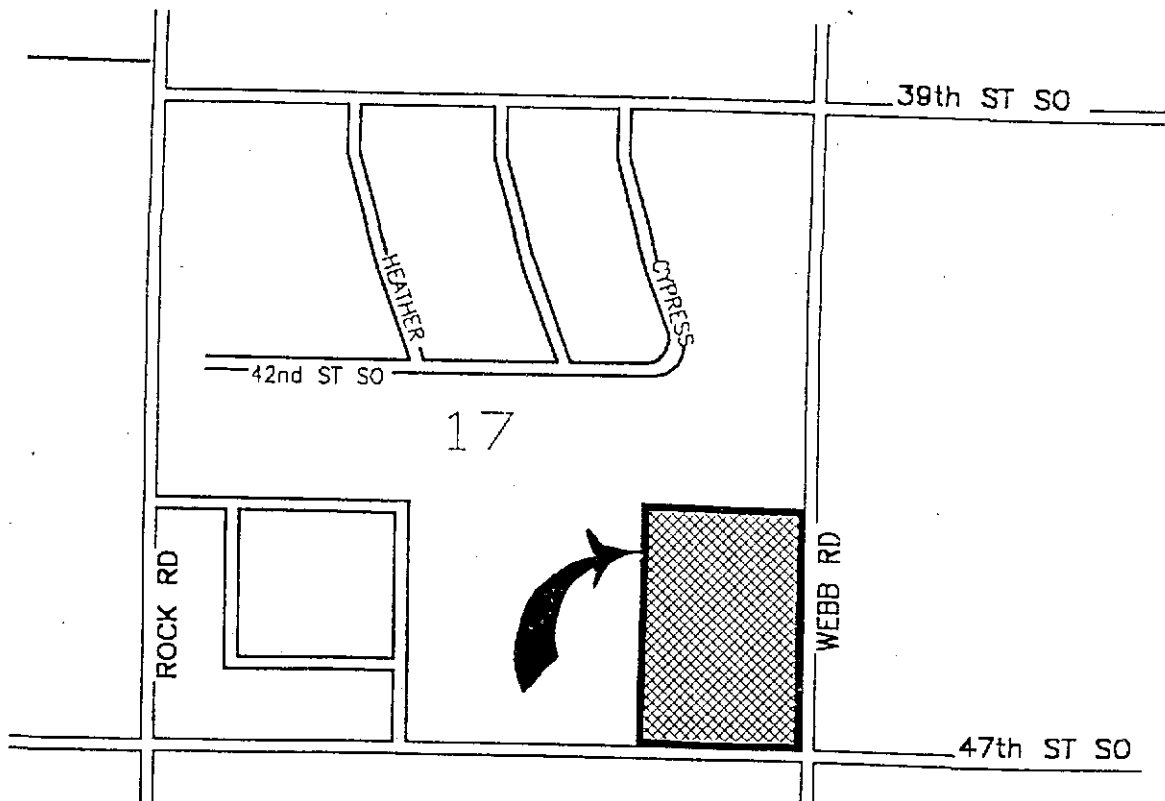
Residential:	10
Office:	
Commercial:	
Industrial:	
Total:	10

MINIMUM LOT AREA: 5 Acres

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County in an area designated as "rural" by the Wichita-Sedgwick County Comprehensive Plan.

The plat has been revised to include a dedication of a 70-ft public right-of-way and contingent right-of-way dedication extending to the west as required by the Subdivision Committee.

STAFF COMMENTS

- 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. Standard soil testing is required.
- B. The site is currently served by Rural Water District # 3. The applicant shall contact this water district to determine the ability of this property being platted to connect to their water line and submit a letter from the water district to that effect.
- 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. The minimum pad elevation for Lot 9 should be revised to read "1346".
- E. The final plat shall reference the access controls in the plat's text. The Subdivision Committee approved a shared opening between Lots 1 and 2. Lots 4 and 8 shall have access from the internal street. Lot 10 shall have access through a private road extending through Lot 9 or Lot 7.
- F. The joint access opening between Lots 1 and 2 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easement should also be addressed by the text of the instrument.
- G. The ingress-egress easements located in Lot 7 and Lot 9 shall be established by separate instrument. Initial construction responsibilities and future maintenance of the driveway within the easements should also be addressed by the text of the instrument.
- H. The Applicant shall guarantee the installation of the internal street to a 24-ft suburban standard.
- I. County Fire Department shall comment on the name for the street.
- J. County Engineering has required a 60-ft right-of-way along 47th St. South.
- K. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- L. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- M. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- N. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".
- O. 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.
- P. The platlor'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.
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- W. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- 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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Initial parcel

Parent Tract

Point	Bearing	Distance
244		
250	N0°00'00"E	1989.683
901	N89°48'27"W	1307.749
248	S0°04'14"E	1994.266
244	N89°59'30"E	1305.285

CLOSURE COMPUTATIONS
FOR "DOWNS COUNTRY ESTATES"

TERRA TECH LAND SURVEYING

Area: 59.7460 acres
Lot misclose: no misclose

Initial parcel

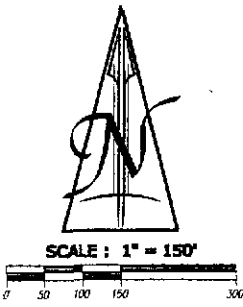
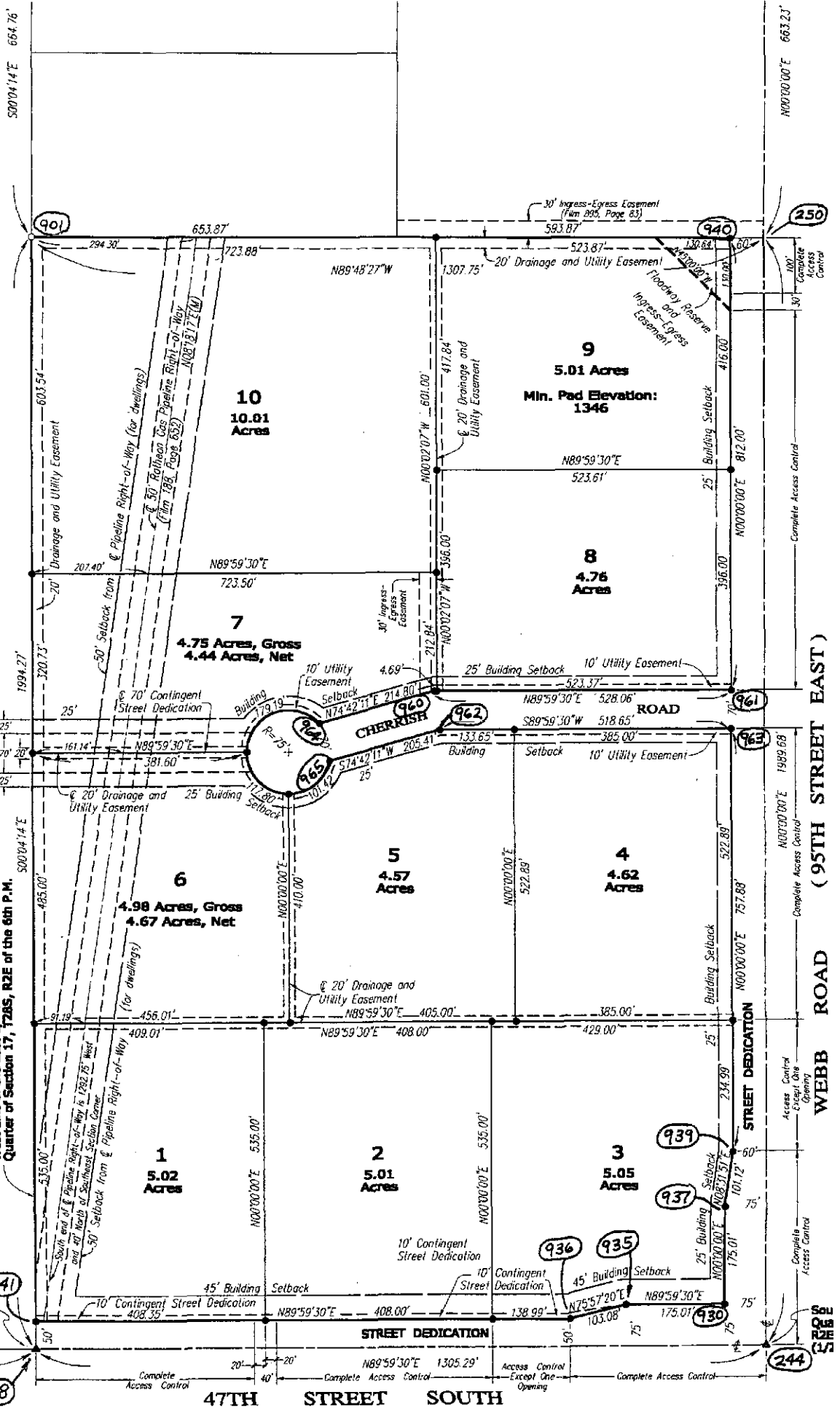
Lots 1-9, excludes R/W

Point	Bearing	Distance
930		
937	N0°00'00"E	175.011
939	N8°31'51"E	101.119
963	N0°00'00"E	757.885
962	S89°59'30"W	518.654
965	S74°42'10"W	205.407
964 PC-PT	N15°17'50"W	70.000
PC-RP	N77°28'45"W	75.000
RP-PT	N46°53'04"E	75.000
PC-PI	N12°31'15"E	39.573
PI-PT	N43°06'56"W	39.573

Deg of curvature	Middle ordinate	External
76°23'40"	141.332	-159.800
Delta	Arc length	
304°21'49"	398.411	

960	N74°42'10"E	214.802
961	N89°59'30"E	528.060
940	N0°00'00"E	812.000
901	N89°48'27"W	1247.749
941	S0°04'14"E	1944.265
936	N89°59'30"E	955.339
935	N75°57'20"E	103.078
930	N89°59'30"E	175.011

Area: 53.7857 acres
Lot misclose: 1 : 7318023



LEGEND:

- ▲ = Section Corner
- = #4 Rebar Set with I.D. Cap Found "TTLSI CLS22"
- = #4 Rebar Set with I.D. Cap Set "TTLSI CLS22"

Bearing Basis Assumed

BENCH MARK:
 Chiseled Square on West Hub Guard, near the Intersection of 47th Street South and Webb Road, 124 feet South of the Southeast Corner of Section 17, T28S, R2E of the 6th P.M.
 Elevation: 1359.29 MSL

Southwest Corner of the Southeast Quarter of Section 17, T28S, R2E of the 6th P.M.
 (1/2" Iron Pipe Found)

WEBB ROAD (95TH STREET EAST)

47TH STREET SOUTH

STREET DEDICATION

Initial parcel
-----*Parent Tract*CLOSURE COMPUTATIONS FOR
"DOWNS COUNTRY ESTATES"

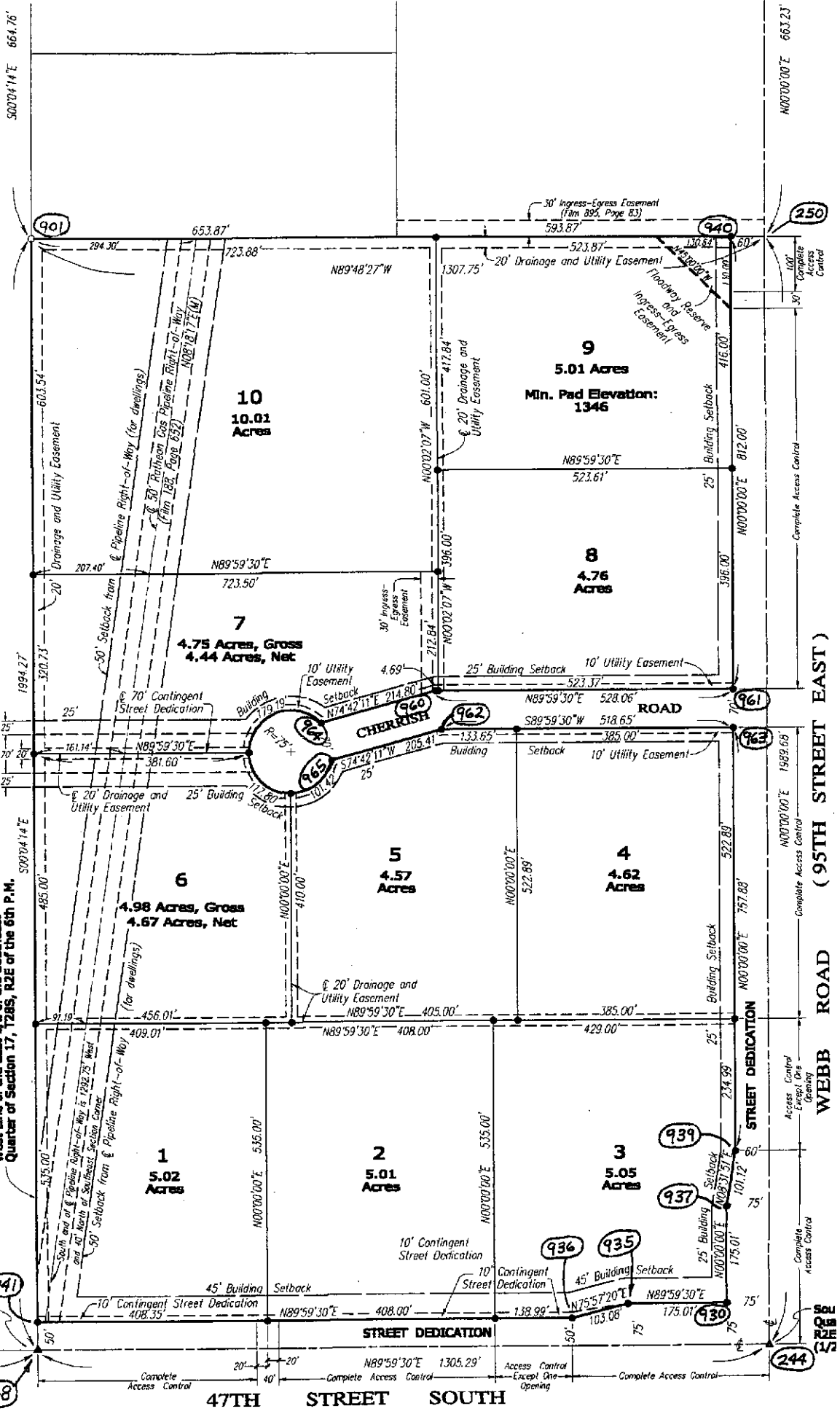
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Area: 59.7460 acres
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935	N75°57'20"E	103.078	
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Lot misclose: 1 : 7318023



SCALE: 1" = 150'

LEGEND:

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- Bearing Basls Assumed

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Chiseled Square on West Hub Guard, near the intersection of 47th Street South and Webb Road, 124 feet South of the Southeast Corner of Section 17, T28S, R2E of the 6th P.M.

Elevation: 1359.29 MSL

Southwest Corner of the East 1/2 of the Southeast Quarter of Section 17, T28S, R2E of the 6th P.M.

Southwest Corner of the Southeast Quarter of Section 17, T28S, R2E of the 6th P.M. (1/2" Iron Pipe Found)

WEBB ROAD (95TH STREET EAST)

47TH STREET SOUTH

SOUTH QUARTER (1/2)