

STAFF REPORT
(One-Step Final Plat)

CASE NUMBER: SUB 2003-115 -- MEADOWBROOK ADDITION

OWNER/APPLICANT: Eugene & Leroy Heimerman, PO Box 242, Garden Plain, KS 67050

SURVEYOR/ENGINEER: PEC, Attn: Rob Hartman, 303 S. Topeka, Wichita, KS 67202

LOCATION: South side of 23rd St. South, West side of 295th St. West

SITE SIZE: 150 Acres

NUMBER OF LOTS

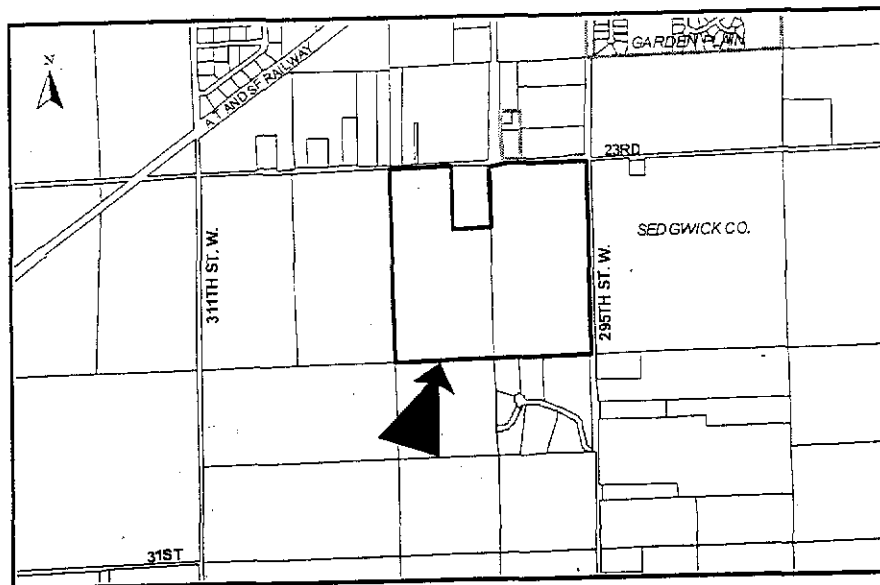
Residential:	32
Office:	
Commercial:	
Industrial:	
Total:	<u>32</u>

MINIMUM LOT AREA: .18 Acres

CURRENT ZONING: R, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is located in the County in an area designated as "rural" by the 1999 Update to the Wichita-Sedgwick County Comprehensive Plan. It is located in the Garden Plain Area of Influence. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. Since neither sanitary sewer nor municipal water is available 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 and water wells.
- 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 flood study is needed with encroachment routine and hydrology. DWR permits are needed. The Applicant will need to submit letter to FEMA for map revision to reflect the change in flood plain. The drainage plan needs to address offsite drainage coming in from the west and from the south, as well as terraces. Additional drainage easements or floodway reserve may be required. Minimum pads are needed based on flood study and drainage plan.
- D. The floodplain should be covered by a floodway reserve agreement. The plat's text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- E. County Engineering needs to comment on the access controls. The plat denotes six openings along 23rd St. South and five openings along 295th St. West. Complete access control is required along 23rd St. South for Lot 5, Block 1 and Lot 32, Block 1. Lots 1 & 4, Block 1 should share one opening along 23rd South. Lots 2 & 3, Block 1 should share one opening along 295th St. West. Complete access control is required for Lot 13 along 295th St. West.
- F. In accordance with Access Management Regulations, complete access control is required for arterials intersecting with collectors/local streets. Complete access control of 75 feet is needed along Brook Meadow Drive from 23rd St. South.
- G. A corner clip is needed at the intersection.
- H. 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).
- I. A covenant shall be submitted regarding Reserve A 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.

- J. The applicant shall guarantee the installation of the proposed streets. Cul-de-sacs will require 36' wide rock streets.
- K. The Applicant has platted a contingent dedication of street right-of-way extending to the west and south property line. On the final plat tracing, the contingent dedications of right-of-way need to be referenced in the plat's text. The language should state that "the contingent street dedications are hereby contingently dedicated as street right-of-way to become effective upon the platting of any adjacent subdivision having a street connecting thereto. The costs of constructing said street, are to be borne by the person(s) or agency that owns said adjacent subdivision."
- L. 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."
- M. County Fire Department needs to comment on the street length of Deer Wood Circle (1,400 feet). The Subdivision Regulations limit rural cul-de-sacs to 1,200 feet in length unless a stub street connection or contingent street dedication is provided for future access to adjoining tracts.
- N. The signature line for the County Commissioners Chairman needs to reference "Tim R. Norton".
- O. GIS needs to comment on the plat's street names. GIS has requested that the street names be revised to "Deerwood Cir" and "Brookmeadow Dr".
- P. For lots fronting on cul-de-sacs, the lot frontage is required to be 50% of the required lot width (200 feet). Lot 15, Block 1 does not meet this 100-ft frontage requirement.
- Q. 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.
- R. 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.)
- S. 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.
- T. 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.

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

Meadowbrook

FINAL BOUNDARY CLOSURE FOR MEADOWBROOK

PNT. #

584	North: 7419.4302	East : 4846.8586
	Line Course: N89°33'21"E Length: 831.61'	
512	North: 7425.8769	East : 5678.4441
	Line Course: S00°01'44"E Length: 820.04'	
67	North: 6605.8386	East : 5678.8576
	Line Course: N89°33'21"E Length: 495.00'	
68	North: 6609.6759	East : 6173.8427
	Line Course: N00°01'44"W Length: 820.04'	
527	North: 7429.7142	East : 6173.4293
	Line Course: N89°33'21"E Length: 976.49'	
501	North: 7437.2840	East : 7149.8919
	Line Course: S81°54'48"E Length: 101.12'	
502	North: 7423.0596	East : 7250.0051
	Line Course: N89°33'21"E Length: 150.00'	
503	North: 7424.2224	East : 7400.0006
	Line Course: S45°13'20"E Length: 35.22'	
504	North: 7399.4163	East : 7424.9999
	Line Course: S00°00'00"W Length: 150.00'	
505	North: 7249.4163	East : 7424.9999
	Line Course: S08°31'51"E Length: 101.12'	
506	North: 7149.4163	East : 7440.0000
	Line Course: S00°00'00"W Length: 2301.59'	
586	North: 4847.8299	East : 7440.0000
	Line Course: S89°40'31"W Length: 2590.58'	
23	North: 4833.1480	East : 4849.4635
	Line Course: N00°03'28"W Length: 2586.29'	
584	North: 7419.4335	East : 4846.8555

Perimeter: 11959.09' Area: 6,297,081 sq. ft. 144.56 acres

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