

**STAFF REPORT**  
**(PRELIMINARY PLAT)**

**CASE NUMBER:** SUB 2002-133 -- WALKER ESTATES ADDITION

**OWNER/APPLICANT:** Dr. Marshall Walker, 2915 N. 183rd Street West, Colwich, KS  
67030

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS  
67211

**LOCATION:** Southwest corner of 183rd St. West and 29th St. North

**SITE SIZE:** 30.17 acres

**NUMBER OF LOTS**

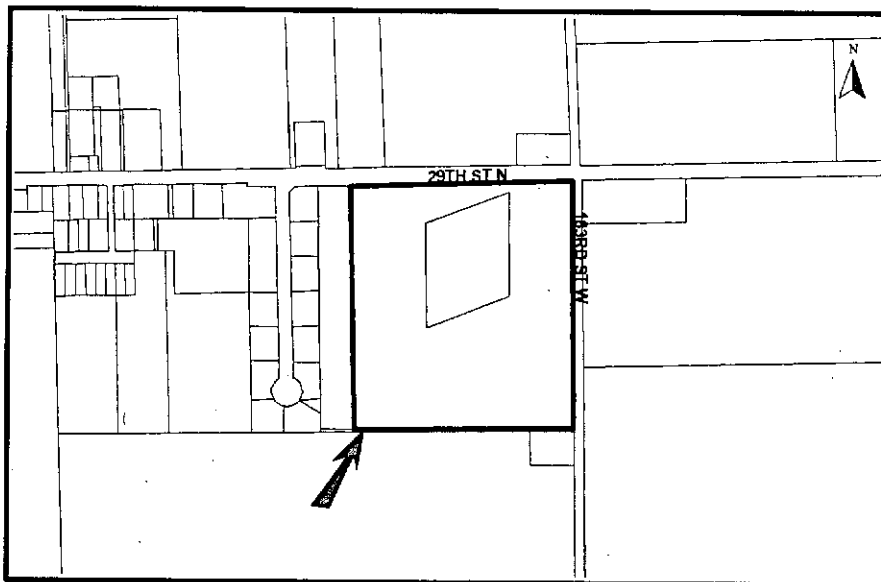
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	5

**MINIMUM LOT AREA:** 4.5 acres

**CURRENT ZONING:** RR, 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. The site is located within the 100-year floodplain.

**Planning Staff recommends approval of the plat.**

**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. Due to drainage constraints for Lots 1 and 2, **County Code Enforcement** should comment on the feasibility of buildable lots. Existing lagoons on Lot 5 appear to serve homes on Lots 2 and 3. Onsite sewer systems need to be relocated onto lots they serve.
- B. The site is currently located within the Rural Water District No. 4. 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 to MAPD and **County Code Enforcement** from the water district to that effect.
- C. Reserves A, B and C should be relabeled as access easements.
- D. Private drives may serve a maximum of three lots. Since Lots 1, 2, 3 and 4 are served by a private drive, **County Engineering/County Fire** has requested that the drive be constructed to public road standards. The private street shall be built to the 36-foot rock standard or extended back across the "future access easement" to 183rd St W. and constructed to the 32-foot standard.
- E. Reserves A, B and C and the "future access easement" shall be increased to 70 feet in width.
- F. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The platting text shall reference the platting of the access easements for private street purposes and shall state which specific lots are to be accessed by the private street.
- G. The size of the Reserves D, E and F needs to be deducted from the net lot areas; or in the alternative, the applicant may plat "drainage reserves" within a platted lot.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. **County Engineering** needs to comment on the status of the applicant's drainage concept. **A flood study is needed. Minimum pads may be required.**
- J. **County GIS** needs to comment on possible street names.
- K. The platting text shall denote the creation of the floodway reserves in addition to including the standard floodway language.

- L. **County Engineering** needs to comment on the access controls. The plat proposes one access opening along 29th St. North for Lot 2 and two openings along 183rd St. West. The final plat shall reference the dedication of access controls in the plattor's text.
- M. The joint access opening 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.
- N. **County Engineering** requests the contingent dedication of a major intersection right of way along with a 25 x 25-ft corner clip. The contingent dedication shall be referenced in the plattor's text as becoming effective in the event that the appropriate governing body determines a need for the right-of-way for any street-related purposes.
- O. The plattor's text shall note the dedication of the streets to and for the use of the public.
- P. The Applicant is advised that if platted, the building setbacks must be a minimum of 30 feet (RR standard).
- Q. 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.
- 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 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.)
- 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 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing.
- Y. Recording of the plat within thirty (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 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 12/12/02)

**CASE NUMBER:** SUB 2002-133 – WALKER ESTATES ADDITION

**OWNER/APPLICANT:** Dr. Marshall Walker, 2915 N. 183rd Street West, Colwich, KS 67030

**SURVEYOR/ENGINEER:** Baughman Company, P.A., Attn: Phil Meyer, 315 Ellis, Wichita, KS 67211

**LOCATION:** Southwest corner of 183rd St. West and 29th St. North

**SITE SIZE:** 30.17 acres

**NUMBER OF LOTS**

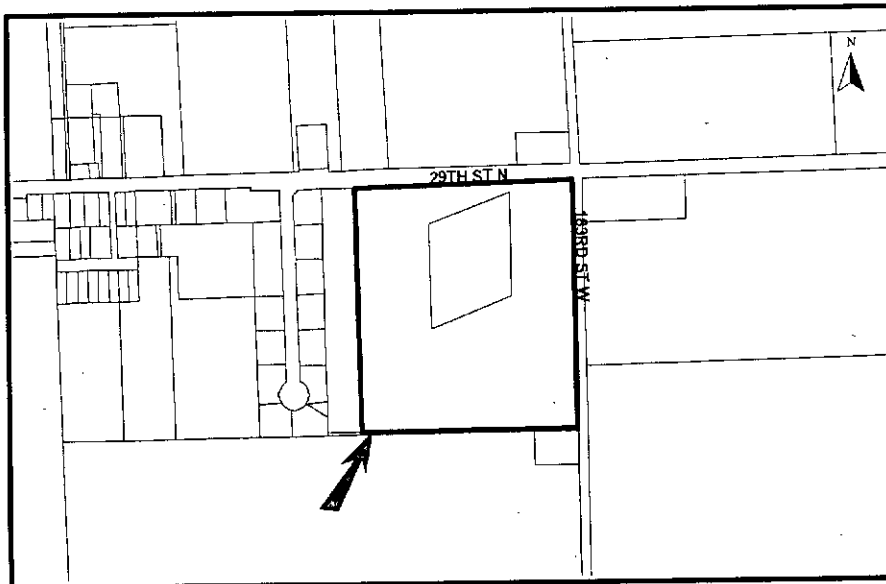
Residential:	5
Office:	
Commercial:	
Industrial:	
Total:	<u>5</u>

**MINIMUM LOT AREA:** 4.5 acres

**CURRENT ZONING:** RR, Rural Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



SUB 2002-133 – Final Plat of WALKER ESTATES ADDITION  
January 16, 2003 - Page 2

**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. The site is located within the 100-year floodplain.

**Planning Staff recommends approval of the plat.**

**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. Existing lagoons on Lot 5 currently serve homes on Lots 2 and 3. **A restrictive covenant will need to be provided that requires removal of the lagoons upon development of Lot 5.**
- B. The site is currently located within the Rural Water District No. 4. 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 to MAPD and **County Code Enforcement** from the water district to that effect.
- C. Private drives may serve a maximum of three lots. **County Engineering/ County Fire** has requested that the drive be constructed to public road standards. The private drive shall be built to the 36-foot rock standard or extended back across the “future access easement” to 183rd St W. and constructed to the 32-foot standard. **The Subdivision Committee has determined that this access shall be considered as a private drive. The applicant proposes to submit a restrictive covenant limiting the private drive to three lots. The applicant shall meet with the County Fire Department to discuss the required width and surface of the drive.**
- D. A covenant shall be submitted regarding the private drive which sets forth ownership and maintenance of the private drive, and future reversionary rights to the lots benefiting from the private drive. The platting text shall reference the platting of the private drive and shall state which specific lots are to be accessed by the private drive.
- E. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- F. **County Engineering** needs to comment on the status of the applicant’s drainage plan. **County Engineering requests the expansion of the drainage reserve from sec 0+25 to sec 3+50 (Lot 1) to include all of the property below elevation of 1401.5, to agree with the water surface elevations. From the water surface for sec 9+74 a spillway exists on the east side of the dam up to elevation 1408.9. The drainage reserve needs expanded, from sec 3+50 to sec 10+50, on the north side of the access easement (Lots 1 and 2) to include all of the property below elevation 1409. The drainage reserve needs expanded from sec 13+00 to sec 15+50 to include all property below elevation 1410.0 (Lots 2 and 3).**
- G. The platting text shall denote the creation of the floodway reserves in addition to including the standard floodway language.
- H. The language in the platting text regarding the contingent street dedication needs to be revised to replace reference to Lot 5, Block A with Lot 1, Block A.

**SUB 2002-133 – Final Plat of WALKER ESTATES ADDITION**  
**January 16, 2003 - Page 3**

I. The joint access opening 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.

J. **County Engineering** requests the contingent dedication of a major intersection right of way along with a 25 x 25-ft corner clip. The contingent dedication shall be referenced in the platlor's text as becoming effective in the event that the appropriate governing body determines a need for the right-of-way for any street-related purposes.

The contingent street dedication has been platted as requested.

K. 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.

L. 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.)

M. 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.

N. 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.

O. 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.

P. 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.

Q. Perimeter closure computations shall be submitted with the final plat tracing.

R. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.

S. 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.

**SUB 2002-133 – Final Plat of WALKER ESTATES ADDITION**  
**January 16, 2003 - Page 4**

- T. 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.

Closure

CLOSURE - WALKER ESTATES

PT 01	North: 8692.2916	East :	9372.0664
Line	Course: S 90-00-00 E	Length:	1095.0700
PT 02	North: 8692.2916	East :	10467.1364
Line	Course: S 00-12-32 W	Length:	1255.7400
PT 03	North: 7436.5600	East :	10462.5582
Line	Course: N 89-21-43 W	Length:	1085.4500
PT 04	North: 7448.6475	East :	9377.1755
Line	Course: N 00-14-07 W	Length:	1243.6500
PT 01	North: 8692.2870	East :	9372.0686

# Closure

## CLOSURE - WESTAR ADDITION

PT 01	North: 3158.7189	East :	7015.3763
Line	Course: N 00-00-00 E	Length:	400.0000
PT 02	North: 3558.7189	East :	7015.3763
Line	Course: N 87-53-03 E	Length:	550.0000
PT 03	North: 3579.0249	East :	7565.0014
Line	Course: S 00-00-00 W	Length:	400.0000
PT 04	North: 3179.0249	East :	7565.0014
Line	Course: S 87-53-03 W	Length:	550.0000
PT 01	North: 3158.7189	East :	7015.3763