

MEADOWBROOK
AN ADDITION TO SEDGWICK COUNTY, KANSAS

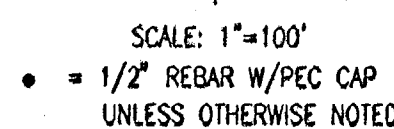


BM #5: CHISELED "5" ON TOP OF CONCRETE PILLAR ON NORTH SIDE OF DRIVE ON THE EAST SIDE OF 295TH STREET WEST, 1100' SOUTH OF 23RD STREET SOUTH.
ELEV. = 1420.86 N.G.V.D

BM #29: "I" POST ON EAST SIDE OF HEDGE ROW, 800'± NORTH
OF CENTER OF SECTION 6.
ELEV. = 1451.31 N.G.V.D.

SECRET

AN ADDITION TO SEDGWICK COUNTY, KANSAS



JAMES R. BECKETT, R.L.S. NO. 832
PROFESSIONAL ENGINEERING CONSULTANTS, P.A.

A DRAINAGE PLAN HAS BEEN APPROVED FOR THIS PLAT. ALL DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHALL REMAIN AT ESTABLISHED GRADES AND UNOBSTRUCTED TO ALLOW FOR THE CONVEYANCE OF STORMWATER, UNLESS MODIFIED WITH THE APPROVAL OF THE COUNTY ENGINEER.

HEIMERMAN MASONRY, INC., A KANSAS CORPORATION

 EUGENE H. HEIMERMAN TREASURER

	LEANNE B. BENSON
--	------------------

Erica L. Kopello

SECURITY



Wichita-Sedgwick County Metropolitan Area Planning Department

October 23, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-115 -- One-Step Final Plat of Meadowbrook Addition

At the regular meeting of the Metropolitan Area Planning Commission on October 23, 2003, the above captioned plat was considered. The action of the Planning Commission was to approve the plat as recommended by the Subdivision Committee, subject to the conditions stated in our letter dated October 17, 2003, with the addition of the following to Item E: County Engineering has approved the proposed access Controls.

The following items must be submitted to the Metropolitan Area Planning Department before the plat is scheduled for the City Council and/or County Commission's consideration:

1. A completed and signed tracing of the subdivision, along with five (5) copies. Also, if a change is required on the tracing after submittal, five (5) revised copies must be submitted;
2. A check, made out to the Register of Deeds, covering the costs of any documents to be recorded as a requirement of platting (\$8.00 for the first page; \$4.00 for each additional page), if the site is located within the City of Wichita's city limits, OR, in the County within three miles of Wichita's city limits; and,
3. A compact disc (CD), which will be used by the City and County GIS Departments, detailing the final plat in digital format in Autocad. If a disc is not provided, please send via e-mail to Cheryl Holloway (E-Mail address: cholloway@wichita.gov). Please include the name of the plat on the disc.

If you have any questions regarding this plat, please call.

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

City Hall • 10th Floor • 455 North Main • Wichita, Kansas 67202-1688

T 316.268.4421 **F** 316.268.4390

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Wichita-Sedgwick County Metropolitan Area Planning Department

October 17, 2003

Rob Hartman
PEC, P.A.
303 S. Topeka
Wichita, KS 67202

RE: SUB 2003-115 -- One-Step Final Plat of Meadowbrook Addition

At the regular meeting of the Subdivision Committee of the Metropolitan Area Planning Commission on Thursday, October 16, 2003, the above captioned plat was considered. The action of the Committee was to approve the final plat, subject to the following 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. Additional access controls need to be determined upon discussion with County Engineering prior to MAPC meeting.*
- 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.

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- 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. The street length is approved.
- 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. A modification needs to be approved by MAPC.

- Q. The Subdivision Committee requested the platting of internal utility easements to serve future sewer and water extensions.
- R. 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.
- 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 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 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. Westar Energy and SBC have requested additional easements.
- 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.

SUB 2003-115- One-Step Final Plat of Meadowbrook Addition
October 17, 2003
Page 4

If this plat requires the guaranteeing of improvements, a list of the five (5) methods that have been adopted as being acceptable is available in the Planning Department. Also available, are Certificates that are required if petitions are submitted, bond forms and Irrevocable Letter of Credit forms.

This case will be forwarded to the Planning Commission for consideration on Thursday, October 23, 2003, at 1:30 p.m. The meeting will begin at 1:30 p.m., in the Metropolitan Area Planning Conference Room - 10th Floor, 455 N. Main Street, Wichita, KS.

The enclosed "marked" copy of the plat is for your information and files.

If you have any questions regarding this plat, please call.

A handwritten signature in cursive script, reading "Neil Evan Strahl".

Neil Evan Strahl, Senior Planner
Current Plans Division

NES:ch

Enclosure

Copies to: Eugene and Leroy Heimerman, P.O. Box 242, Garden Plain, KS 67050
Sammy Charity, 2802 S. 295th Street West, Garden Plain, KS 67050
Kevin Holman, Sedgwick County Fire Department
Neil Cable, City Engineer, Department of Engineering
Jim Weber, Deputy Director, Sedgwick County Department, Bureau of Public Works

STAFF REPORT

(One-Step Final Plat Approved 10/16/03)

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

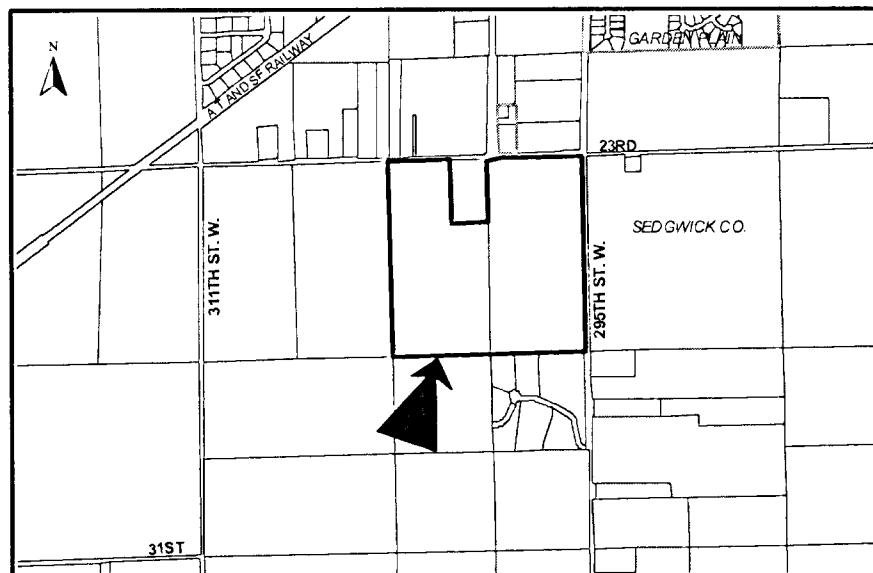
NUMBER OF LOTS

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

MINIMUM LOT AREA: 2.18 Acres

CURRENT ZONING: R, Rural Residential

PROPOSED ZONING: Same

VICINITY MAP

SUB 2003-115 -- One-Step Final Plat of MEADOWBROOK ADDITION
October 23, 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. 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.**
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- G. A corner clip is needed at the intersection.
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SUB 2003-115 -- One-Step Final Plat of MEADOWBROOK ADDITION
October 23, 2003 - Page 3

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October 23, 2003 - Page 4

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