

October 24, 1996

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 96-69 - MAPLE DUNES ADDITION

OWNER/APPLICANT: K. Todd Allam Construction Company, P. O. Box 116, WICHITA, KS 67201

OWNER: Sharon A. Prestwood, 1200 Pebble Creek Drive, EULESS, TEXAS 76040

OTHER: Katie Clasen, 11305 Valley Hi Dr., WICHITA, KS 67209

SURVEYOR/ENGINEER: Poe and Associates, Attn: Kenny E. Hill, 5940 E. Central, WICHITA, KS 67208

LOCATION: North of Maple and east of 135th Street West

SITE SIZE: 60 Acres

NUMBER OF LOTS

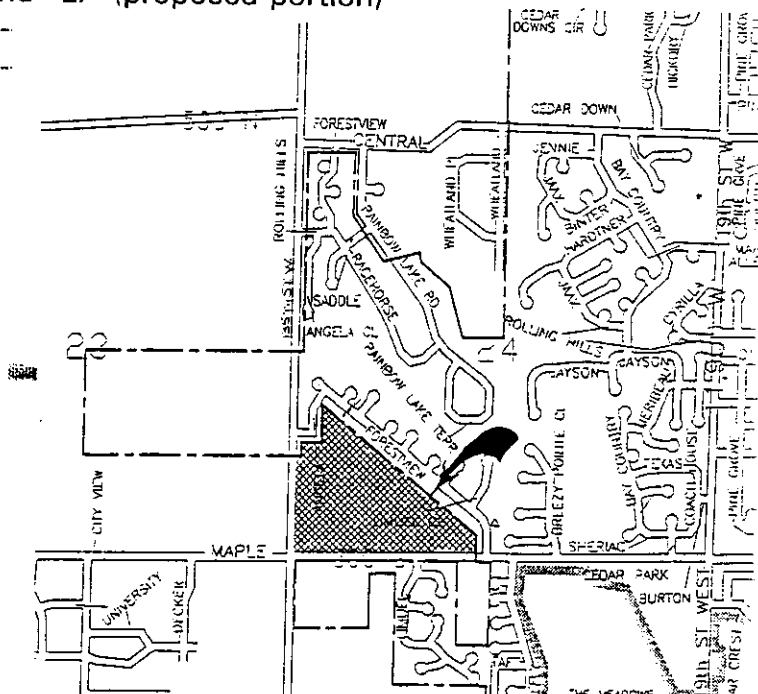
Residential:	132
Office:	
Commercial:	1
Industrial:	
Total:	<u>133</u>

MINIMUM LOT AREA: 7,500 Sq. Ft.

CURRENT ZONING: "SF-20"

PROPOSED ZONING: "SF-6" Upon annexation and "LI" (proposed portion)

VICINITY MAP:



NOTE: This site is presently in the County, under SF-20 zoning. However, to plat the lot sizes being shown for this Addition, the site will require annexation to Wichita. This site is adjacent to the City Limits so annexation is possible at this time. This plat is indicating "proposed" light commercial zoning at the site's southwest corner, adjacent to the intersection of Maple and 135th Street West.

STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall have had this site annexed to the City of Wichita and obtained approval for the proposed "LI" zone change for Lot 1, Block 5. If the zone change is not obtained, the plat shall be revised to show residential uses for the entirety of the site.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. For the section of Angela, north of Douglas, City Engineering needs to indicate if any existing guarantees are available from previous platting or if the adjacent property needs to be, if possible, included in this Addition's petitions. These paving guarantees shall also provide for sidewalk along one side of Maple Dunes/Douglas, Burton and Angela (east side so as to connect with sidewalk along south side of Forestview).
- E. Traffic Engineering needs to indicate requirements for any traffic improvements both to serve this site's residential areas but also the anticipated commercial property.
- F. Based on the present policy for paving mile line/arterial roads, the applicant shall submit a guarantee to pave 135th Street West adjacent to this site.
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall state in the plattor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- K. In order to allow for the swimming pool use indicated for Reserve D, the applicant shall submit to Planning for review and approval, as specified in the Subdivision Regulations, a swimming pool site plan. Also, if utilities are to be located in this Reserve, specific easements should be provided and the plat's text note that utilities are to be confined to such easements.
- L. The applicant shall submit a copy of the instrument which establishes the Cities Service Pipeline Easement on this property. The applicant's agent shall determine any setback requirements from the pipeline by researching the text of the pipeline agreement. If a setback from the pipeline easement is provided for in the pipeline easement agreement, it shall be indicated on the face of the plat.
- M. The final plat shall indicate the recording information for the 50-foot gas line easement on this property.
- N. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- O. This Addition is apparently platting only a portion of the pipeline located on this site as a Reserve. The remaining portion of pipeline is being shown as within lots. This in part appears to be necessary to preserve sufficient lot depth in several locations. The applicant's agent should be prepared to explain why the Reserve area has not been extended across the rear of other lots (through 13 and 23, 34, 25 and 29, Block 2).
- P. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- Q. Prior to final plat submission, the applicant(s) is requested to meet with MAPD and Wichita Park Department staff to consider possible land dedication for a public park as a part of a public-private partnership, rearrangement of lot pattern to make reserve areas more accessible to future homeowners if open space remains private and easement for recreation corridor, in accordance with the recently adopted Park Plan.
- R. On the final plat, where Lot 1, Block 5 is shown as having one opening to Maple and to 135th Street West. The word "complete" should be eliminated from the indication of access control.
- S. On the final plat, Angela, south of Douglas shall be shown as a Circle and not a Court.
- T. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- U. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City Engineering for review and approval.
- V. 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.)

- W. 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.
- X. 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.
- Y. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- Z. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- AA. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Engineering also needs to indicate if this site involves the platting of any minimum building pad elevations.
- BB. The applicant's agent needs to indicate the reasons for the alignment of sanitary sewer lines in some locations of the Addition. In the center of Block 2, parallel lines appear to be splitting lots, and a line in Block 3 is also shown splitting lots. It appears that this is being done at least in part to protect sections of trees located in these areas.

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STAFF COMMENTS:

- A. Prior to this plat being forwarded to the City Council, the applicant shall have had this site annexed to the City of Wichita and obtained approval for the proposed zone change for Lots 1 and 2, Block 5 (this zone change has been approved).
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. The applicant shall guarantee the paving of the proposed interior streets. These paving guarantees shall also provide for sidewalk along one side of Maple Dunes/Douglas, Burton and Angela (east side so as to connect with sidewalk along south side of Forestview).
- E. At the time of final plat review, Traffic Engineering needs to indicate requirements for any traffic improvements both to serve this site's residential areas but also the anticipated commercial property.
- F. If determined necessary by County Engineering, based on the present policy for paving mile line/arterial roads, the applicant shall submit a guarantee to pave 135th Street West adjacent to this site (it should be noted that 135th Street West has been paved recently but it is not clear as to what standard it is presently at).
- G. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- H. The final plat shall state in the plat's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.
- I. Provisions shall be made for ownership and maintenance of the proposed reserves. The applicant shall either form a lot owners' association prior to recording the plat or shall submit a covenant stating when the association will be formed, when the reserves will be deeded to the association and who is to own and maintain the reserves prior to the association taking over those responsibilities.
- J. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail to do so. The covenant shall provide for the cost of such maintenance to be charged back to the owner(s) by a method similar to special assessments.

- K. In order to allow for the swimming pool use indicated for Reserve D, the applicant has submitted to Planning for review and approval, as specified in the Subdivision Regulations, a swimming pool site plan.
- L. Any relocation, lowering or encasement of the pipeline, made necessary by this development, will not be at the expense of the City.
- M. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 58-foot street. The covenant shall inventory the affected lots by lot and block number and shall state that the covenant runs with the land and is binding on future owners and assigns.
- N. On the final plat tracing, Angela, south of Douglas shall be shown as a Circle and not a Court.
- O. 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.)
- P. 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.
- Q. 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.
- R. 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 30, Marquette, KS 67464 (913-546-2294) or Kansas Department of Wildlife and Parks, P. O. 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.
- S. On the final plat tracing, additional dimensions from lot corners shall be indicated to better locate the easement crossing the rear areas of Lots 1 through 4, Block 3.
- T. It is recommended in order to increase access to the Reserves of this Addition, particularly Reserve C and D (swimming pool) that access easements be provided between some of the lots adjacent to these Reserves.
- U. Since Minimum Building Pad Elevations are being platted for certain lots, such requirements also need to be noted on the face of the plat. Typically, such minimum elevation requirements are at least referenced, just below the north arrow. The elevations may be listed or reference to the plat's text at least made.

- V. In regard to access controls as established in the plat's text, the openings associated with Lot 1 and 2, should also include reference to Block 5.
- W. On the final plat tracing, the reference to Reserve C along the northeast line of the plat (Lots 30 and 47 through 53, Block 2) shall be clearly indicated as the area lying between the lots and this plat's perimeter. The wording "Reserve C" should either be placed within this area, or an arrow extending from the present wording in this area.
- X. On the final plat tracing, the reference to the "25 Util.Esm't and Bldg. Setback Line" along the northeast line of the plat shall further note that the Setback Line is a "Bldg. Setback Line for the City Service Pipeline." That is, the setback function of this line is not a platted setback but is rather a private matter controlled by the holder of the pipeline easement.
- Y. In terms of the signatures required for this plat, the following changes shall be made on the final plat tracings:
1. all dates shall be changed to 1997.
 2. Deputy shall be deleted from the City Clerk's signature block.
 3. The MAPC chairman shall be indicated as John C. Frye.
 4. County signatures shall be indicated as:
 - James Alford, County Clerk
 - Larry Consolver, Register of Deeds
 - Michael D. Hurtt, Deputy Register of Deeds.
- Z. On the final plat tracing, additional dimensional information shall be provided for the width of the opening (right-of-way) of Maple Dunes at Maple Street and to describe Reserve B at that location.
- A. City Engineering needs to indicate if the tabular information provided for street alignments and particularly the descriptions of the cul-de-sacs is sufficient or should this information be placed along the street rights-of-way as is more typically the case.
3. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
 - C. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
 - D. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
 - E. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage plan.

THE CITY OF WICHITA



DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
CITY HALL - SEVENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202
(316) 268-4501
FAX (316) 268-4114

MIKE LINDEBAK,
Gary did a good job of
keeping this developer
informed.

November 3, 1997

Mr. Todd Allam
P.O. Box 116
Wichita, KS 67201

Re: Maple Dunes Add.
Lat. 6, C.I.S. 468-82714 (743203)
W.D.S. 448-89148 (733931)
S.W.S. #486 468-82717 (751016)
Maple Dunes & Cts. 472-82829 (764423)

Dear Mr. Allam,

This letter is to inform you of the construction status for the above referenced projects, as part of Maple Dunes Addition. The sanitary sewer is complete except for easement grading, which Nowak expects to finish this week, and the water line was completed Friday (10/31). The bids for S.W.S. #486 went over the estimate last Friday, so it most likely won't be bid again for 1-2 weeks. At the earliest then, the mandatory start date for the storm sewer would be around December 8. The paving project bids on Nov. 7, and since most of the fill for the streets will come from the pond, it may get pushed back to the first of the year. We will begin construction staking for the storm sewer this week, and expect to be completed by 11/12.

If you have any questions or concerns, please feel free to call me at 268-4044.

Thank you,

Gary Janzen, E.I.T.
Project Engineer

cc: Jim Armour, P.E., Construction Engineer
Larry Schaller, P.E., Area Engineer
File, 472-82829

April 29, 1997

Boundary Closure for Maple Dunes Plat

Course: N 00-04-07 W	Distance: 1461.26	
Course: N 89-55-53 E	Distance: 244.00	
Course: N 00-04-07 W	Distance: 250.00	
Arc Length: 156.69	Radius: 236.00	Delta: 38-02-28
Course: N 37-58-23 E	Distance: 19.12	
Course: S 52-01-37 E	Distance: 2542.09	
Course: S 00-11-20 E	Distance: 264.47	
Course: S 88-55-12 W	Distance: 2308.89	

Perimeter: 7246.52

Area: 2601545.73 59.72 acres

Mapcheck Closure - (Uses listed courses & COGO Units)

Error Closure: 0.003 Course: S 81-35-27 E

Precision 1: 2133038.40