

STAFF REPORT

(Final Plat, Preliminary Plat-Approved 2/20/97)

CASE NUMBER: S/D 97-13 - WILSON FARMS ADDITION

OWNER/APPLICANT: Wilson Residential Company, L.C.C.
8100 E 22nd Street North, #1000, Wichita, KS 67226; 684-7300
Wilson Estates
Market Centre, Wichita, KS 67201; 265-7957

SURVEYOR/ENGINEER: Mid Kansas Engineering Consultants, Inc.
411 North Webb Road, Wichita, KS 67206; 684-9600

LOCATION: South of 21st Street North between Webb Road and Rock Road.

SITE SIZE: 114.15 Acres

NUMBER OF LOTS

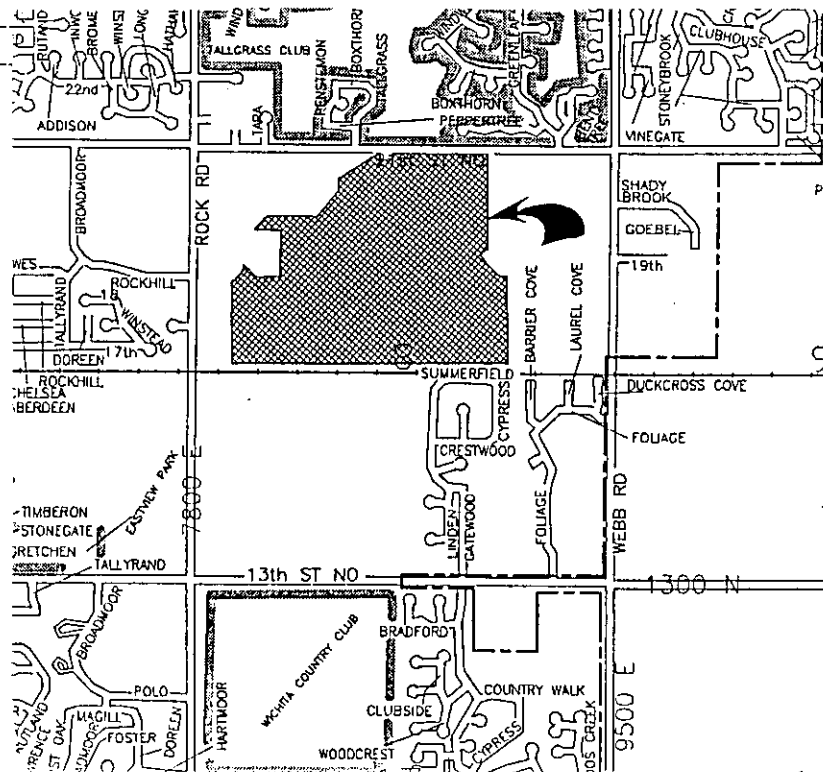
Residential: 155
Office:
Commercial:
Industrial:
Total: 155

MINIMUM LOT AREA: 13,000 square feet

CURRENT ZONING: "SF-6" (DP-201)

PROPOSED ZONING:

VICINITY MAP:



NOTE: This plat involves a portion of the Wilson Estates Residential CUP, DP-201. Approximately the eastern 1/3 of the CUP has been excluded from the area shown by this preliminary plat. The street layout, block and lot configurations and Reserve areas is somewhat different than what is shown on DP-201. Consequently, parcel boundaries are not in agreement with distinct lot or block lines as is now being platted. Since this plat and CUP, however, involve only residential uses or other uses allowed under residential zoning, a precise alignment of parcel boundaries may not be a concern.

STAFF COMMENTS:

- A. A requirement for the submittal of a final plat is that at the same time a "drainage plan" is to be submitted to City Engineering. This simultaneous submittal is intended to allow City Engineering sufficient time for review of the plan so as to provide comments at the time of the Subdivision Committee's review of the final plat. As of March 13, 1997, ten (10) days after the required submittal date of the plat and drainage plan, City Engineering had not yet received the drainage plan. The complexity of this plat would apparently require careful and full review of the site's drainage. As can be seen on the plat at this time, no actual minimum building pad elevations have yet been determined. If City Engineering indicates that no plan or insufficient time has been allowed for review of a drainage plan, deferral of this plat may be in order.

The committee should note that Saddle Creek, Red Brush/Paddock Green and Shadybrook/Paddock Green are being shown as 58-foot streets. This committee approved the preliminary plat with these streets having a 64-foot right-of-way. The applicant is again requesting approval of a ~~58~~ 58-foot right-of-way for this final plat. Planning Staff are not opposed to 58-foot streets in this case. (See item K below.)

- B. Prior to submitting the final plat, the applicant was to contact Planning Department Zoning staff to determine if parcel boundaries need to be adjusted so as to correspond to the pattern of development being shown on this plat; for example, some of the lots in Block 6 are split between parcels 5 and 6. If any adjustments are required, such adjustments need to be made before submittal of the final plat. The applicant's agent needs to indicate what if any requirements were made in regard to the CUP.
- C. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted.
- D. The applicant shall guarantee the extension of City water to serve the lots being platted. This guarantee shall also provide for any needed improvements adjacent to this site, along 21st Street North.
- E. The applicant shall guarantee the paving of the proposed interior streets. This guarantee shall also provide for sidewalks. As a collector street, sidewalks will be required along both sides of Wilson Estates Parkway and along one side of each looped street or through type street. Because of the length of Saddle Creek Circle and the looped street Bridlewood/Steeplechase feeding off of this street, sidewalks shall also be provided along one side of this cul-de-sac street. Any additional sidewalks, such as along or around the Reserve areas, should be installed by the developer as an amenity for the site's residents. Depending on the provision of the recreational corridor noted below, some variation in sidewalk requirements may be considered. If an "alternate" plan is being proposed, copies of such plan shall, if approved, be submitted to

both Planning and City Engineering. Such plan shall, show on a copy of the plat, the location of such sidewalks and the widths of such sidewalks/paths that will exceed standard sidewalk widths. All such improvements shall be guaranteed by the applicant.

- F. As noted by the CUP, DP-201, the applicant shall guarantee a deceleration lane for eastbound traffic and a left turn lane for west bound traffic along 21st Street North for this site's entrance at Linden (now shown on Final Plat as Red Brush).
- G. For those streets being platted as private streets (Reserves) the applicant is advised that these streets must be built to the equivalent standard for a public street. Guarantees are also required for such private streets, but as private improvements such guarantees cannot be done through the use of petitions.
- H. The applicant shall guarantee any drainage improvements required by the platting of this property.
- I. The applicant shall guarantee construction of the storm sewers required by this plat.
- J. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- K. Based on the number of lots directly and indirectly accessing the street and/or the length of the street, the following streets were required during preliminary plat review to be platted and paved to the 64-foot right-of-way standards:
 - 1. Saddle Creek - while Bridlewood may be interpreted as providing a secondary means of access for approximately the southern 1/2 of this street, this street is still a cul-de-sac street of over 1300 feet in length. Any cul-de-sac beyond 600-feet in length, if allowed in any case is required to use the wider right-of-way standard. Cul-de-sacs such as Longford Court and looped streets such as Bridlewood, further exasperate the traffic levels on such long cul-de-sacs. For example, rather than just having 4 or 5 lots fronting on this cul-de-sac, over 30 more lots are added to the traffic volume generated for this street.
 - 2. Red Brush/Paddock Green - this is a continuous, one-block street segment with 47 lots directly fronting or accessing this street. The Subdivision Regulations indicate that no more than 24-lots should be served by a 58-foot street segment.
 - 3. Shadybrook/Paddock Green - again, this block segment will directly and indirectly serve 50 lots, or over twice than what is allowed by the Subdivision Regulations.
- L. Based upon the Comprehensive Plan, an open space/recreational corridor is shown along the south line of this site. This area is already encumbered by a major, 100-foot wide KG&E easement. The platting of this easement on the lots in the eastern portion of this plat is itself questionable. Consequently, a continuation of Reserve A across the entire south line of this plat, in order to provide for a recreational corridor, would be a reasonable consideration.

Prior to submitting the final plat, the applicant was to meet with Planning Department Land Use staff (Ray Ontiveros) to discuss the feasibility of a recreational corridor across this site's southern line. As noted above, required sidewalk improvements may be, if found appropriate, used for such a recreational corridor. **The applicant's agent and Planning Department's Land Use staff need to indicate what improvements will be provided to satisfy this requirement.**

- M. 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. This covenant shall also provide for the Homeowner's Association to maintain the "Parking Strip" located between this plat's north property line and the driving surface of 21st Street North.
- N. 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.
- O. Regarding Reserve Y, which is being platted for private drive purposes, discussion with the Law Department indicate a need for language in the covenant, which sets forth ownership and maintenance responsibilities of the reserves, to establish future reversionary rights of the reserves to the lots benefiting from the reserves.
- P. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- Q. Prior to submitting the final plat, the applicant was to meet with the Fire Department representative to confirm street name changes needed for this site. The **Fire Department representative** needs to confirm if the street name changes shown on this final are acceptable.
- R. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- S. While the final plat appears to have shown most of the easements requested by KG&E, easements in Block 7, adjacent to 21st Street North are not being shown as was requested. Specifically, ten (10) foot easements were requested along the north line of Lots 1 through 9 and along the common lot lines of Lots 1 and 2 and Lots 4 and 5. Also, as requested by KG&E, a 20-foot (general) utility easement is being platted within a previously established 100-foot KG&E easement along the sites south line. The **KG&E representative** needs to verify if the easements in Block 7 are still needed and that the overlapping easements along the south line of the plat is acceptable.
- T. 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.)

- U. 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.
- V. 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.
- W. 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.
- X. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- Y. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- Z. The representative from the City Engineer's office should be prepared to comment on the status of the applicant's drainage plan. Specifically, is the minimum building pad correct, are the boundaries of the floodway adequate and are any drainage guarantees required with the platting of this property?
- AA. In regard to the emergency access easement, the platter's text shall note that this easement will not be unencumbered in any way except for a gate or other improvements as required by and approved by the City's Fire Department.

SUBDIVISION COMMITTEE
METROPOLITAN AREA PLANNING COMMISSION

AGENDA ITEM NO. 12

February 20, 1997

STAFF REPORT
(Preliminary Plat)

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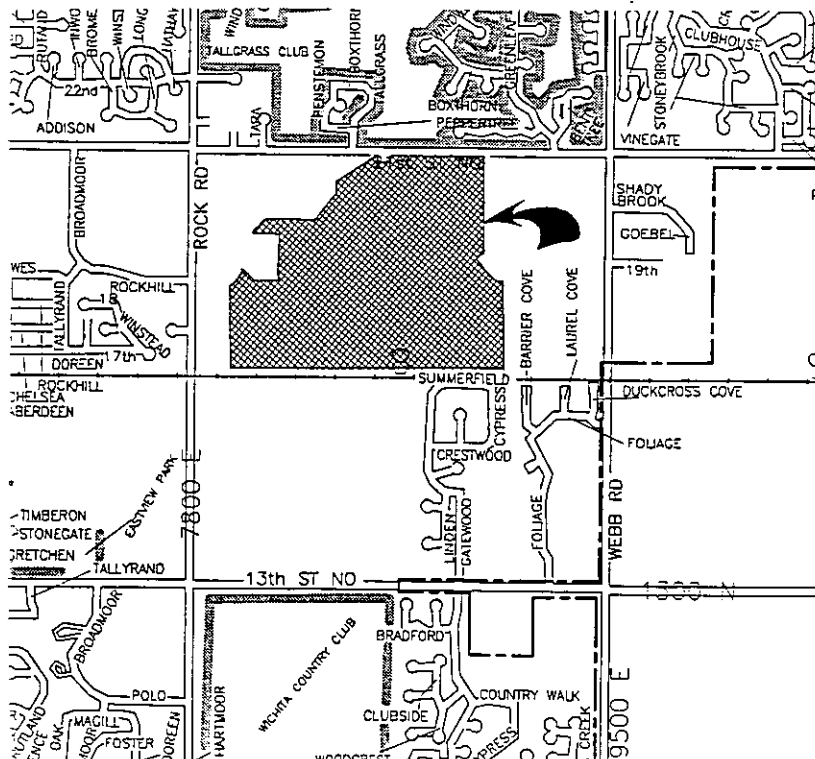
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STAFF COMMENTS:

- A. Prior to submitting the final plat, the applicant shall contact Planning Department Zoning staff to determine if parcel boundaries need to be adjusted so as to correspond to the pattern of development being shown on this plat; for example, some of the lots in Block 6 are split between parcels 5 and 6. If any adjustments are required, such adjustments need to be made before submittal of the final plat.
- 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. This guarantee shall also provide for sidewalks. As a collector street, sidewalks will be required along both sides of Wilson Estates (Drive) and along one side of each looped street or through type street. Because of the length of Longford Circle and the looped street Bridalwood feeding off of this street, sidewalks shall also be provided along one side of this cul-de-sac street. Any additional sidewalks, such as along or around the Reserve areas, should be installed by the developer as an amenity for the site's residents.
- E. As noted by the CUP, DP-201, the applicant shall guarantee a deceleration lane for eastbound traffic and a left turn lane for west bound traffic along 21st Street North for this site's entrance at Linden.
- F. The applicant shall guarantee any drainage improvements required by the platting of this property.
- G. The applicant shall guarantee construction of the storm sewers required by this plat.
- H. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- I. Based upon FEMA maps, the Central portion of this site is apparently impacted by a "floodway" and not just flood plain. City Engineering needs to confirm if indeed a floodway is involved and consequently if such a floodway needs to be platted. If a floodway is involved, the plattor's text shall site the standard floodway language.
- J. There is no apparent reason to not plat the area of this Addition occupied by an existing residence, i.e., the property west of Block 1, adjacent to Bradley Fair Parkway. Both for purposes of any future improvements to this site, but also for the legal transfer of this site, a

platted property is a far more desirable situation than allowing the site to remain unplatted. The final plat should, therefore, include this property as one of the Addition's platted lots.

K. Based on the number of lots directly and indirectly accessing the street and/or the length of the street, the following streets shall be platted and paved to the 64-foot right-of-way standards:

1. Longford Circle - while Bridalwood may be interpreted as providing a secondary means of access for approximately the southern 1/2 of this street, this street is still a cul-de-sac street of over 1300 feet in length. Any cul-de-sac beyond 600-feet in length, if allowed in any case is required to use the wider right-of-way standard. Cul-de-sacs such as Longford Court and looped streets such as Bridalwood, further exasperate the traffic levels on such long cul-de-sacs. For example, rather than just having 4 or 5 lots fronting on this cul-de-sac, over 30 more lots are added to the traffic volume generated for this street.
2. Linden/Cypress - this is a continuous, one-block street segment with 47 lots directly fronting or accessing this street. The Subdivision Regulations indicate that no more than 24-lots should be served by a 58-foot street.
3. Shadybrook/Gatewood/Cypress - again, this block segment will directly and indirectly serve 50 lots, or over twice than what is allowed by the Subdivision Regulations.

L. It should be noted that the design of this Addition is resulting in numerous situations in which double frontage lots are being created adjacent to interior streets and not along arterials. This is particularly the case along Wilson Estates (Drive). While reserves have been used to somewhat buffer this situation, the properties will still in essence function as double frontage properties.

As a practical matter in regard to this site's platting and the functioning of Wilson Estates (Drive) as a collector with only a 58-foot right-of-way (66-foot normal collector width), no access from adjacent lots to this street directly or across Reserve areas should be allowed. Consequently, the final plat shall provide for complete access control to this street from all adjacent lots and/or associated Reserve areas. That is, it needs to be clearly established by the plat that lots will not have access to and/or across Reserves to Wilson Estates (Drive).

M. Based upon the Comprehensive Plan, an open space/recreational corridor is shown along the south line of this site. This area is already encumbered by a major, 100-foot wide KG&E easement. The platting of this easement on the lots in the eastern portion of this plat is itself questionable. Consequently, a continuation of Reserve A across the entire south line of this plat, in order to provide for a recreational corridor, would be a reasonable consideration.

Prior to submitting the final plat, the applicant shall meet with Planning Department Land Use staff (Ray Ontiveros) to discuss the feasibility of a recreational corridor across this site's southern line.

N. The final plat shall state in the platlor's text the purposes of the proposed reserves as well as who is to own and maintain the reserves.

- O. 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. This covenant shall also provide for the Homeowner's Association to maintain the "Parking Strip" located between this plat's north property line and the driving surface of 21st Street North.
- P. 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.
- Q. The final plat tracing shall reference the required minimum building pad elevation in Mean Sea Level as well as City Datum.
- R. As this property is establishing minimum building pad elevations, the face of the plat shall reference the location and elevation of permanent on-site and off-site benchmarks. Section 5-402(N).
- S. In regard to the street names for this Addition, the following items need to be addressed:
1. Bridalwood needs to be broken up into two street name segments. The northern section from Longford Circle to the south line of lot 3, Block 1 can be labeled as Bridalwood. The southern segment from lot 3 back out to Longford Circle, however, needs to be renamed.

As a possible street name for this southern section, the existing street, 17th Street North, is the closest in this alignment. However, if the applicant prefers a "name" rather than a "number", other possibilities can be considered.
 2. For Cypress north of Wilson Estates (Drive), this street name shall be shown as clearly extending to Gatewood, and the Court serving lots 17 through 19, shall be renamed as Cypress Court.
 3. The suffix "Drive" shall be deleted or replaced in the street Wilson Estates. Drive is now reserved for access or frontage roads such as Kellogg Drive. Since suffixes such as Boulevard, Lane, Place, etc. have no specific meaning in Wichita's street naming pattern, and the applicant may consider the use of one of these suffixes.

The City's **Fire Department representative** needs to indicate if any other street naming issues need to be considered.

- T. On the final plat, all street openings to either adjacent streets or that temporarily terminate at the perimeter of this site, shall be shown either as open intersections or crossed by dashed lines. Solid lines are used to indicate private streets, platted as Reserves.

- U. For any easements crossing midpoints of lots (Block 3, lots at southeast corner, etc.) if such easements are shown as on such lots in the final plat, additional dimensions from lot corners shall be shown in order to better locate such easements on these lots.
- V. For any lots with existing tree rows that may be impacted by the installation of utilities, it is recommended that overly wide utility easements (30 foot) be platted in order to allow for the installation of the utilities without damage to such tree rows.
- W. 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.)
- X. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- Y. 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.
- Z. 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.
- AA. 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.
- BB. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- CC. The representatives from City Engineering should be prepared to comment on the status of the applicant's drainage concept. Also, Engineering needs to comment on the platting of a floodway for this site and minimum building pad requirements.

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*WILSON FARMS -- FINAL PLAT

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AREA BEARINGS 2*BOUNDARY

AREA = 6505653.5455 (ACRES = 149.3493)

POINT	BEARING	DISTANCE	NORTH COORDINATE	EAST COORDINATE
5			14474.9750	16068.0400
	↙ S 89 19 50.199 W	1997.9300		
7			14451.6336	14070.2464
	↙ N 00 33 39.802 W	717.0769		
8			15168.6761	14063.2246
	N 04 15 43.031 W	380.0000(RADIAL)		
9		CURVE CENTER	15547.6253	14034.9844
	S 83 16 12.802 E	380.0000(RADIAL)		
10			15503.0943	14412.3661
	↙ N 06 43 47.197 E	94.6900		
11			15597.1319	14423.4625
	S 83 16 12.802 E	550.0000(RADIAL)		
12		CURVE CENTER	15532.6791	14969.6730
	N 61 11 20.802 W	550.0000(RADIAL)		
13			15797.7352	14487.7547
	↙ N 28 48 39.198 E	215.0700		
14			15986.1828	14591.4012
	N 61 11 20.802 W	395.0000(RADIAL)		
15		CURVE CENTER	16176.5412	14245.2963
	S 75 56 16.802 E	395.0000(RADIAL)		
16			16080.5674	14628.4595
	↙ N 89 06 31.960 E	619.3800		
17			16090.2003	15247.7645
	↙ N 26 12 00.000 E	401.3800		
18			16450.3418	15424.9762
	↙ N 00 53 28.040 W	132.6570		
19			16582.9828	15422.9130
	↙ N 27 03 35.000 E	554.7100		
20			17076.9702	15675.2611
	↙ N 00 53 28.040 W	9.9972		
21			17086.9662	15675.1057
	↙ N 89 06 31.960 E	34.9400		
22			17087.5096	15710.0414
	↙ S 00 53 28.040 E	100.0000		

23	N 89 06 31.960 E	150.0000	16987.5217	15711.5967
24	N 00 53 28.040 W	100.0000	16989.8546	15861.5785
25	N 89 06 31.960 E	175.6682	17089.8425	15860.0233
33	N 89 10 54.276 E	1055.0019	17092.5746	16035.6703
26	S 00 42 30.580 E	1260.0000	17107.6408	17090.5646
27	S 57 24 50.000 W	126.6575	15847.7372	17106.1448
28	S 32 35 10.000 E	222.5623	15779.5236	16999.4253
29	N 57 24 50.000 E	246.5000(RADIAL)	15591.9964	17119.2900
30	S 16 59 55.000 E	CURVE CENTER 246.5000(RADIAL)	15724.7531	17326.9867
31	S 01 01 47.046 E	989.9635	15489.0222	17399.0506
32	S 88 58 12.954 W	1349.0194	14499.2186	17416.8415
5			14474.9750	16068.0400

CIRCULAR CURVE 8 9 10 L
 CENTRAL ANGLE = 79 00 29.771
 CHORD DIRECTION = N 46 14 02.083 E
 RADIUS = 380.0000
 LENGTH = 524.0027
 TANGENT = 313.2939
 CHORD = 483.4618
 EXTERNAL = 112.4968
 MIDDLE ORDINATE = 86.8001

CIRCULAR CURVE 11 12 13 R
 CENTRAL ANGLE = 22 04 52.000
 CHORD DIRECTION = N 17 46 13.198 E
 RADIUS = 550.0000
 LENGTH = 211.9635
 TANGENT = 107.3132
 CHORD = 210.6541
 EXTERNAL = 10.3714
 MIDDLE ORDINATE = 10.1795

CIRCULAR CURVE 14 15 16 L
 CENTRAL ANGLE = 14 44 56.000
 CHORD DIRECTION = N 21 26 11.197 E
 RADIUS = 395.0000
 LENGTH = 101.6796



KANSAS
DEPARTMENT OF HEALTH & ENVIRONMENT
BILL GRAVES, GOVERNOR
Gary R. Mitchell, Secretary

December 29, 1997

Jeff Cartwright
Mid-Kansas Engineering Consultants
411 N. Webb Rd.
Wichita, KS 67206

RE: NPDES general permit for Stormwater Runoff from Construction Activity
~~Wilson Farms Addition~~

Dear Mr. Cartwright;

Enclosed you will find an application which you submitted, on behalf of Wilson Residential Company, L.L.C., to the Kansas Department of Health and Environment (KDHE) for the subject National Pollutant Discharge Elimination System (NPDES) permit and project. The application is being returned since it is deficient in the areas noted below. These deficiencies were discussed with you on various occasions.

The Notice of Intent did not include a detailed site map(s) which indicate the anticipated significant changes in topography (see NOI instructions, page 2, E. Maps).

The "Sequence of Major Activities" does not mention erosion and sediment control measures other than final stabilization of the site. To successfully control erosion and sediment and to protect the water quality of Kansas' Surface Waters erosion and sediment control measures must be employed early and throughout the project development activities. The Sequence of Major Activities should reflect the project owners understanding of this basic erosion and sediment control practice.

Since a valid application has not been received, KDHE presumes the project was never constructed.

Construction activities which disturb five or more acres are required to be covered under the subject NPDES permit. Failure to obtain a permit, prior to the initiation of construction, is a violation of Federal and State statute and regulation. In the event it KDHE is notified that the subject project is underway or has been completed, KDHE can take enforcement action.

Sincerely,

David G. Freise, P.E.
Industrial Stormwater Coordinator
Bureau of Water

CC: City of Wichita
 South Central District Office
 Stormwater File
 Ritchie & Associates

RECEIVED
DEC 31 1997
CITY - ENGINEERING

