

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2001-32 - BRENTWOOD SOUTH ADDITION

OWNER/APPLICANT: Brentwood Development, 527 N. Forestview, Wichita, KS 67235

SURVEYOR/ENGINEER: Savoy, Ruggles & Bohm, 924 N. Main, Wichita, KS 67203

LOCATION: Northeast corner of Webb and Pawnee

SITE SIZE: 74.3 Acres

NUMBER OF LOTS

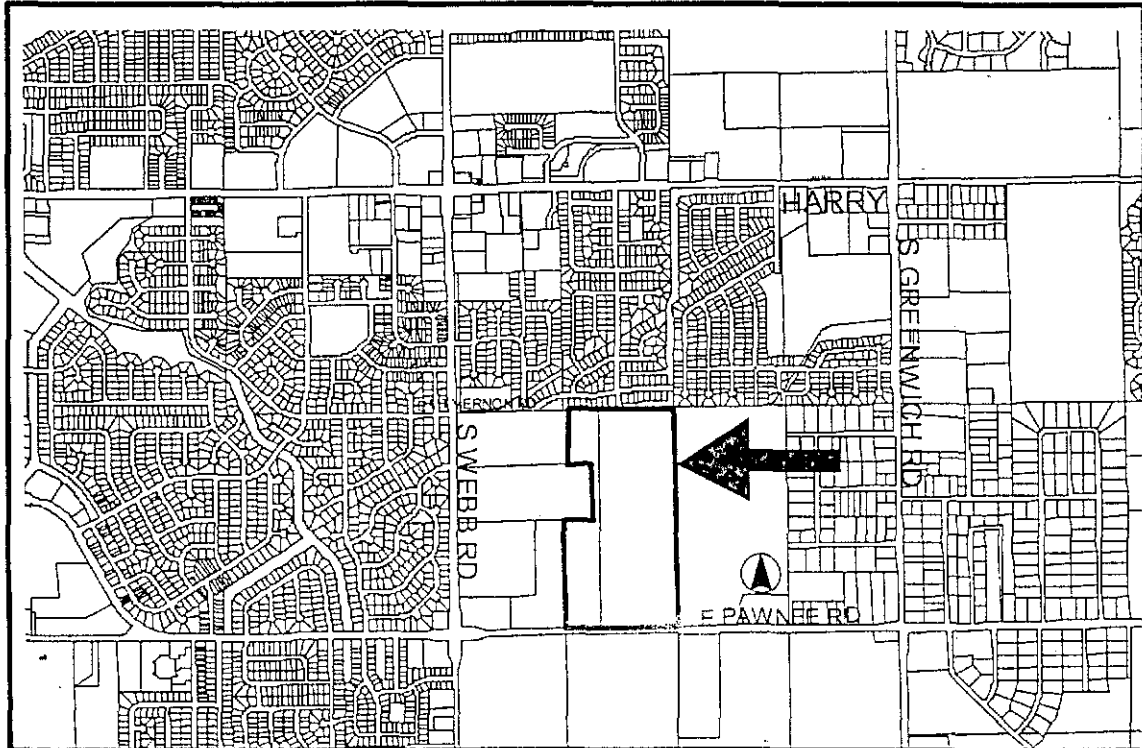
| | |
|--------------|-----|
| Residential: | 177 |
| Office: | |
| Commercial: | |
| Industrial: | |
| Total: | 177 |

MINIMUM LOT AREA: 8,400 Sq. Ft.

CURRENT ZONING: B, Multi-Family; LI, Limited Industrial

PROPOSED ZONING: Same

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-6, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- C. The applicant shall guarantee the extension of City water to serve the lots being platted.
- D. City Engineering needs to comment on the need for any other guarantees or easements.
- E. City Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan to review.
- F. County Engineering needs to comment on the access controls. Complete access control has been dedicated along the plat's frontage to Pawnee Distances should be shown for all segments of access control. The final plat shall reference the access controls in the plat's text.
- G. 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 the site's south property line and driving surface for Pawnee.
- H. For those reserves being platted for drainage purposes, the required covenant which provides for ownership and maintenance of the reserves shall grant, to the appropriate governing body, 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 the governing body.
- I. For the Reserves indicated as platted for swimming pools, a site plan shall be submitted with the final plat tracing, for review and approval by the Director of Planning. The site plan shall provide the information indicated in the Subdivision Regulations. Otherwise, a conditional use and public hearing will be needed in the future.
- J. The applicant shall guarantee the paving of the proposed interior streets to the urban street standard. Sidewalks shall also be provided along one side of all through, non-cul-de-sac streets.
- K. 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.

SUB 2001-32 -- Preliminary Plat of BRENTWOOD SOUTH ADDITION
March 29, 2001 - Page 3

- L. The wall easement shall be referenced in the plat's text.
- M. Lots 4 and 5, Block 1, and Lots 2 and 3, Block 5, exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- N. On the final plat, the signature line for the MAPC Chairman needs to reference "J.D. Michaelis, Acting Chair".
- O. The County Fire Department needs to comment on the plat's street names.
- P. 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.
- 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 316-729-0102) 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 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.
- 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.

SUB 2001-32 -- Preliminary Plat of BRENTWOOD SOUTH ADDITION
March 29, 2001 - Page 4

2. 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.

BOUNDARY CLOSURE:
BRENTWOOD SOUTH ADDITION
WICHITA, SEDGWICK COUNTY, KANSAS

| | | | |
|------|----------------------|-----------------|------------------|
| | North: 17573.497 | | East : 20673.775 |
| Line | Course: N 00-10-10 W | Length: 1317.70 | |
| | North: 18891.191 | | East : 20669.878 |
| Line | Course: N 89-58-00 E | Length: 325.21 | |
| | North: 18891.380 | | East : 20995.088 |
| Line | Course: N 00-00-00 E | Length: 660.00 | |
| | North: 19551.380 | | East : 20995.088 |
| Line | Course: S 89-58-00 W | Length: 327.16 | |
| | North: 19551.190 | | East : 20667.928 |
| Line | Course: N 00-10-10 W | Length: 678.97 | |
| | North: 20230.157 | | East : 20665.920 |
| Line | Course: N 89-25-39 E | Length: 1320.90 | |
| | North: 20243.355 | | East : 21986.754 |
| Line | Course: S 00-20-18 E | Length: 2660.09 | |
| | North: 17583.312 | | East : 22002.462 |
| Line | Course: S 89-34-35 W | Length: 1328.72 | |
| | North: 17573.488 | | East : 20673.779 |

Perimeter: 8618.75 Area: 3,306,531 sq.ft. 75.91 acres

Mapcheck Closure - (Uses listed courses and chords)
Error Closure: 0.010 Course: S 20-24-52 E
Error North: -0.0089 East : 0.0033
Precision 1: 861,875.00



SAVOY, RUGGLES & BOHM, P.A.
 ENGINEERING AND SURVEYING
 924 NORTH MAIN
 WICHITA, KANSAS 67203

MEMO

Date: Tuesday, March 27, 2001

To: Ms. Vicky Huang
City of Wichita
City Hall - 7th Floor
Wichita, KS 67202

From: John D. Schmit, P.E.

Project: Brentwood South Addition
Drainage Concept

SRB Project No.: 1020P

Other Project Reference No.: _____

Description:

- Confirmation
- Transmittal
- Transmittal under separate cover by _____

Purpose:

- Approval
- Review & comment
- Use
- Other: _____
- Distribution
- Information
- Record

Enclosures/Attachments:

- Prints
- Originals
- Diskettes containing: _____
- Change Order
- Shop Drawings
- Other: _____

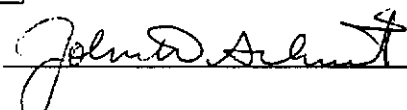
| Copies | Description |
|---------------|---|
| 2 | Brentwood South Addition Drainage Concept |
| | |
| | |
| | |

Remarks: _____

Copies to: _____
 file _____

If checked below, please:

- Acknowledge receipt of enclosures
- Return enclosures to us.

Signed 

If Enclosures are not as noted above, please inform us immediately
 Phone (316) 264-8008 Fax (316) 264-4621

STAFF REPORT
(Final Plat, Preliminary Plat Approved 3/29/01)

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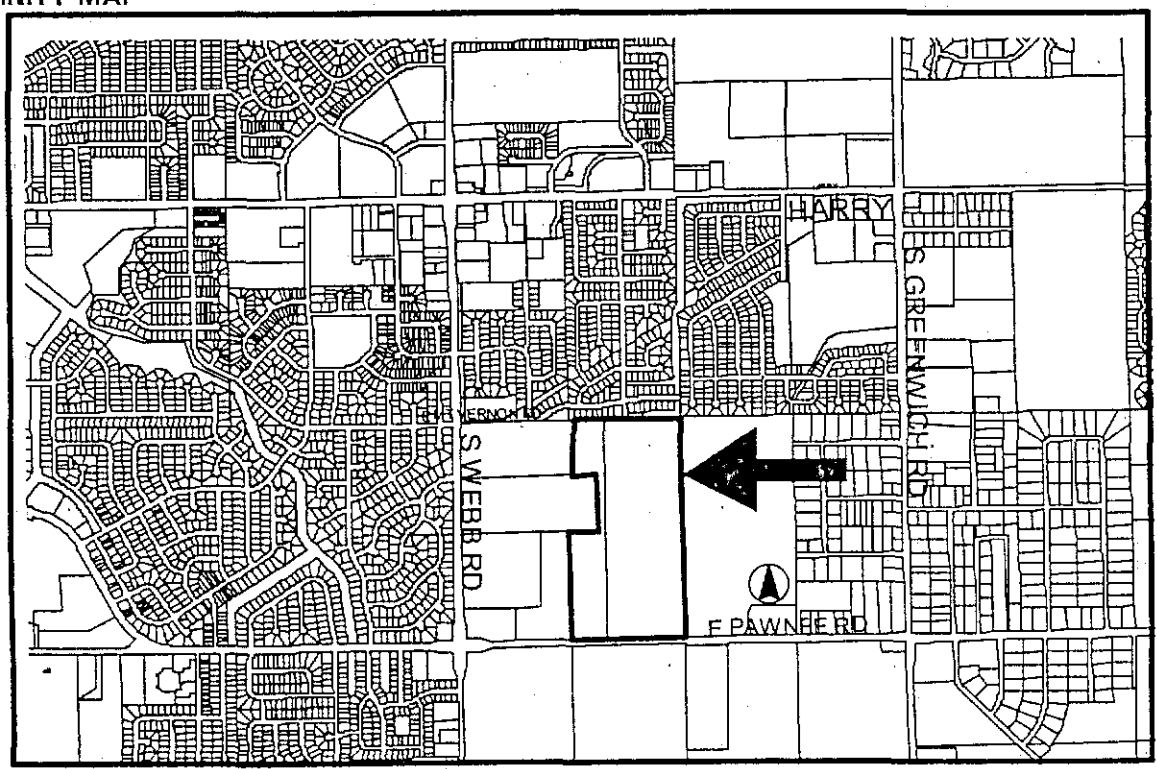
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| Industrial: | |
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PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



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STAFF COMMENTS:

- A. As this site is adjacent to Wichita's city limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the property will need to be completed. Upon annexation, the property will be zoned SF-5, Single-Family Residential and allow for the lot sizes being platted.
- B. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. This guarantee shall be with the City for service through the Four Mile Creek sanitary sewer system.
- C. The Applicant shall guarantee the extension of City water to serve the lots being platted.
- D. City Engineering needs to comment on the need for any other guarantees or easements.
- E. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering requests a drainage plan to review.
- F. County Engineering requests Applicant's comments on how traffic will be handled on Pawnee.
- G. 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 the site's south property line and driving surface for Pawnee.
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- L. Lots 4 and 5, Block 1, and Lots 2 and 3, Block 5, exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.

- M. The County Fire Department needs to comment on the plat's street names. *Kinkaid Court needs to be revised to Kinkaid Circle. Stoneybrook along the north portion of the plat needs to be revised to Clark.*
- N. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements.
- O. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- P. 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.
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- 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. *KGE has requested additional easements.*
- Z. 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.