

STAFF REPORT
(PRELIMINARY PLAT)

CASE NUMBER: SUB 2002-144 – AVALON PARK ADDITION

OWNER/APPLICANT: Charles R. and Connie L. Woodard Trusts, 4450 N. Maize Road, Maize, KS 67101; Avalon Park, L.L.C., 7916 N. 21st St., Wichita, KS 67205

SURVEYOR/ENGINEER: Professional Engineering Consultants, 303 S. Topeka, Wichita, KS 67202

LOCATION: North side of 37th St. North, East side of Tyler Road

SITE SIZE: 120 acres

NUMBER OF LOTS

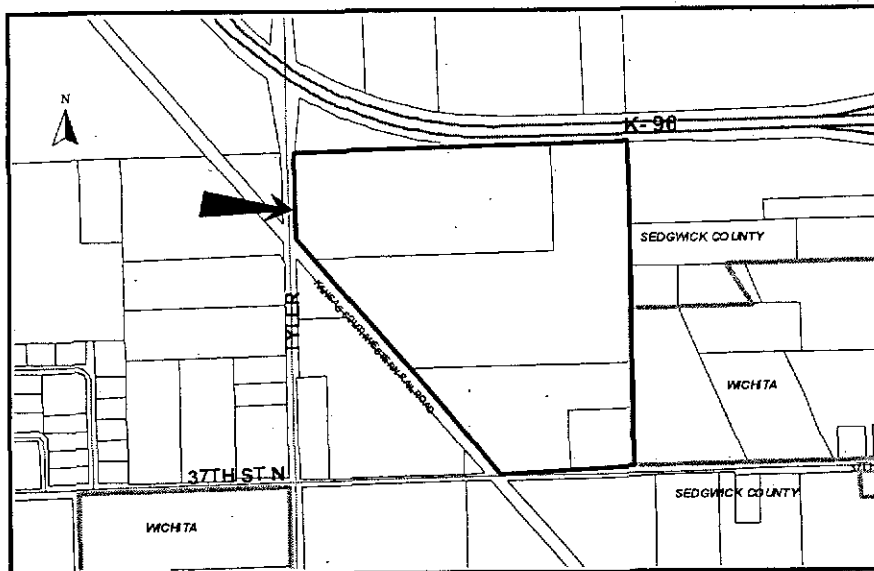
Residential:	209
Office:	
Commercial:	
Industrial:	
Total:	209

MINIMUM LOT AREA: 9,600 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential


VICINITY MAP



NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. 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 and City water to serve the lots being platted. **City Engineering** needs to comment on the need for other guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. **City/County Engineering** needs to comment on the status of the applicant's drainage plan. If any drainage will be directed onto the adjacent railroad right-of-way, a letter shall be provided from that railroad indicating their agreement to accept such drainage. **County Engineering needs to review the drainage plan.**
- E. K-96 Highway needs to be denoted along the north line of the plat.
- F. **Traffic Engineering** advises that additional right-of-way may need to be acquired by KDOT for a proposed K-96/Northwest Bypass interchange along the north property line. The lot configuration approved with this preliminary plat shall be subject to change based upon a determination by KDOT on this matter.
- G. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- H. It is recommended that Reserves B, C, and D be extended to the street by access easements or by narrow strips of Reserve between the lots to increase their accessibility and usefulness for all homeowners in the Addition.
-  I. The water line in Reserve B needs to be covered with a utility easement.
- J. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- K. Because of the landlocked nature of Reserve C being platted, a means of access shall be provided to such a Reserve.

SUB 2002-144 – Preliminary Plat of AVALON PARK ADDITION
January 16, 2003 - Page 3

- L. 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 Homeowners' Association to maintain the "parking strip" located between this site's south property line and driving surface for 37th St. North.

- M. 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 the governing body.
- N. 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.
- O. This property is within a zone identified by the City Engineers' office as likely to have groundwater at some or all times within 10 feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended, and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineers' office.
- P. The City Fire Department/GIS needs to comment on the plat's street names.
- ~~Q.~~ The applicant shall submit a copy of the instrument which establishes the pipeline right-of-way on the property, which verifies that the right-of-way shown is sufficient and that utilities may be located adjacent to and within the right-of-way. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- R. 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.
- S. 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.
- 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.

SUB 2002-144 – Preliminary Plat of AVALON PARK ADDITION
January 16, 2003 - Page 4

- 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 316-946-4556) 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 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. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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.
- BB. 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.

NOTE: This site is located in the County adjoining Wichita's city limits and a request for annexation is required. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-5, Single-Family Residential upon annexation. The site is located within the 100-year floodplain.

Planning Staff recommends approval of the plat.

STAFF COMMENTS:

- A. 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 and City water to serve the lots being platted. City Engineering needs to comment on the need for other guarantees or easements.
- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering needs to comment on the drainage plan. City Stormwater Management advises of a possible need for a FEMA Map Revision in addition to permit approval by DWR and the Corps of Engineers. County Engineering requests the grading of the north roadside ditch to allow stormwater to flow from the railroad tracks to the big slough. An error on discharge from pond 4 needs to be corrected to show 25 CFS, not 18 CFS.
- E. Traffic Engineering has requested left turn lanes on 37th St. North.
- F. The Applicant shall guarantee the paving of the proposed streets. The guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- G. The applicant shall guarantee paved access of 37th St. between the nearest paved segment and the entrance to the subdivision.
- H. It is recommended that Reserve C be extended to the street by access easements or by narrow strips of Reserve between the lots to increase their accessibility and usefulness for all homeowners in the Addition.
- I. If any of the intended recreational uses for the reserves includes a swimming pool, a site plan shall be submitted with the final plat, for review and approval by the Planning Director. The site plan shall include the information indicated in the Subdivision Regulations. Otherwise a conditional use and public hearing will be needed in the future.
- J. 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.

Drawings are
approved.
Off site E&A
required

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(FINAL PLAT, PRELIMINARY PLAT APPROVED 1/16/03)

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LOCATION: North side of 37th St. North, East side of Tyler Road

SITE SIZE: 120 acres

NUMBER OF LOTS

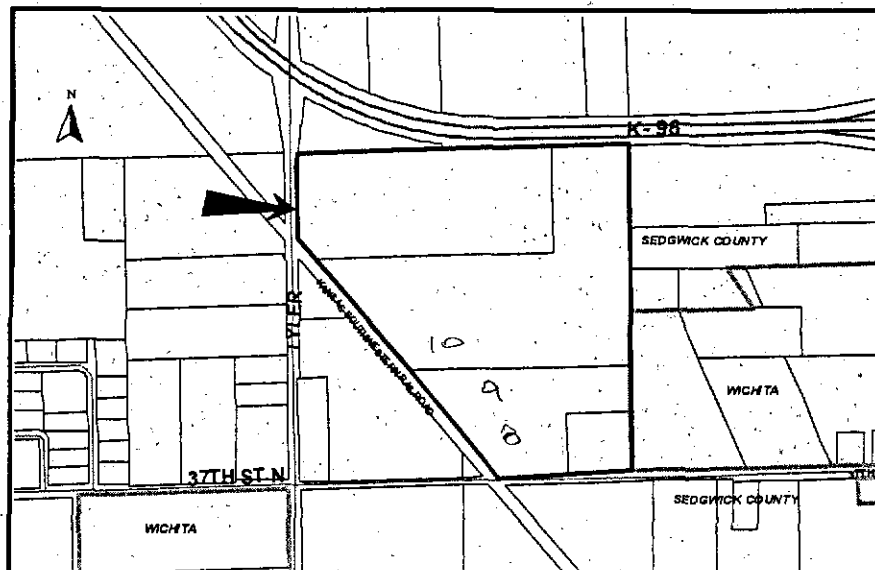
Residential:	112
Office:	
Commercial:	
Industrial:	
Total:	<u>209</u>

MINIMUM LOT AREA: 8,000 sq. ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



Huang, Vicky

From: Carrier, Christopher
Sent: Tuesday, January 14, 2003 12:00 PM
To: Huang, Vicky ; Cable, Neil
Cc: Lackey, Stephen
Subject: Subdivision Committee Meeting -1/16/03

Sensitivity: Private

Besides the comment I sent you on the Clear Creek Addition, there are concerns, which I'm sure you've heard about, with the ~~Avalon Park Addition~~ and the ~~Catamaran Cove Addition~~. Both of these are on or close to the Big Slough North channel and, not having seen the drainage plans, I am concerned as to how they plan to treat the channel and any permits they may need to have BEFORE they move dirt. DWR and Corp permits will probably be needed and they may need to do FEMW Flood Map revisions.

In addition, there is concern from the Equus Beds Ground Water Management District that stormwater going into ponds could pollute ground water. While no one has any proof that this could happen, I think all feel that it is a possibility and that best management practices should be used in the subdivisions to at least filter the runoff before it enters the lakes. WABA has a task force that is looking into this and Jay Russell and a representative from Ritche are on it. I just question if it's premature to consider approving these plats until decisions are made on using BMP's. If the low impact development methods are used, the plat would need to change to reflect bio-retention areas. This needs to be discussed at the meeting and you might want to consider postponing considering them.

Please note my new e-mail address.

Christopher M. Carrier
Storm Water Engineer
City of Wichita
ccarrier@wichita.gov

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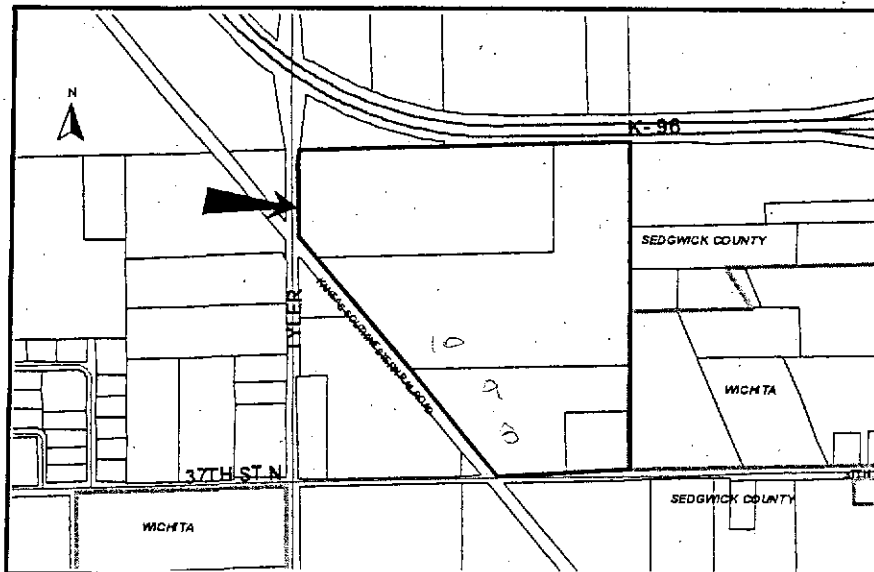
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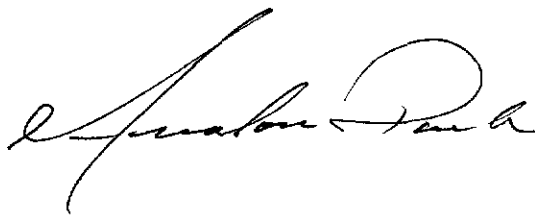
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- N. County Surveying requests that bearings be denoted on lot lines
- O. The City Fire Department/GIS needs to comment on the plat's street names. *New street names are needed.*
- P. The Applicant is reminded that a platting binder is required with 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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FINAL BOUNDARY CLOSURE FOR AVALON PARK ADDITION

PNT.#

3 North: 10019.44 East : 12652.49
Line Course: S 89°34'48" W Length: 1018.08'

524 North: 10011.98 East : 11634.43
Line Course: N 39°22'14" W Length: 1298.81'

101 North: 11016.04 East : 10810.56
Line Course: N 50°37'46" E Length: 728.44'

132 North: 11478.11 East : 11373.68
Curve Length: 36.34' Radius: 968.00'
Delta: 2°09'05" Tangent: 18.17'
Chord: 36.34' Course: S 36°09'58" E
Course In: S 52°45'29" W Course Out: N 54°54'34" E
RP North: 10892.30 East : 10603.07

138 North: 11448.77 East : 11395.13
Line Course: N 54°54'34" E Length: 64.00'

146 North: 11485.56 East : 11447.50
Line Course: N 63°56'27" E Length: 446.77'

236 North: 11681.83 East : 11848.85
Line Course: N 89°34'48" E Length: 577.02'

361 North: 11686.06 East : 12425.86
Line Course: S 68°57'41" E Length: 240.03'

395 North: 11599.89 East : 12649.89
Line Course: S 00°05'39" E Length: 1580.44'

3 North: 10019.45 East : 12652.48

Perimeter: 5989.92' Area: 2,348,438 sq. ft. 53.91 acres

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Perimeter: 5989.92' Area: 2,348,438 sq. ft. 53.91 acres



PUBLIC WORKS – ENGINEERING

FAX TRANSMITTAL

DATE: 2-24-06

FROM: Chris Carrier

TO: Marvin Schellenberg

Phone: _____

Fax: _____

SUBJ: Avalon Park Subdivision Grading

See the City's web site at www.wichita.gov

Number of pages including cover 2

City Engineer's Office
City of Wichita
455 N. Main, 7th Floor
Wichita, Kansas 67202
Office-316-268-4501
Fax-316-268-4114



Department of Public Works

February 24, 2006

Mr. Marvin Schellenberg
Avalon Park, LLC
7926 W. 21st Street
Wichita, KS 67205

RE: Avalon Park Subdivision Grading

Dear Mr. Schellenberg,

It has come to our attention that the Lots 1 – 6, Block 3, Avalon Park Addition are still in the floodplain. We have placed a hold on all building permits for these lots until FEMA removes the property out of the floodplain. There is also concern regarding the rear lot grading, as it does not meet the minimum subdivision grade requirement of one percent.

At the present time, the City has a contract for a storm water sewer project that we are preparing to close. I understand that staff had at one time proposed a change order to the project to help rectify the current plan deficiency in lot grading, but that you were unwilling to do so. Therefore, we will proceed to close the project out unless I hear differently by you within seven days.

Please feel free to contact me at 316-268-4422 or ccarrier@wichita.gov if you have any questions or concerns.

Sincerely,

Christopher M. Carrier, P.E.
Public Works Director

Cc: Jim Armour, P.E., City Engineer-----
Gary Janzen, P.E., Chief Design Engineer
Larry Schaller, P.E., Construction Engineer

Office of the Director

City Hall • Eighth Floor • 455 North Main • Wichita, Kansas 67202-1685

T 316.268.4422 F 316.337.9027

 * P.01 *
 * TRANSACTION REPORT *
 * FEB-24-2006 FRI 01:35 PM *
 * FOR: CITY OF WICHITA PW ENG 316 268 4114 *
 * DATE START RECEIVER TX TIME PAGES TYPE NOTE M# DP *
 * FEB-24 01:35 PM 67210620 20" 2 SEND OK 089 *
 * TOTAL : 20S PAGES: 2 *



PUBLIC WORKS - ENGINEERING

FAX TRANSMITTAL

DATE: 2-24-06
 FROM: Chris Carrier
 TO: Marvin Schellenberg
 Phone: _____
 Fax: _____
 SUBJ: Avalon Park Subdivision Grading

See the City's web site at www.wichita.gov

Number of pages including cover 2

AREA

T.F.

TOP OF FOUNDATION

37TH ST. NORTH

VO OR WO WAS CONSIDERED ACCEPTABLE
IF THE TOP OF FOUNDATION WAS 5' OR
LESS ABOVE THE PROPERTY LINE.

VICINITY MAP

E. of Tyler Rd.,
37th St. N.
Elev.=1333.15 N.G.V.D.
Elev.=145.75 CITY DATUM

E. of Tyler Rd.,
37th St. N.,
36'±
Elev.=1335.55 N.G.V.D.
Elev.=148.15 CITY DATUM

nd concrete headwall,
ler Rd. at 1/2 mile
roy.
Elev.=1342.03 N.G.V.D.
Elev.=154.63 CITY DATUM

MINIMUM OPENINGS

ELEVATION (N.G.V.D.)

CITY D

BLOCK 1

LOTS 1-6, 18-19	1336.0	148
LOTS 36-37, 46-52	1349.6	149
LOTS 7-17, 20-22, 33-35	1338.2	150
LOTS 38-45	1338.3	150
LOTS 23, 31-32	1339.0	151
LOTS 24-30	1339.7	152

BLOCK 2

LOTS 1-4, 10-13	1336.0	148
LOTS 5-9	1336.2	148

BLOCK 3

LOTS 1-6	1336.0	148
LOTS 7-18	1349.6	149

BLOCK 4

LOTS 4-9, 22-25	1336.0	148
LOTS 1-3, 26-28	1336.8	149
LOTS 10-21	1349.6	149

REVISED FEBRUARY 6, 2004

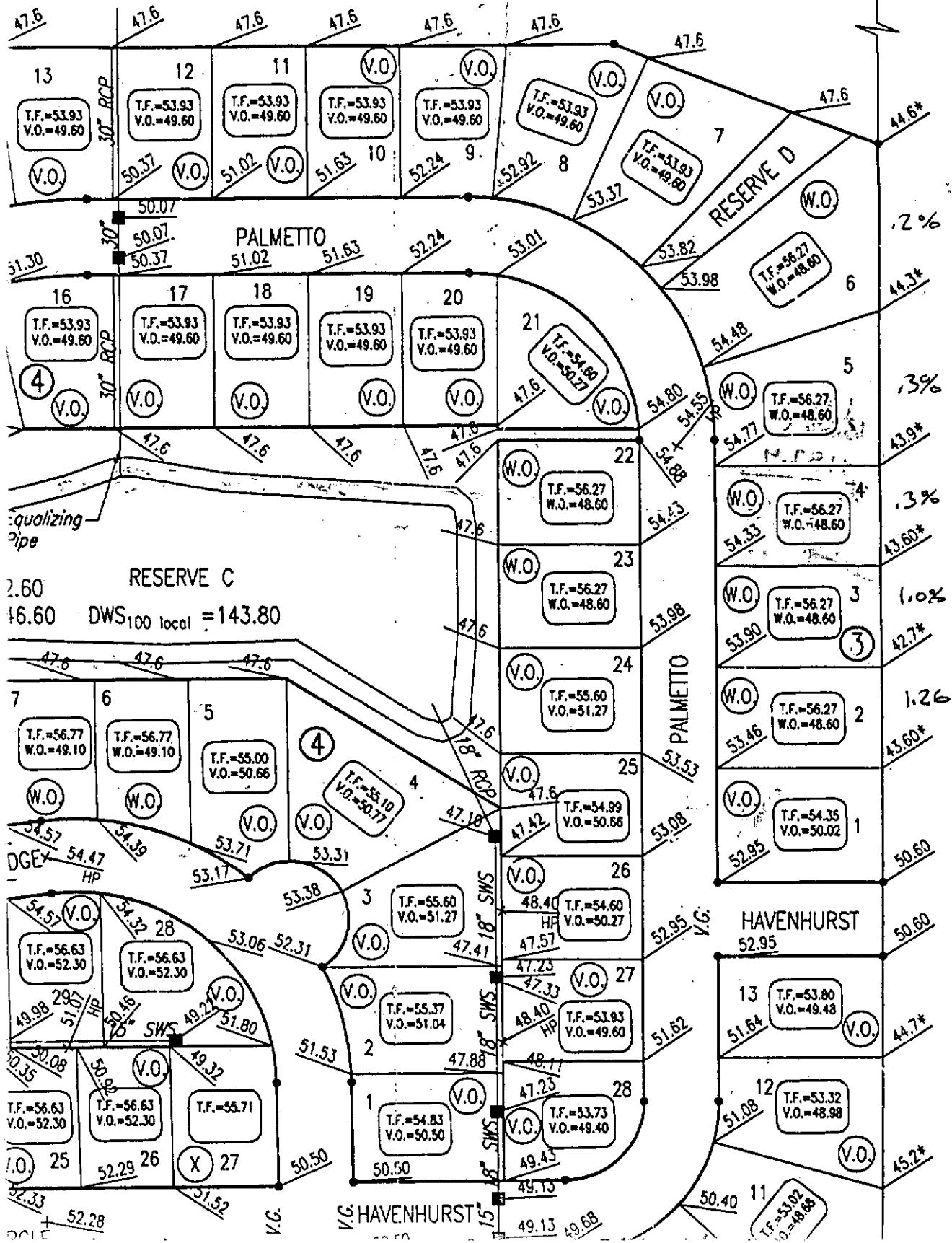
AVALON PARK

**APPROVED
DRAINAGE PLAN**

No.	Revision	By
AVALON PARK-PHASE 1		
4-CORNER LOT GRADING PLAN (FOR INFORMATION ONLY)		
JAMES L. ARMOUR, P.E.-ACTING CITY ENGINEER CITY OF WICHITA PROJECT NO. 472-83835		
Professional Engineering Consultants, P.A.		
303 S. TOPEKA • WICHITA, KANSAS 67202 316-262-2691 • FAX 316-262-3003		
Designed by	BDB, SPL	Job No. 35-03345
Drawn by	BJS	Date JUNE 2002
		Sht. 29



N.E. Corner SW 1/4, Sec. 28
 Twp. 26S, R-1-W
 Found 3/4" Rebar



T26S

BENCHMARKS:
 BM #50 - "T" P

0027-22

913-491-9333
Bob Gilbert

1130
1339.3
1187.4
151.8

SMILE
CAMP
BAR
SC DIST CORP