

Ruggles & Bohm, P.A.

Engineering, Surveying, Land Planning
 924 N. Main
 Wichita, Kansas 67203

Date: Wednesday, October 17, 2007

MEMO

To: Vicky Huang PE
COW Engineering Dept
7th Floor, City Hall

Description:

- Confirmation
- Transmittal
- Transmittal under separate cover by

From: Patrick Baer PE

Purpose:

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

Project: Drainage Report
Cambria Addition

RB Project No.: 3109E

Enclosures/Attachments:

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

Other Project Reference No.: _____

Copies	Description
1	Drainage Report

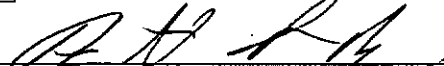
Remarks: _____

Attached is the drainage report for Cambria Addition, East of 143rd St. East and south of Harry St.
 Please contact me if you have any question or comments. Thank you Pat

Copies to: _____

If checked below, please:

- Acknowledge receipt of enclosures
- Return enclosures to us

Signed 

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2007-90 -- CAMBRIA ADDITION

OWNER/APPLICANT: LCS Enterprises, Inc., Attn: Cory M. Shackelford, President, 1418 N. Glenwood St., Wichita, KS 67230

SURVEYOR/AGENT: Ruggles & Bohm, P.A., Attn: Tom Ruggles, 924 N. Main, Wichita, KS 67203

LOCATION: East side of 143rd St. East, North of Pawnee

SITE SIZE: 46.94 acres

NUMBER OF LOTS

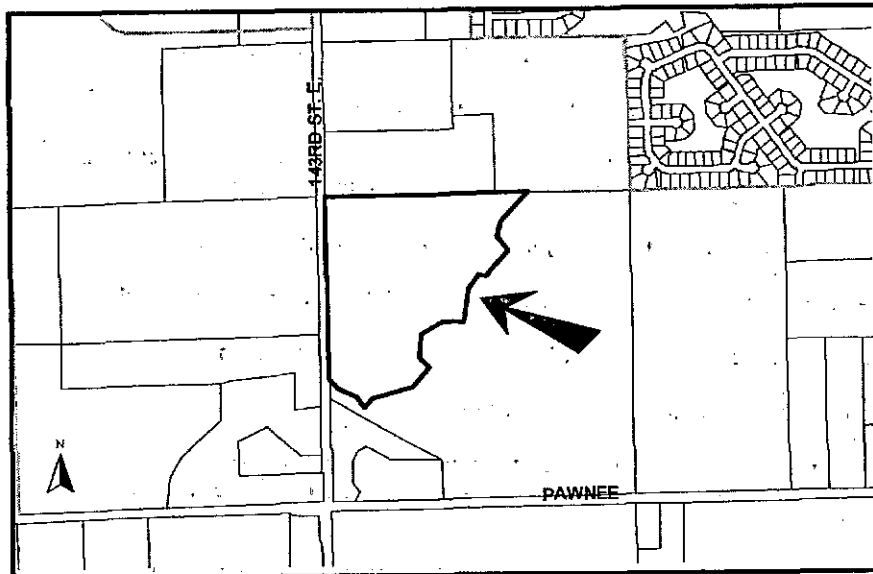
Residential:	40
Office:	
Commercial:	
Industrial:	
Total:	<u>40</u>

MINIMUM LOT AREA: 24,125 square feet

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-5, Single-Family Residential

VICINITY MAP



NOTE: This unplatted site is located in the County within three miles of Wichita's boundary. It is located in an area designated as "2030 Urban growth area" by the Wichita-Sedgwick County Comprehensive Plan. Although the property does not currently adjoin the City of Wichita, the applicant has requested annexation in order to allow for the lot sizes being platted. An island annexation will be needed or in the alternative, annexation of adjoining properties to the west is needed so that this property will be eligible for annexation.

The site is currently zoned SF-20, Single-Family Residential. The property will be converted to SF-5, Single-Family Residential upon annexation.

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. Water Utilities Department has required a petition for the 8" equivalent pipe (16" to be built) from Harry and 143rd E to south line of plat. A petition is needed for the extension of the public water distribution system to serve all lots. A petition is needed for public sewer to serve all lots and main benefit fees shall be included in that petition.
- 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 concept. County Engineering requests a drainage plan. Minimum pads are needed. Additional easements may be needed. A base flood elevation (BFE) is needed.
- E. The plat proposes complete access control along the 143rd St. East street frontage except for two street openings. Traffic Engineering has approved the access controls. The final plat shall reference the dedication of access controls in the plat's text.
- F. The plat should meet service drive code, per Sedgwick County Fire Department.
- G. The applicant shall meet with County Public Works to discuss right and left turn lanes.
- H. In the event the plat is in the County, arterial road paving fees will be needed.
- I. The owners of the reserves will bear the cost of any repair or replacement of improvements within said Reserves D and E resulting from street construction, repair, or maintenance.
- J. County Surveying advises that the sanitary sewer easement needs to be located.
- K. The center point of the temporary turnaround easement on Welsh needs to be added.
- L. The plat's text shall note the dedication of the streets to and for the use of the public.
- M. The Applicant shall guarantee the paving of the proposed streets.
- N. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Welsh at the plat's north line. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street northward.
- O. 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.
- P. The final plat tracing shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.

- Q. 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.
- R. For those reserves being platted for drainage purposes, the required covenant that 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.
- S. The Parks and Pathways Plan has indicated that a recreation corridor should be provided along the north line of this plat. The Planning Department's Land Use Division Staff instead has requested dedication of public access easements within Reserve C along the eastern boundary of the plat.
- T. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that 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.
- U. On the final plat tracing, the MAPC signature block needs to reference "M.S. Mitchell, Chair"
- V. GIS has approved the plat's street names.
- W. 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.
- X. 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.
- Y. The applicant shall install or guarantee the installation of all utilities and facilities that 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.)
- Z. The Register of Deeds requires all names to be printed beneath the signatures on the plat and any associated documents.
- AA. 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.
- BB. 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.
- CC. 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.
- DD. Perimeter closure computations shall be submitted with the final plat tracing.
- EE. Westar Energy advises that any relocation of existing utilities will be at the applicant's expense.
- FF. 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.

STAFF REPORT
(Final Plat, Preliminary Plat Approved 10/25/07)

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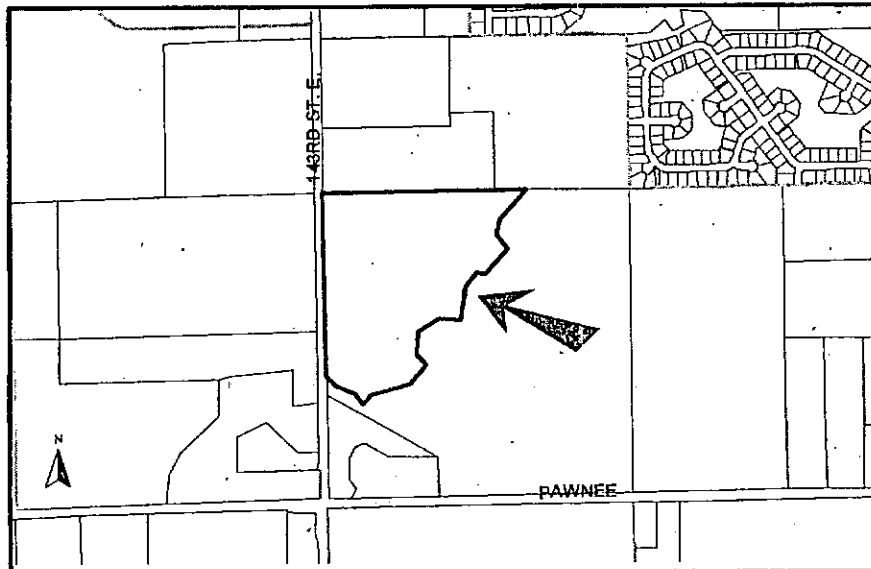
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- C. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- D. City Engineering and County Engineering have received a drainage plan.
- E. The plat proposes complete access control along the 143rd St. East street frontage except for two street openings. Traffic Engineering has approved the access controls.
- F. The plat should meet service drive code, per Sedgwick County Fire Department.
- G. The applicant shall meet with County Public Works to discuss right and left turn lanes.
- H. In the event the plat is in the County, arterial road paving fees will be needed.
- I. The plat text shall include language that the owners of the reserves will bear the cost of any repair or replacement of improvements within said Reserves D and E resulting from street construction, repair, or maintenance.
- J. County Surveying advises that a site benchmark is needed.
- K. The Applicant shall guarantee the paving of the proposed streets.
- L. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Welsh at the plat's north line.
- M. 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.
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- O. For those reserves being platted for drainage purposes, the required covenant that 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.
- P. The Subdivision Committee has approved a 30-ft contingent easement along the plat's east property line effective upon connection of an adjoining bike path.

- Q. The applicant shall submit a covenant that provides four (4) off-street parking spaces per dwelling unit on each lot that 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.
- R. GIS has approved the plat's street names.
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Ruggles & Bohm, P.A.

Engineering, Surveying, Land Planning
924 N. Main
Wichita, Kansas 67203

Date: Monday, November 19, 2007

MEMO

To: Vicky Huang PE
COW Engineering Dept
7th Floor, City Hall

Description:

- Confirmation
- Transmittal
- Transmittal under separate cover by

From: Patrick Baer PE

Purpose:

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Project: Drainage Report
Cambria Addition

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- Shop Drawings
- Other:

RB Project No.: 3109E

Other Project Reference No.: _____

Copies	Description
1	Drainage Report

Remarks: Vicky,

Attached is the revised Drainage Report for Cambria Addition, East of 143rd St. E. and south of Harry
The drainage plan has revised to take Paul Ryn's comments. Included in the revisions are: detention
ponds have been remoded to allow access to the reserve, the routing of runoff across the streets are
shown, and the north channel calculations are shown. If you have any questions, or comments
please contact me. Thank you. Pat

Copies to:

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