

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB. 2005-25 -- CASA BELLA ADDITION

OWNER/APPLICANT: Palladio Developers, Inc., Attn: Gene Vitarelli, 1822 S. Longfellow,
Wichita, KS 67207

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

LOCATION: Northwest corner of Pawnee and 127th Street East

SITE SIZE: 123.63 acres

NUMBER OF LOTS

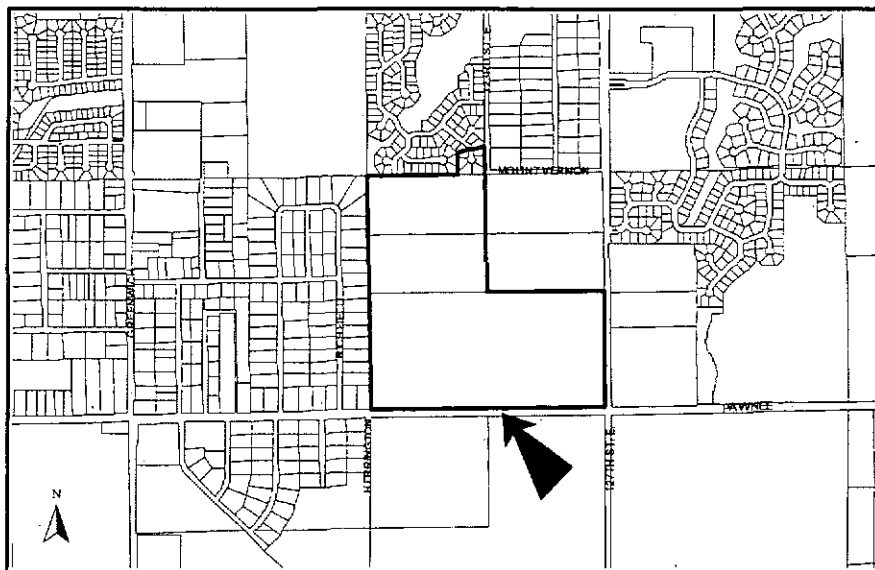
Residential:	263
Office:	
Commercial:	1
Industrial:	
Total:	264

MINIMUM LOT AREA: 7,849 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential; LC, Limited Commercial

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City.

STAFF COMMENTS:

- A. 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.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage concept. County Engineering has requested a drainage plan.
- D. County/Traffic Engineering needs to comment on the need for any improvements to perimeter streets. A petition shall be provided to the City for left and right turn lanes at Tara Falls.
- E. Traffic/County Engineering needs to comment on the access controls. The plat proposes one access opening along both Pawnee and 127th Street East for the commercial lot. Traffic Engineering has requested 350 feet of complete access control along 127th Street East from Pawnee, and 300 feet of complete access control along 127th Street East from Casa Bella.
- 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 paving guarantee shall include the installation of temporary turnarounds at the terminus of Tara Falls and Michelle 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 streets northward.
- H. 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."
- I. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- 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.
- K. For those reserves being platted for drainage purposes, the required covenant that 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.

- L. The applicant shall submit a covenant that provides for 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.
- M. The applicant is advised that on the final plat, the signature line for the Deputy within the Register of Deeds certificate needs to reference "Tonya Buckingham".
- N. GIS needs to comment on the plat's street names. Janice needs to be renamed. Casa Bella Circle abutting Lots 46 through 57, Block 2 needs to be renamed Willowgreen Court.
- O. *Janice and Michelle* need to be increased to 64-foot right-of-way.
- 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 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.)
- 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: 316-946-4556) 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 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.
- W. Perimeter closure computations shall be submitted with the final plat tracing.
- X. Recording of the plat within 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.
- Z. The applicant is reminded that a compact disc (CD) shall be submitted with the final plat tracing to the Planning Department detailing this plat in digital format in AutoCAD, or sent via e-mail to MAPD (cholloway@wichita.gov). This will be used by the City and County GIS Department.

STAFF REPORT
(Final Plat, Overall Preliminary Plat Approved 4/7/05)

CASE NUMBER: SUB 2005-25 -- CASA BELLA ADDITION

OWNER/APPLICANT: Palladio Developers, Inc., Attn: Gene Vitarelli, 1822 S. Longfellow, Wichita, KS 67207

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

LOCATION: North side of Pawnee, West of 127th St. East

SITE SIZE: 52.26 acres

NUMBER OF LOTS

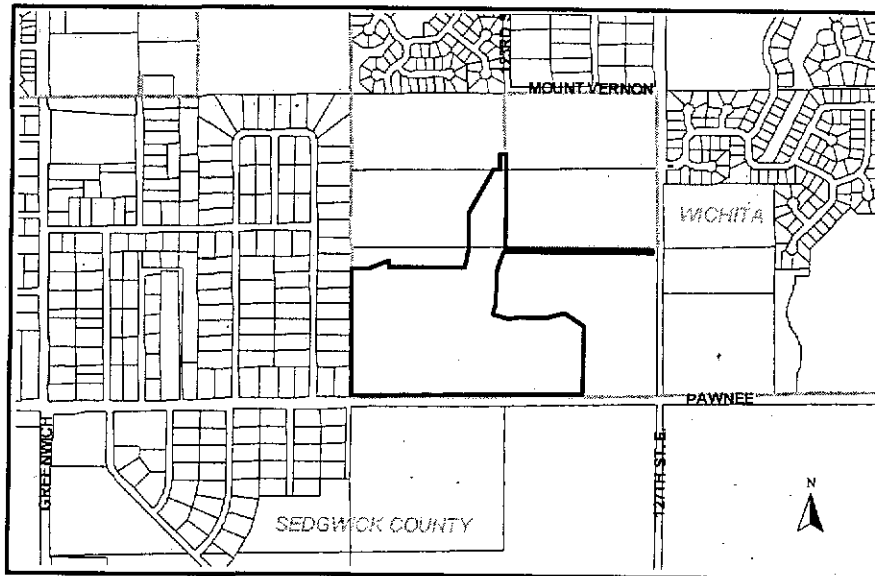
Residential:	94
Office:	
Commercial:	
Industrial:	
Total:	<u>94</u>

MINIMUM LOT AREA: 7,849 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. This final plat consists of the southwest portion of the overall preliminary plat approved for the site and represents the first phase of development. The street layout is consistent with the preliminary plat.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted.
- B. If improvements are guaranteed by petition, a notarized certificate listing the petitions shall be submitted to the Planning Department for recording.
- C. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering has requested a drainage plan.
- D. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. A petition shall be provided to the City for left and right turn lanes at Tara Falls along Pawnee.
- E. 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.
- F. 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."
- 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.
- H. The lots within Blocks 3 and 4, shall be renumbered and included within one block.
- I. The lots within Blocks 5 and 6, shall be renumbered and included within one block.
- 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 the governing body.
- 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.
- L. GIS needs to comment on the plat's street names. The street names are approved.
- M. 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.

- N. The platlor'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.
- O. 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.)
- 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: 316-946-4556) 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 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. 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.
- T. Perimeter closure computations shall be submitted with the final plat tracing.
- U. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- V. 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.
- W. 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.

RECEIVED

AUG 09 2006

CITY

August 7, 2006

Ms. Vicky Huang, P.E.
City of Wichita – 7th Floor
Engineering Department
455 N. Main
Wichita, KS 67202

Re: Tara Falls 3rd Addition Pavement project

Dear Ms. Huang,

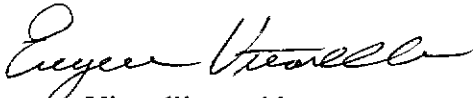
This letter is to acknowledge that the limits of the pavement project for Tara Falls 3rd Addition, Wichita, Kansas, do not extend to the south line of Tara Falls 3rd Addition (common to the north line of Casa Bella Addition), specifically the pavement on Michelle Street.

As the developer of the project, I, on behalf of Tara Development Inc., understand the section of pavement from the end of Michelle Street extending south to the south line of Tara Falls 3rd Addition, along with the necessary storm water drainage system required for this area shall be done with improvements to Michelle with the future Casa Bella Addition (or final plat of the area now governed by the Casa Bella Addition preliminary plat).

We, Tara Development, shall submit the necessary petition to cover the cost of this work when the final plat of the area adjacent to Michelle is submitted, and this requirement shall be binding on any successors in ownership of the unplatted area of the Casa Bella Addition preliminary plat, Wichita, Sedgwick County, Kansas.

Please contact me with any questions you may have.

Sincerely,



Eugenio Vitarelli, president
Tara Development Inc.