

STAFF REPORT  
(Preliminary Plat)

**CASE NUMBER:** SUB 2006-107 -- CHANTILLY PLACE ADDITION

**OWNER/APPLICANT:** Socora Land Company, Attn: Linda Graham, 727 N. Waco, Suite 400, Wichita, KS 67203

**SURVEYOR/AGENT:** Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

**LOCATION:** Southeast corner of Pawnee and Webb Road

**SITE SIZE:** 80.77 acres

**NUMBER OF LOTS**

Residential:	162
Office:	
Commercial:	2
Industrial:	
Total:	164

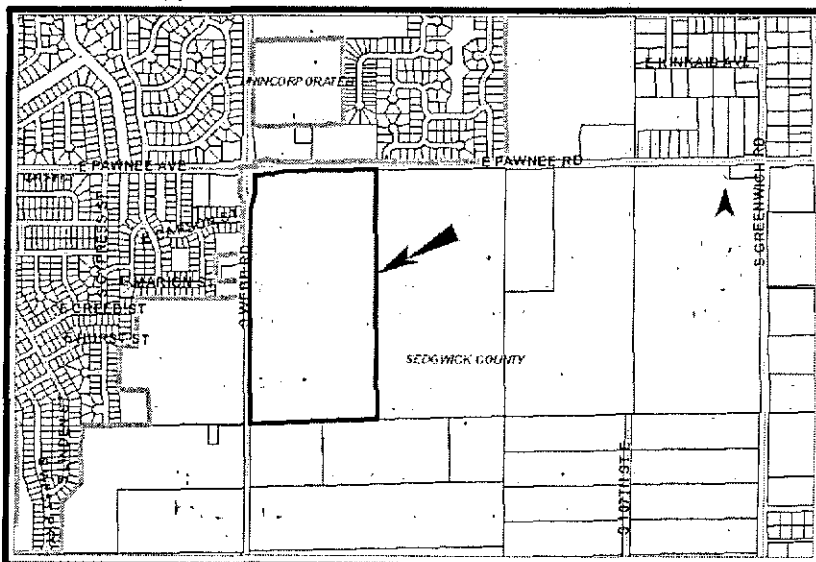
**MINIMUM LOT AREA:** 8,036 square feet

**CURRENT ZONING:** SF-20, Single-Family Residential; LC, Limited Commercial

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

*Drainage Concept OK*

**VICINITY MAP**



**NOTE:** This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and LC, Limited Commercial (Lots 1 and 2). The residential portion of 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 residential portion of 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 City water and sanitary sewer (main and lateral) to serve the lots being platted.
- 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. *Sedgwick County requests a drainage plan for review.*
- E. The City needs to annex Webb & Pawnee adjacent to plat.
- F. The northernmost Stoneybrook Ct. right-of-way needs to be corrected.
- G. The owners of the reserves shall bear the cost of any repair or replacement of improvements within reserves resulting from street construction, repair, or maintenance.
- H. **Traffic Engineering** needs to comment on the need for any improvements to perimeter streets. *Left-turn lanes are needed at the major openings to the commercial property.*
- I. **Traffic Engineering** needs to comment on the access controls. The plat proposes two street openings to Webb Road and one street opening to Pawnee. Two access openings are proposed along both Pawnee and Webb Road for the commercial property. The final plat shall reference the dedication of access controls in the plat's text. *The access controls are approved.*
- J. 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.
- K. Since Reserve D 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. The design for the pool must be submitted to **Environmental Services** for review prior to issuing a building permit for the pool.
- L. 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.
- 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.

his covenant shall also provide for the Homeowners' Association to maintain the "parking strip" located between Reserves G, H, I, J and the adjoining driving surface for the arterials.

- N. 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.
- O. 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.
- P. 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.
- Q. GIS needs to comment on the plat's street names. Revised street names are needed.
- R. The recording information for the gas pipeline easements needs denoted on the final plat.
- S. 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.
- T. The platting 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.
- U. 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.)
- V. 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.
- W. 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.
- X. 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.

SCANNED

- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within 30 days after approval by the City Council and/or County Commission.
- BB. 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.
- CC. 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.



January 29<sup>th</sup>, 2007

Vicky Huang, P.E.  
Department of Engineering  
City Hall - 7<sup>th</sup> Floor  
455 North Main  
Wichita, KS 67202

Re: **Chantilly Place Addition**

Dear Vicky:

Enclosed please find two copies of the utility plan for the above referenced project. If you have any questions, feel free to contact our office.

Sincerely,  
Baughman Company, P.A.

Trevor Wooten, I.E.

cc: file

ENGINEERING  
SURVEYING  
PLANNING  
LANDSCAPE  
ARCHITECTURE

Baughman Company, P.A.  
315 Ellis  
Wichita, Kansas 67211  
P 316-262-7271 F 316-262-0149

STAFF REPORT

(Final Plat, Overall Preliminary Plat Approved 12/14/06)

CASE NUMBER: SUB 2006-107 -- CHANTILLY PLACE ADDITION

OWNER/APPLICANT: Socora Land Company, Attn: Linda Graham, 727 N. Waco, Suite 400,  
Wichita, KS 67203

SURVEYOR/AGENT: Baughman Company, P.A., Attn: Kris Rose, 315 Ellis, Wichita, KS 67211

LOCATION: Southeast corner of Pawnee and Webb Road

SITE SIZE: 41.94 acres

NUMBER OF LOTS

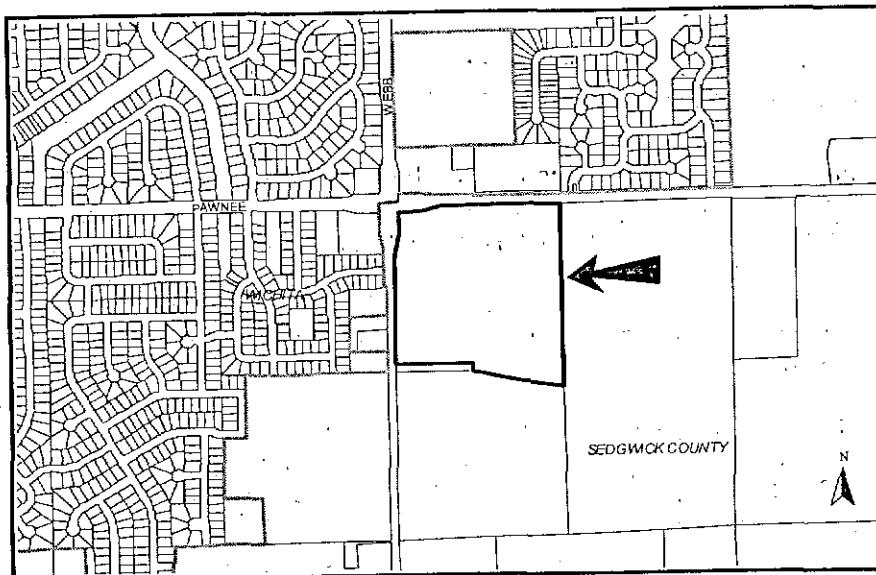
Residential:	64
Office:	
Commercial:	2
Industrial:	
Total:	<u>66</u>

MINIMUM LOT AREA: 8,036 square feet

CURRENT ZONING: SF-20, Single-Family Residential; LC, Limited Commercial

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

VICINITY MAP



**NOTE:** This site is located in the County adjoining Wichita's city limits and annexation is required. The site is currently zoned SF-20, Single-Family Residential and LC, Limited Commercial (Lots 1 and 2, Block A). The residential portion of the property will be converted to SF-5, Single-Family Residential upon annexation.

This final plat is a portion of the overall preliminary plat approved for the site and represents the first phase of development. The street layout and lot configuration is consistent with the preliminary 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 residential portion of 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 City water and sanitary sewer (main and lateral) to serve the lots being platted. The corner commercial lots need to be included in the benefit district for the water extension or else will incur in lieu of assessment fees since this site was not assessed for the water mains in Pawnee or Webb.
- 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.
- E. The plat needs to denote location dimensions for gas line easements.
- F. County Surveying advises there is a stray iron on the north line of reserve H.
- G. The City needs to annex Webb & Pawnee adjacent to plat.
- H. The plat's text shall include the language that the owners of the reserves shall bear the cost of any repair or replacement of improvements within the Reserves and resulting from street construction, repair, or maintenance.
- I. Traffic Engineering needs to comment on the need for any improvements to perimeter streets. *Left-turn lanes are needed at the major openings to the commercial property.*
- J. Traffic Engineering needs to comment on the access controls. The plat proposes two street openings to Webb Road and one street opening to Pawnee. Two access openings are proposed along both Pawnee and Webb Road for the commercial property. *The access controls are approved. The dimensions (297') for complete access control on Pawnee needs to be corrected.*
- K. 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.
- L. Since Reserve C 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. The design for the pool must be submitted to Environmental Services for review prior to issuing a building permit for the pool.

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 Homeowners' Association to maintain the "parking strip" located between Reserves F, G, H and the adjoining driving surface for the arterials.

N. 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.

O. 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.

P. 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.

Q. GIS needs to comment on the plat's street names. Street names are approved.

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 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.

T. 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.)

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.

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SUB 2006-107 -- Final Plat of CHANTILLY PLACE ADDITION  
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- X. 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.
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