

**STAFF REPORT**  
(Preliminary Plat)

**CASE NUMBER:** SUB 2005-82 -- CONQUEST NORTH SECOND ADDITION  
**OWNER/APPLICANT:** Missouri Partners, Inc., Attn: Randy Webb, 180 Mall Road, Suite 1, Hollister, MO 65672

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

**LOCATION:** West of Hillside, North side of 27th St. North

**SITE SIZE:** 15.17 acres

**NUMBER OF LOTS**

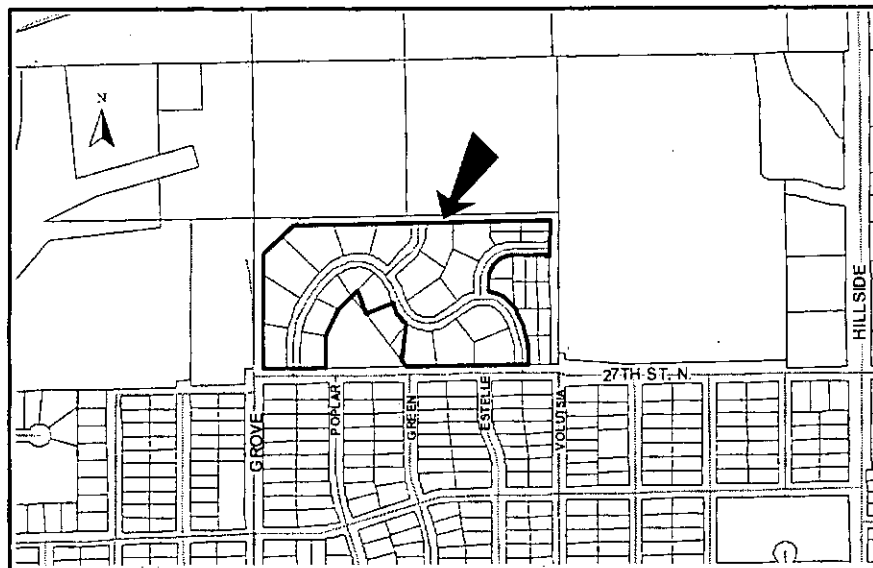
Residential:	53
Office:	
Commercial:	
Industrial:	
Total:	<u>53</u>

**MINIMUM LOT AREA:** 5,035 sq. ft.

**CURRENT ZONING:** TF-3, Two-Family Residential

**PROPOSED ZONING:** Same

**VICINITY MAP**



**NOTE:** This is a replat of a portion of the Conquest North Addition. The Conquest North Community Unit Plan (DP-24) was also approved for this site.

**STAFF COMMENTS:**

- A. The applicant shall guarantee the extension of sanitary sewer and City water to serve the lots being platted. City of Wichita Water and Sewer Department advises that since this area is not in a sewer main benefit district, any extension of laterals will require a petition for main or in the alternative, fees in lieu of assessment for main.
- B. City Engineering needs to comment on the status of the applicant's drainage concept.
- C. Traffic Engineering needs to comment on the access controls. The plat proposes complete access control along the 27th St. North frontage with two street openings. Access controls are approved. The segment of access controls along 27th St. N that was approved with Conquest North Addition needs to be labelled (e.g. "per Conquest North Addition"), to clarify these are existing access controls previously platted.
- D. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.
- E. The final plat shall state in the plat's text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- F. 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.
- G. 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.
- H. The applicant shall request a CUP adjustment.
- I. A note shall be placed on the final plat, indicating that this Addition is subject to the conditions of the Conquest North Community Unit Plan (DP-24).
- J. 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.

**SUB 2005-82 -- Preliminary Plat of CONQUEST NORTH SECOND ADDITION**  
**August 18, 2005 - Page 3**

- K. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- L. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for various lots in Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width.
- 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 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.
- 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.

SUB 2005-82 -- Preliminary Plat of CONQUEST NORTH SECOND ADDITION  
August 18, 2005 - Page 4

- 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](mailto:cholloway@wichita.gov)). Please include the name of the plat on the disc.

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(Final Plat, Preliminary Plat Approved 8/18/05)

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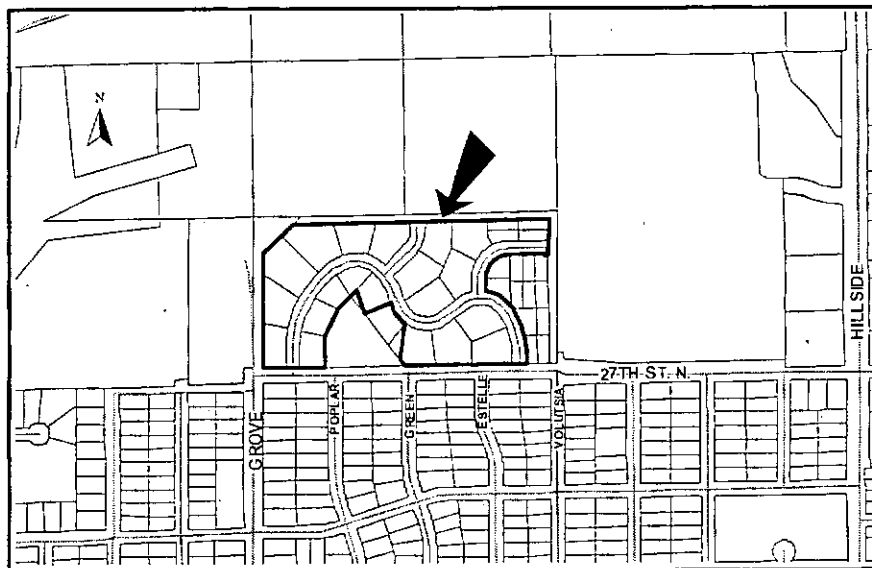
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**PROPOSED ZONING:** Same

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**STAFF COMMENTS:**

- A. City water services are available. The applicant shall guarantee the extension of sanitary sewer to serve the lots being platted. City of Wichita Water and Sewer Department advises that since this area is not in a sewer main benefit district, any extension of laterals will require a petition for main or in the alternative, fees in lieu of assessment for main.
- B. City Engineering needs to comment on the status of the applicant's drainage plan.
- C. Traffic Engineering needs to comment on the access controls. The plat proposes complete access control along the 27th St. North frontage with two street openings. Access controls are approved.
- D. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes and shall state which specific lots are to be accessed by the reserve.
- E. 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.
- F. 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.
- G. The applicant shall request a CUP adjustment.
- H. 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.
- I. A CUP Certificate shall be submitted to MAPD prior to City Council consideration, identifying the approved CUP and its special conditions for development on this property.
- J. Approval of this plat will require a waiver of the lot depth to width ratio of the Subdivision Regulations for various lots in Block 1. The Subdivision Regulations state that the maximum depth of all residential lots shall not exceed 2.5 times the width. This modification has been approved.
- K. 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.

- L. The plat shall denote reference to a quarter section.
- M. 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.
- N. 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.)
- O. 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.
- P. 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.
- Q. 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.
- R. 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.
- S. Perimeter closure computations shall be submitted with the final plat tracing.
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- U. 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.
- V. 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.

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(Final Plat, Deferred 9/15/05, Preliminary Plat Approved 8/18/05)

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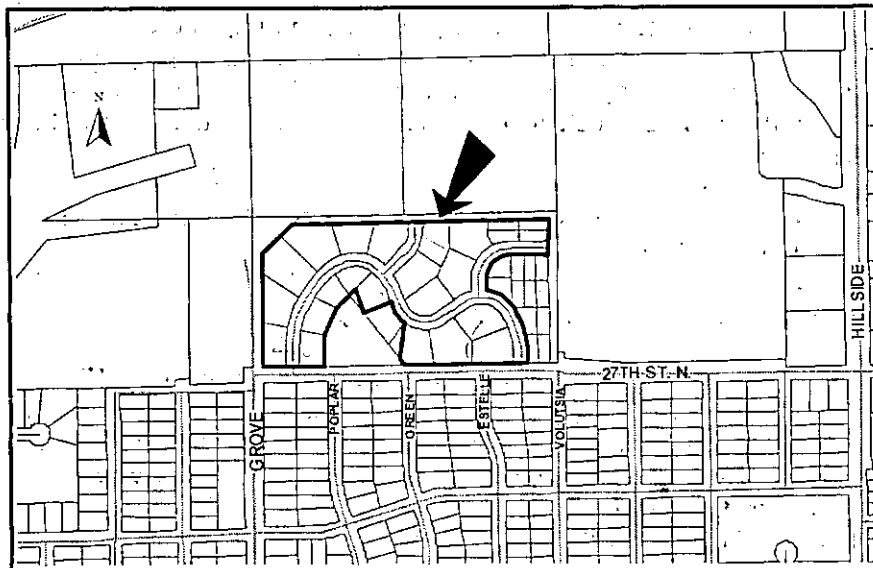
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- B. City Engineering needs to comment on the status of the applicant's drainage plan. The drainage plan is approved.
- C. Traffic Engineering needs to comment on the access controls. The plat proposes complete access control along the 27th St. North frontage with two street openings. Access controls are approved.
- D. In accordance with the Subdivision Regulations, the private street shall be platted as a Reserve.
- E. A covenant shall be submitted regarding the private street, which sets forth ownership and maintenance responsibilities. The plat's text shall reference the platting of the reserve for private street purposes.
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- H. Because of the landlocked nature of Reserves A and B being platted, a means of access for maintenance shall be provided.
- I. The applicant shall request a CUP adjustment.
- J. 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.
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## **Lindebak, Scott**

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**From:** Lindebak, Scott  
**Sent:** Wednesday, August 17, 2005 11:05 AM  
**To:** 'cbohm@rbkansas.com'  
**Cc:** Huang, Vicky  
**Subject:** Drainage Concept - Conquest North Second Addition

**Sensitivity:** Private

Chris:

The drainage concept for Conquest North Second Addition is approved as shown. However, the drainage plan will need to include offsite drainage conditions from the north and east to establish 100-year water surface elevations in the drainage dedication. The elevations calculated in the model will be used to set minimum pad elevations for the lots. Please let me know if you have any questions. Thanks.

Scott C. Lindebak, P.E. & CFM  
268-4624



# Ruggles & Bohm, P.A

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

Date: Monday, January 30, 2006

## MEMO

To: Scott Lindebak  
7th Floor Engineering  
455 N. Main  
Wichita Ks 67202

### Description:

- Confirmation
- Transmittal
- Transmittal under separate cover by

From: Eric Glover

### Purpose:

- Approval
- Review & comment
- Use
- Other: \_\_\_\_\_
- Distribution
- Information
- Record

Project: Conquest North ZND

### Enclosures/Attachments:

- Prints
- Originals
- Diskettes containing: \_\_\_\_\_
- Other: \_\_\_\_\_
- Change Order
- Shop Drawings

RB Project No.: \_\_\_\_\_

Other Project Reference No.: \_\_\_\_\_

Copies	Description
1	Drainage Report

Remarks: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Copies to: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- If checked below, please:
- Acknowledge receipt of enclosures
  - Return enclosures to us.

Signed Eric J Glover