

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2004-97 -- THE FAIRMONT THIRD ADDITION

OWNER/APPLICANT: Fairmont, LLC, Attn: Rob. Ramseyer, 8100 E. 22nd St. N., # 1000,
Wichita, KS 67226-2310

SURVEYOR/ENGINEER: Baughman Company, P.A., 315 Ellis, Wichita, KS 67211

LOCATION: West side of 127th St. East, North of 21st St. North

SITE SIZE: 13.71 acres

NUMBER OF LOTS

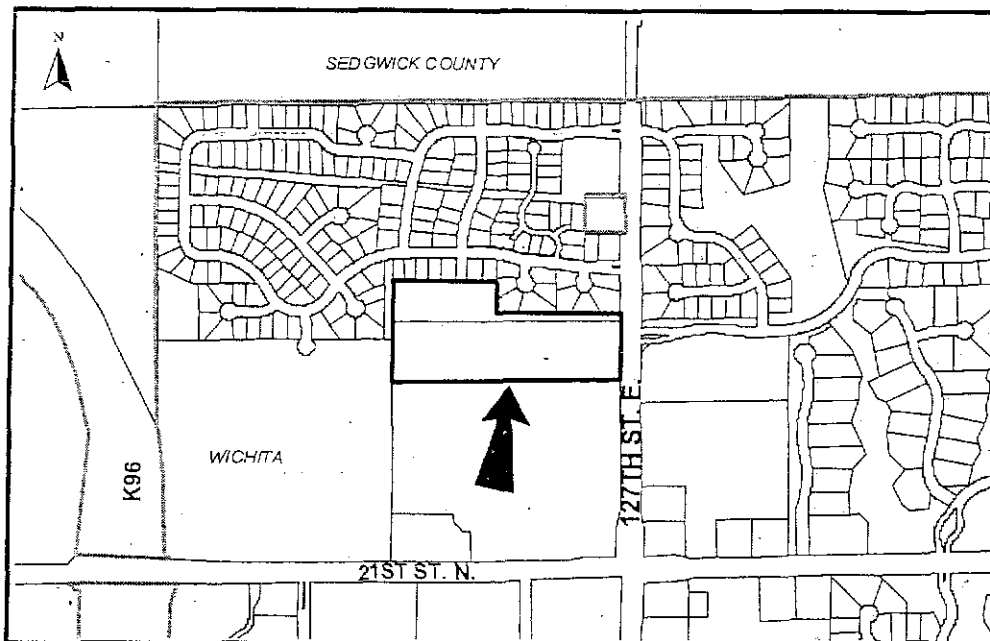
Residential:	43
Office:	
Commercial:	
Industrial:	
Total:	<u>43</u>

MINIMUM LOT AREA: 6,720 sq. ft.

CURRENT ZONING: MF-18, Multi-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is a replat of the Fairmont Second Addition.

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 Engineering needs to comment on the status of the applicant's drainage concept.
- D. A petition for a left turn lane was provided with Fairmont 2nd Addition. A new guarantee shall be provided.
- E. Since this plat proposes the platting of narrow street right-of-way with adjacent "15-foot street drainage and utility easements", a restrictive covenant shall be submitted which calls out restrictions for lot-owner use of these easements. Retaining walls and change of grade shall be prohibited within these easements as well as fences, earth berms and mass plantings.
- F. The final plat shall state in the platting text the purposes of the proposed reserves as well as the ownership and maintenance responsibilities.
- 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 Applicant shall guarantee the paving of the proposed streets.
- I. 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.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-ft and 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.
- 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. GIS needs to comment on the plat's street names. Woodridge needs to be renamed as "Woodridge Cir" south of the intersection with Woodridge Ct. "E 127th Ct" needs to be renamed as "N 127th Ct E".

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- M. The platlor's text on the final plat shall reference the pedestrian easement within Reserve C as being dedicated to the public and state that fences, barriers or other man-made obstructions are not permitted within the easement.
- N. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.
- O. 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.
- P. 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.)
- Q. 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.
- R. 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.
- S. 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.
- T. 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.
- U. Perimeter closure computations shall be submitted with the final plat tracing.
- V. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- W. 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.
- X. 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.

STAFF REPORT

(Final Plat, Preliminary Plat Approved 8/12/04)

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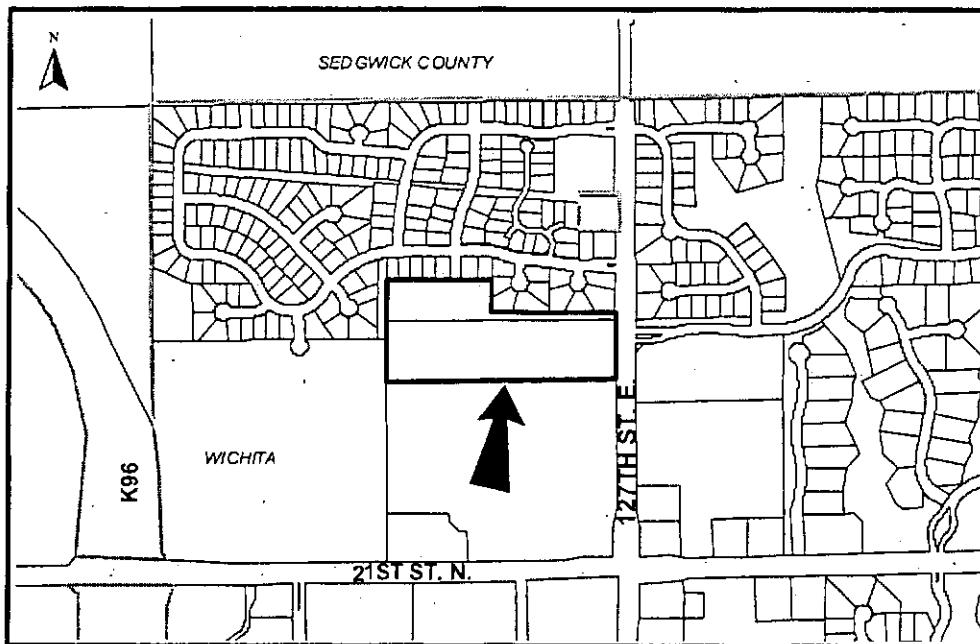
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- G. The Applicant shall guarantee the paving of the proposed streets.
- H. City Fire Department requests a 20-ft roadway for ingress and 29-ft roadway for egress at the 127th Ct entrance.
- I. For those reserves being platted for drainage purposes, 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.
- J. The applicant shall submit a covenant which provides for four (4) off-street parking spaces per dwelling unit on each lot which abuts a 32-ft and 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.
- K. GIS needs to comment on the plat's street names. The street names are approved.
- L. A site benchmark is needed.
- M. The applicant shall submit a copy of the instrument which establishes the pipeline easements on the property, which verifies that the easements shown are sufficient and that utilities may be located adjacent to and within the easements. Any relocation, lowering or encasement of the pipeline, required by this development, will not be at the expense of the City.

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- 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.
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CLOSURE

CLOSURE - THE FAIRMONT 3RD

PT 01	North: 24235.0112	East : 30336.2185
Line	Course: S 00-37-59 E	Length: 380.0000
PT 02	North: 23855.0344	East : 30340.4170
Line	Course: S 89-13-23 W	Length: 1336.2900
PT 03	North: 23836.9146	East : 29004.2499
Line	Course: N 00-35-35 W	Length: 570.0000
PT 04	North: 24406.8840	East : 28998.3501
Line	Course: N 89-13-23 E	Length: 590.8900
PT 05	North: 24414.8964	East : 29589.1857
Line	Course: S 00-37-59 E	Length: 190.0000
PT 06	North: 24224.9080	East : 29591.2850
Line	Course: N 89-13-23 E	Length: 745.0000
PT 01	North: 24235.0101	East : 30336.2165