

SCANNED
SCANNED

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2000-85 -- THE FAIRMONT ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Building 100, Wichita, KS 67226

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

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

SITE SIZE: 86.15 Acres

NUMBER OF LOTS

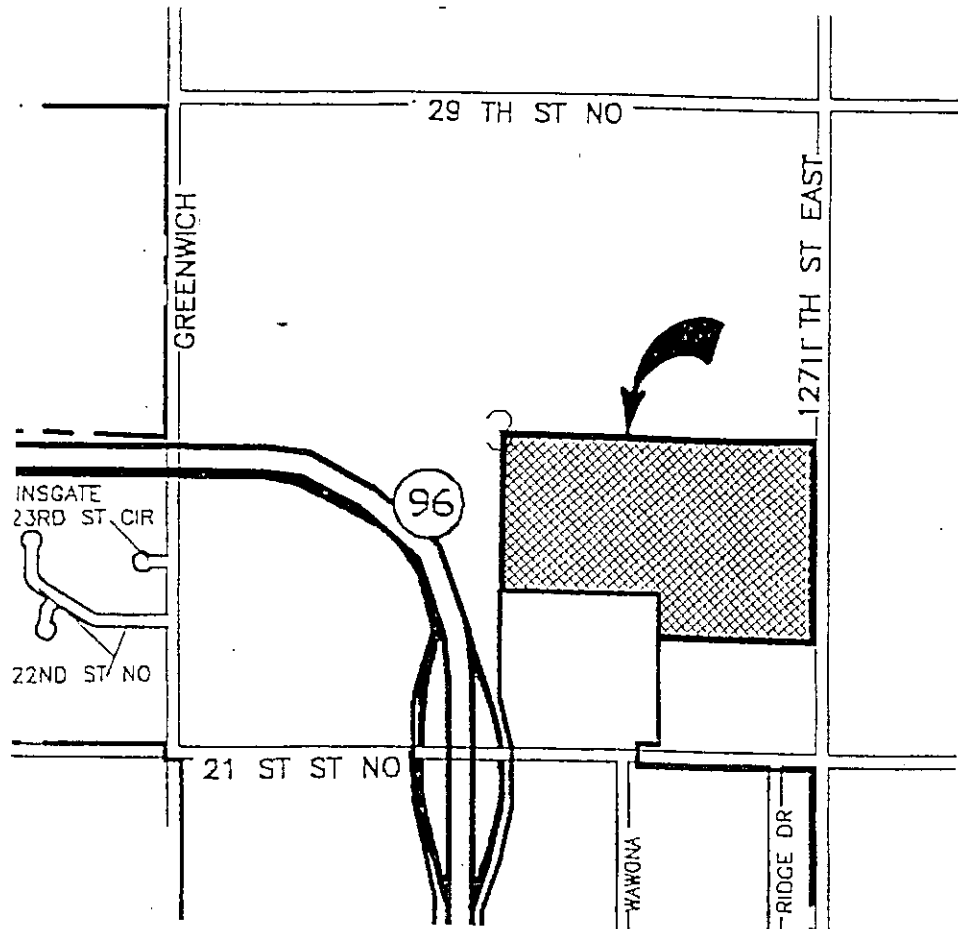
Residential:	245
Office:	
Commercial:	
Industrial:	
Total:	245

MINIMUM LOT AREA: 7,085 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-6, Single-Family Residential upon annexation.

Due to the proposed large-scale single-family development, MAPD recommends a redesign incorporating a collector street with no direct access to the residential lots, with stub connections provided to the north and west.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes 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. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering needs a drainage plan for review which should coordinate with adjoining properties (Messiah Baptist Church and Church of the Magdalen plats). There appears to be terraces or drop structures on the site. The Applicant shall coordinate the removal or modification of terraces with NRCS (721-6127).
- E. Traffic Engineering needs to comment on the need for access controls. Complete access control should be dedicated along the plat's frontage to 127th St. East. The final plat shall reference the access controls in the plat's text.
- F. City Fire Department needs to comment on the plat's street names.
- G. The Subdivision Regulations prohibit the platting of double frontage lots for single-family dwellings, unless abutting an arterial. The lot configuration should be revised to eliminate Block J.
- H. A street stub should be platted along the west line for increased mobility when development occurs in this location.
- I. 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.
- J. The Subdivision Regulations discourage the inclusion of pipeline easements within the perimeter of urban scale lots. It is recommended that the pipeline easement be included within a Reserve.
- K. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.

- L. 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.
- M. The required 15-ft street drainage and utility easement adjoining the narrow street right-of-way needs to be labeled.
- N. Various lots in this plat exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification will need to be approved.
- O. County Engineering needs to comment on the need for improvements to 127th St. East. A petition is required to guarantee improvements to 127th St. East to the north line of the plat. Project estimate shall include costs for relocation of pipeline if required and parallel pipeline(s) in road right-of-way.
- P. The applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- Q. 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-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. An off-site cul-de-sac dedication shall be provided by separate instrument for the terminus of Boxthorn Court.
- S. 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 Reserve B and the driving surface for 127th St. East.
- T. 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.
- U. Due to the landlocked nature of Reserve F being platted in the southwest corner of the plat, a means of access shall be provided to this Reserve.
- V. 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.
- W. 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.

- X. 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.)
- Y. 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.
- Z. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- AA. 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.
- BB. 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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.
- FF. 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 10/13/00)

CASE NUMBER: SUB 2000-85 -- THE FAIRMONT ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Building 100, Wichita, KS 67226

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

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SITE SIZE: 86.15 Acres

NUMBER OF LOTS

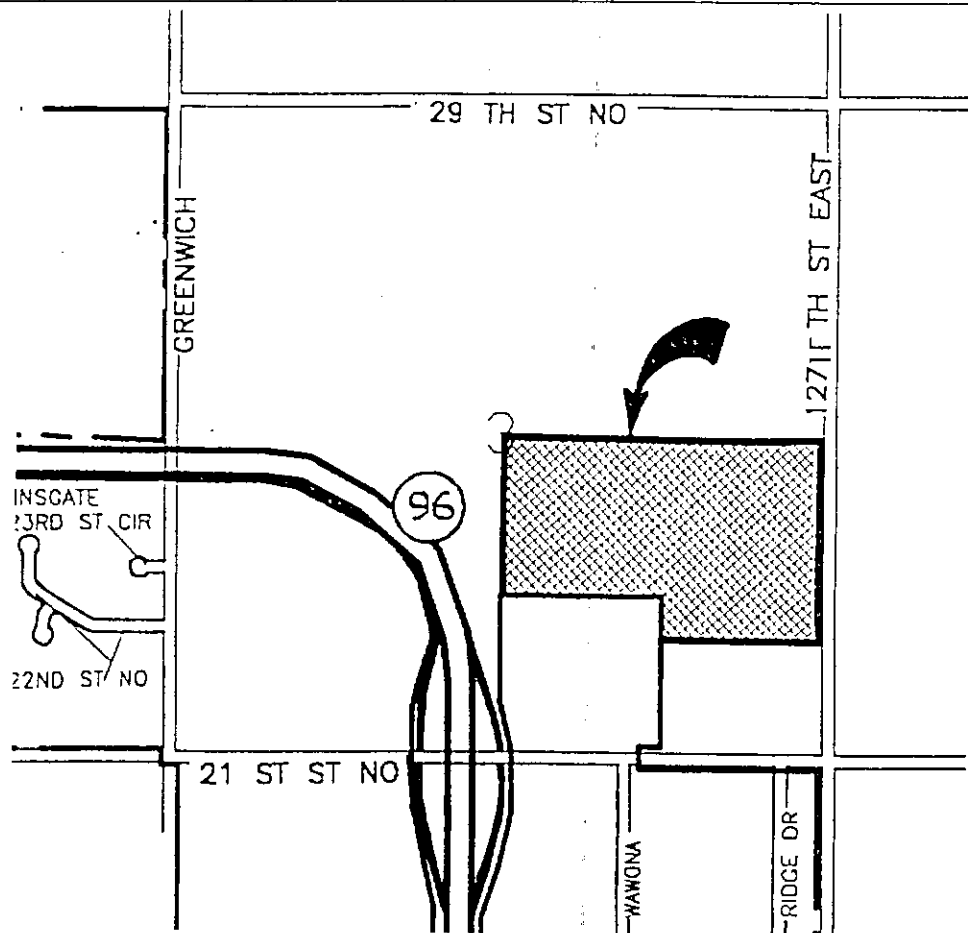
Residential:	242
Office:	
Commercial:	
Industrial:	
Total:	242

MINIMUM LOT AREA: 7,085 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



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Note: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-6, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the Applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes 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. The Applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering needs a drainage plan for review. City Engineering has approved the drainage plan. A guarantee is required for improvements. Off-site drainage easements will be needed.
- E. City Fire Department needs to comment on the plat's street names. The street names shall be revised in accordance with Fire Department's request.
- F. The Subdivision Regulations prohibit the platting of double frontage lots for single-family dwellings, unless abutting an arterial. The Subdivision Committee has granted a waiver for this requirement for Block J, conditioned upon the Applicant platting a 5-ft reserve along Boxthorn and Garrett.

As requested, the final plat includes a Reserve.

- G. 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.
- H. The Subdivision Regulations discourage the inclusion of pipeline easements within the perimeter of urban scale lots. The Subdivision Committee has required that the pipeline easement be included within a Reserve.

The final plat has indicated the pipeline easement located within Reserves.

- I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- J. 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.
- K. Various lots in this plat exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification has been approved by the Subdivision Committee.

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L. County Engineering needs to comment on the need for improvements to 127th St. East. A petition is required to guarantee improvements to 127th St. East to the north line of the plat. Project estimate shall include costs for relocation of pipeline if required and parallel pipeline(s) in road right-of-way.

M. The Applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets. A 66-ft wide collector street shall be included on the final plat.

The final plat has included the requested collector street.

N. 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-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.

O. An off-site cul-de-sac dedication shall be provided by separate instrument for the terminus of Boxthorn Court.

P. 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 Reserve B and the driving surface for 127th St. East.

Q. 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.

R. Due to the landlocked nature of Reserve F being platted in the southwest corner of the plat, a means of access shall be provided to this Reserve.

The final plat includes a pedestrian access easement.

S. The signature line for the County Clerk needs to be revised to reference "Don Brace".

T. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".

U. The plattor's text should be revised to state that the pedestrian access easement to Reserve M should be for "public access purposes".

V. The blocks will need to be redesignated as two blocks are labeled "E".

W. The plattor'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.

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- X. 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.)
- Y. 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.
- Z. 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 316-729-0102) prior to development of the plat so that the type of delivery, and the tentative mailbox locations can be determined.
- AA. 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.
- BB. 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.
- CC. Perimeter closure computations shall be submitted with the final plat tracing.
- DD. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- EE. 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. Southwestern Bell and KGE have requested additional easements.
- FF. 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, Deferred 12/14/00, Preliminary Plat Approved 10/13/00)

CASE NUMBER: SUB 2000-85 -- THE FAIRMONT ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Building 100, Wichita, KS 67226

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

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

SITE SIZE: 86.15 Acres

NUMBER OF LOTS

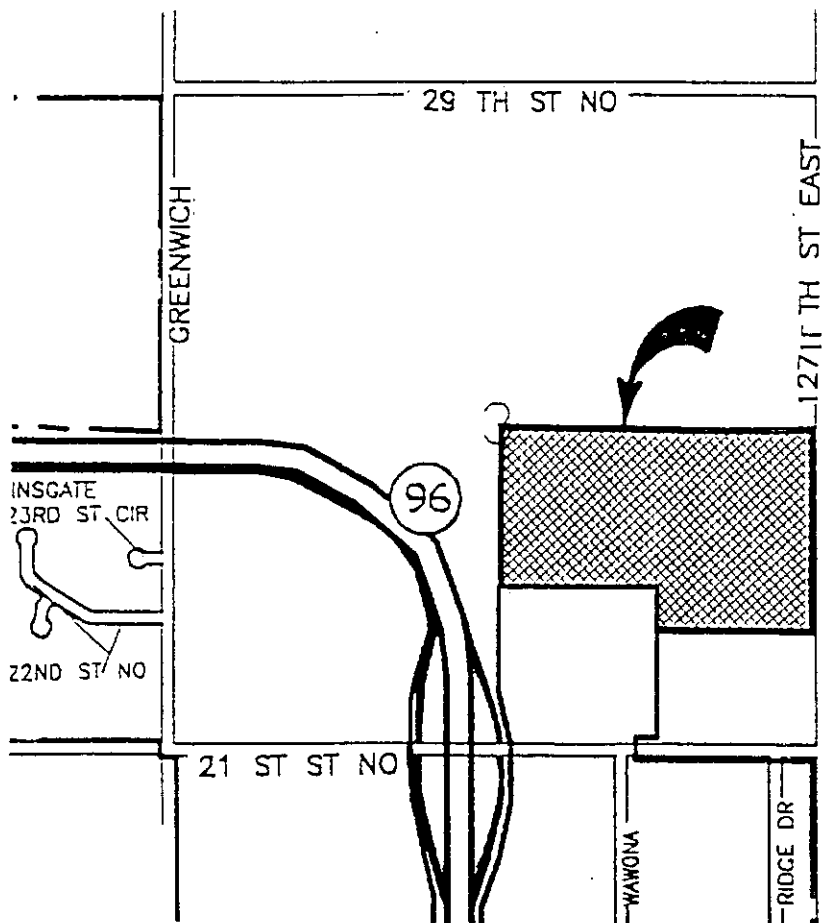
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Office:	
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Industrial:	
Total:	242

MINIMUM LOT AREA: 7,085 Sq. Ft.

CURRENT ZONING: SF-20, Single-Family Residential

PROPOSED ZONING: SF-6, Single-Family Residential

VICINITY MAP



Note: This site is located in the County adjoining Wichita's city limits and a request for annexation shall be submitted. The site is currently zoned SF-20, Single-Family residential and will be converted to SF-6, Single-Family Residential upon annexation.

STAFF COMMENTS:

- A. As this site is adjacent to Wichita's City limits, the applicant shall submit a request for annexation. Prior to this plat being scheduled for City Council review, annexation of the site will need to be completed. Upon annexation, the property will be zoned SF-6, Single-Family Residential and thereby permit the lot sizes 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. The applicant shall guarantee the extension of City water and sanitary sewer to serve the lots being platted.
- D. City/County Engineering needs to comment on the status of the applicant's drainage plan. County Engineering needs a drainage plan for review. City Engineering has approved the drainage plan. A guarantee is required for improvements. Off-site drainage easements will be needed.
- E. City Fire Department needs to comment on the plat's street names. The street names shall be revised in accordance with Fire Department's request.
- F. 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.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- H. 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.
- I. Various lots in this plat exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification has been approved by the Subdivision Committee.
- J. County Engineering needs to comment on the need for improvements to 127th St. East. County Engineering requires a petition to guarantee paving improvements to 127th St. East from the nearest paved segment to the southernmost entrance to the plat. Project estimate shall include costs for relocation of pipeline if required and parallel pipeline(s) in road right-of-way.
- K. The applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

- L. 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-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. An off-site cul-de-sac dedication shall be provided by separate instrument for the terminus of Boxthorn Court.
- N. 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 Reserve B and the driving surface for 127th St. East.
- O. 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.
- P. The pedestrian access and drainage easement being platted in the southwest corner of the plat to Reserve M, should be relabeled as a maintenance and drainage easement and referenced in the plattor's text.
- Q. The signature line for the County Clerk needs to be revised to reference "Don Brace".
- R. The signature line for the MAPC Chairman needs to be revised to reference "Christopher S. Carraher".
- S. The blocks will need to be redesignated as two blocks are labeled "E".
- T. The plattor'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.
- U. 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.)
- 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 316-729-0102) 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.
- Y. 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.
- Z. Perimeter closure computations shall be submitted with the final plat tracing.
- AA. Recording of the plat within thirty (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. KGE has requested additional easements.
- CC. 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.
- DD. Traffic Engineering has requested that Reserve D be increased at the intersection of Boxthorn and Davin Lane to allow for sufficient site distance.

STAFF REPORT

(Revised Preliminary, Final Plat Approved 1/25/01, Deferred 12/14/00, Preliminary Plat Approved 10/13/00)

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OWNER/APPLICANT: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Building 1000, Wichita, KS 67226

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

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

SITE SIZE: 71.39 Acres

NUMBER OF LOTS

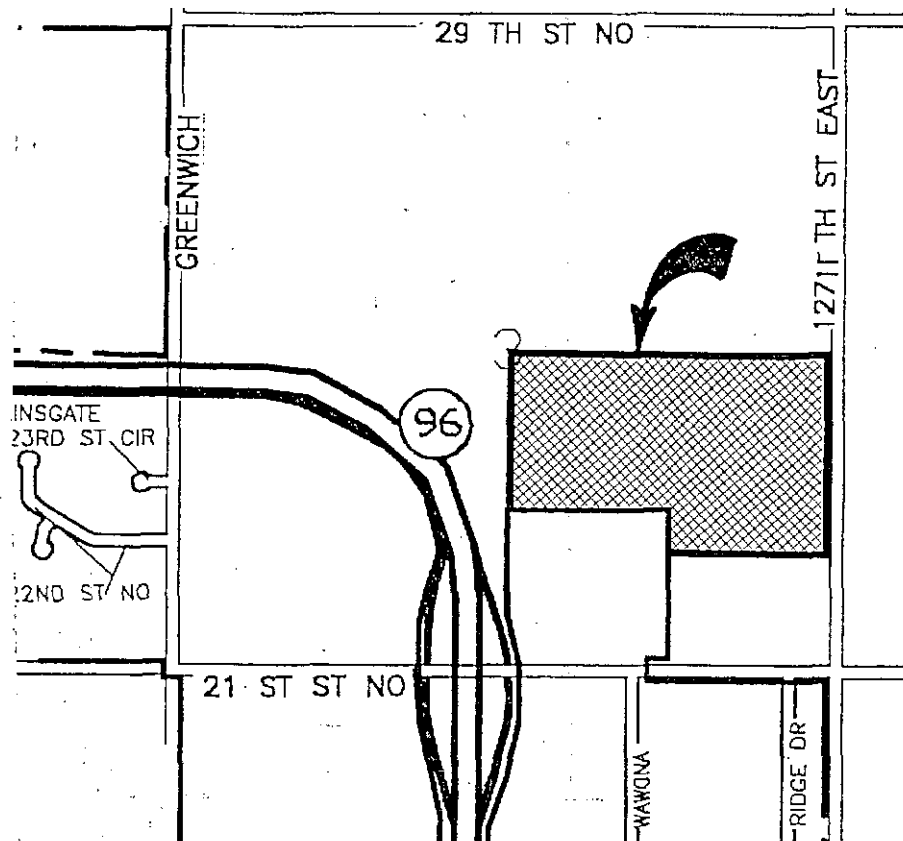
Residential:	192
Office:	
Commercial:	
Industrial:	
Total:	192

MINIMUM LOT AREA: 6,648 Sq. Ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This site is was recently annexed into the City.

This revised preliminary plat has reduced the size of the site by 15 acres and currently consists of 50 fewer lots.

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of City water and sanitary sewer 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 needs a drainage plan for review. City Engineering has approved the drainage plan. A guarantee is required for improvements. Off-site drainage easements will be needed.
- D. City Fire Department/GIS needs to comment on the plat's street names. GIS has requested that the stub to the south be named Wawona. Davin Lane shall be renamed Davin Cir for the segment extending beyond the second cul-de-sac. The two cul-de-sacs extending from Davin Lane should be named Davin Court.
- E. MAPD and Traffic Engineering request the widening of Boxthorn to 66 feet to conform with the collector street standards.
- F. 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.
- G. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
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- J. County Engineering needs to comment on the need for improvements to 127th St. East. County Engineering requires a petition to guarantee paving improvements to 127th St. East from the nearest paved segment and the southernmost entrance to the plat. Project estimate shall include costs for relocation of pipeline if required and parallel pipeline(s) in road right-of-way.
- K. The Applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.

SUB 2000-85 – Revised Preliminary Plat of THE FAIRMONT ADDITION
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- L. 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-foot or 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. 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 Reserve B and the driving surface for 127th St. East.
- N. 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.
- O. Reserve F shall be labeled.
- P. A guarantee shall be submitted assuring the construction of an all-weather roadway surface for the emergency access easement. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per County Fire Department standards.
- Q. On the final plat, The maintenance and drainage easement being platted in the southwest corner of the plat to Reserve M, should be referenced in the plat's text.
- R. On the final plat, the MAPC signature block needs to reference "J.D. Michaelis, Chair".
- 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 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.)
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- BB. 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, Revised Preliminary Approved 11/1/01)

CASE NUMBER: SUB 2000-85 – THE FAIRMONT ADDITION

OWNER/APPLICANT: Ritchie Associates, Inc., Attn: Rob Ramseyer, 8100 E. 22nd St. North, Building 1000, Wichita, KS 67226

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

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

SITE SIZE: 71.39 Acres

NUMBER OF LOTS

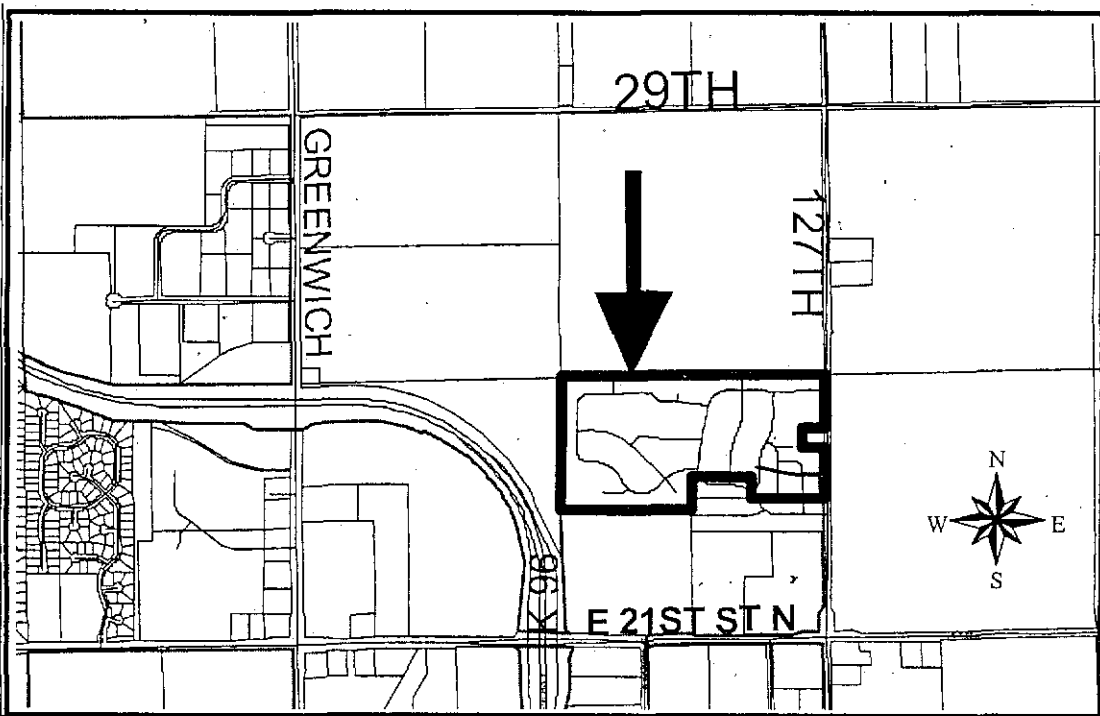
Residential:	192
Office:	
Commercial:	
Industrial:	
Total:	<u>192</u>

MINIMUM LOT AREA: 6,648 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



SUB 2000-85 – Final Plat of THE FAIRMONT ADDITION
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Note: This site was recently annexed into the City.

STAFF COMMENTS:

- A. The Applicant shall guarantee the extension of City water and sanitary sewer 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 needs a drainage plan for review. City Engineering has approved the drainage plan. A guarantee is required for improvements. Off-site drainage easements will be needed.
- D. City Fire Department/GIS needs to comment on the plat's street names. GIS has requested that the westerly stub to the south be named Wawona. Davin Ln shall be renamed Davin Cir for the segment extending beyond the second cul-de-sac. The two cul-de-sacs extending from Davin Ln should be named Davin Ct.
- The street names have been denoted as requested.
- E. MAPD and Traffic Engineering request the widening of Boxthorn extending from 127th St. East to the Boxthorn/Boxthorn intersection to 66 feet to conform with the collector street standards.
- The street has been widened as requested.
- F. An off-site dedication of right-of-way is needed for a turnaround for the westerly stub street (Wawona).
- G. Centerline data is needed for the roads on Ayesbury Court and Ayesbury Circle.
- H. 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.
- I. The applicant's agent shall determine any setback requirements for the pipelines by researching the text of the pipeline agreements. If a setback from the pipeline easements is provided for in the pipeline easement agreements, it shall be indicated on the face of the plat.
- J. 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.
- K. Various lots in this plat exceed the maximum lot width to lot depth ratio of 2.5 to 1. A modification has been approved by the Subdivision Committee.
- L. County Engineering needs to comment on the need for improvements to 127th St. East. County Engineering requires a petition to guarantee paving improvements to 127th St. East from the nearest paved segment and the southernmost entrance to the plat. Project

SUB 2000-85 - Final Plat of THE FAIRMONT ADDITION

December 13, 2001 - Page 3

estimate shall include costs for relocation of pipeline if required and parallel pipeline(s) in road right-of-way.

- M. The Applicant shall guarantee the paving of the interior streets. The paving guarantee shall also provide for sidewalks on at least one side of all through, non cul-de-sac streets.
- N. 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-foot or 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.
- O. 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 Reserve B and the driving surface for 127th St. East.
- P. 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.
- Q. A guarantee shall be submitted assuring the construction of an all-weather roadway surface for the emergency access easement. The text of the instrument shall indicate the type of driving surface to be installed and address installation and maintenance. Standard gating and signing are required per County Fire Department standards.
- R. Based upon the platting binder, property taxes are still outstanding. Before the plat is scheduled for City Council consideration, proof shall be provided indicating that all applicable property taxes have been paid.
- 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 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.)
- 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.
- V. 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.

SUB 2000-85 – Final Plat of THE FAIRMONT ADDITION

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- W. 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.
- X. 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.
- Y. Perimeter closure computations shall be submitted with the final plat tracing.
- Z. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- AA. 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. ***KGE has requested additional easements.***
- BB. 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.

CLOSURE - THE FAIRMONT

PT 1	North: 24692.4079	East : 22620.9082
Line	Course: S 00-37-59 E	Length: 535.7300
PT 2	North: 24156.7106	East : 22626.8273
Line	Course: S 89-22-01 W	Length: 258.7200
PT 3	North: 24153.8521	East : 22368.1231
Line	Course: S 00-37-59 E	Length: 208.7200
PT 4	North: 23945.1448	East : 22370.4292
Line	Course: N 89-22-01 E	Length: 258.7200
PT 5	North: 23948.0033	East : 22629.1334
Line	Course: S 00-37-59 E	Length: 449.2200
PT 6	North: 23498.8108	East : 22634.0967
Line	Course: S 89-13-23 W	Length: 745.0000
PT 7	North: 23488.7087	East : 21889.1652
Line	Course: N 00-37-59 W	Length: 190.0000
PT 8	North: 23678.6971	East : 21887.0659
Line	Course: S 89-13-23 W	Length: 590.8900
PT 9	North: 23670.6847	East : 21296.2302
Line	Course: S 00-35-35 E	Length: 325.8100
PT 10	North: 23344.8922	East : 21299.6026
Line	Course: S 89-10-23 W	Length: 1313.4700
PT 11	North: 23325.9357	East : 19986.2694
Line	Course: N 00-35-35 W	Length: 1326.0100
PT 12	North: 24651.8746	East : 19972.5444
Line	Course: N 89-07-23 E	Length: 2648.6700
PT 1	North: 24692.4124	East : 22620.9041

DATE: 11/30/00
 JOB NO.
 ATTENTION: Vicky Huang
 RE: Drainage Plan

TO: Vicky Huang, P.E.
 City Hall - 7th Floor
 455 N. Main
 Wichita, KS 67202

WE ARE SENDING YOU Attached Under separate cover via the following items:

Plans Prints Shop drawings Samples Copy of letter

Specifications Change order Computer disk Other

COPIES	DATE	DESCRIPTION
2		The Fairmont Drainage Plan

RECEIVED
NOV 30 2000
CITY - ENGINEERING

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted For review and comment
- For your use & information Approved as noted FOR BIDS DUE
- As requested Return for corrections

REMARKS: Please call with any questions

COPY TO: file

SIGNED: Brian L. Glenn 11/30/00
 Brian L. Glenn, E.I. Date