

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: SUB 2002-105 -- FALCON-RIDGE^{FALLS} ADDITION

OWNER/APPLICANT: Heights, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: South of 53rd St. North, West side of Hillside

SITE SIZE: 37.4 acres

NUMBER OF LOTS

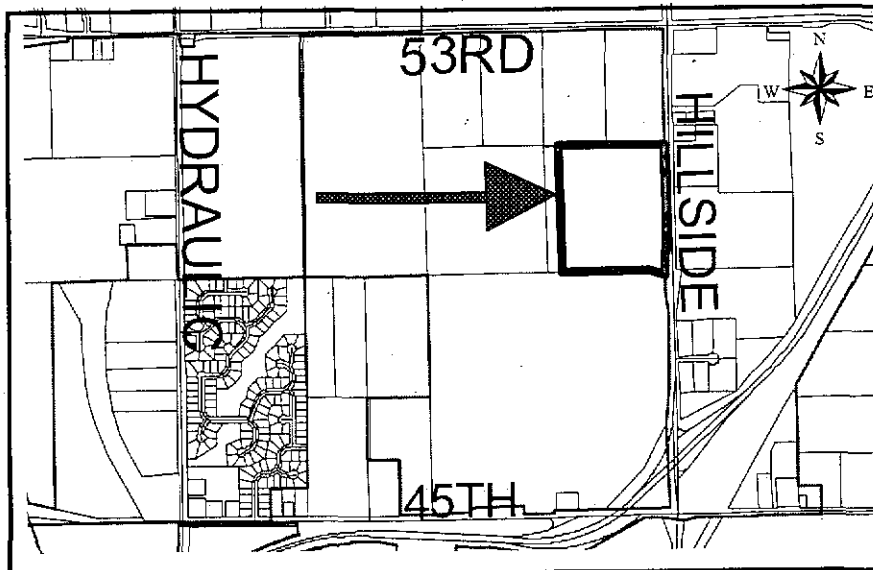
Residential:	121
Office:	
Commercial:	
Industrial:	
Total:	<u>121</u>

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. It is located in the Park City Area of Influence.

Planning Staff recommends approval of the plat.

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 Engineering** needs to comment on the status of the applicant's drainage concept.
- D. **County Engineering** needs to comment on the need for any improvements to Hillside. **Left and right turn lanes are needed on Hillside.**
- E. The plat proposes complete access control along the plat's frontage to Hillside. The final plat shall reference the dedication of access controls in the plat's text.
- F. **Traffic Engineering** requests the relocation of the southernmost street opening southward to be in alignment with Condor Circle. The extension of Merlin Court is requested to obtain an additional street opening along Hillside.
- G. 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.
- H. The paving guarantee shall include the installation of a temporary turnaround at the terminus of Osprey at the plat's south line. If off-site, the temporary turnaround shall be established by separate instrument. The plat's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street southward.
- I. **County Surveying** has advised the need for a site benchmark
- J. **County Surveying** has advised that contours are missing from the preliminary plat.
- K. It is recommended that Reserve A be extended to Golden Eagle Court by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.
- L. The final plat 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.

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- 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. 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. The wall easement shall be referenced in the plat's text.
- Q. On the final plat tracing, the MAPC signature block needs to reference "Michael E. Lindebak, Secretary".
- R. On the final plat, the MAPC signature block needs to reference "Bernard A. Hentzen, Chair".
- S. The City Fire Department/GIS needs to comment on the plat's street names. Revised street names are needed.
- T. 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.
- U. 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.
- V. 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.)
- W. 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.
- X. 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.
- Y. 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.

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- Z. 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.
- AA. Perimeter closure computations shall be submitted with the final plat tracing.
- BB. Recording of the plat within thirty (30) days after approval by the City Council and/or County Commission.
- CC. 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.
- DD. 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.

Boundary Closure

Date: 11-25-2002

Falcon Falls Addition

Course: N 00-17-24 W	Distance: 16.50	
Course: N 89-57-09 W	Distance: 1189.02	
Course: S 00-17-24 E	Distance: 194.00	
Course: S 89-57-09 E	Distance: 66.00	
Course: S 00-17-24 E	Distance: 683.98	
Course: S 24-45-09 E	Distance: 131.82	
Course: S 00-00-00 W	Distance: 172.92	
Arc Length: 93.97	Radius: 50.00	Delta: -107-41-00
Course: S 00-00-00 W	Distance: 113.57	
Course: S 89-52-52 E	Distance: 825.18	
Course: S 63-12-08 E	Distance: 185.29	
Course: N 89-47-33 E	Distance: 80.00	
Course: N 00-12-27 W	Distance: 99.24	
Course: N 00-17-24 W	Distance: 1333.21	

Perimeter: 5184.70

Area: 1537963.40 35.31 acres
Mapcheck Closure - (Uses listed courses & COGO Units)
Error of Closure: 0.006 Course: N 62-34-45 E

STAFF REPORT

(FINAL PLAT, PRELIMINARY PLAT APPROVED 10/17/02)

CASE NUMBER: SUB 2002-105 -- FALCON FALLS ADDITION (formerly Falcon Ridge Addition)

OWNER/APPLICANT: Heights, LLC, Attn: Jay Russell, 12602 W. 13th, Wichita, KS 67235

SURVEYOR/ENGINEER: Poe and Associates, 5940 E. Central, Wichita, KS 67208

LOCATION: South of 53rd St. North, West side of Hillside

SITE SIZE: 37.4 acres

NUMBER OF LOTS

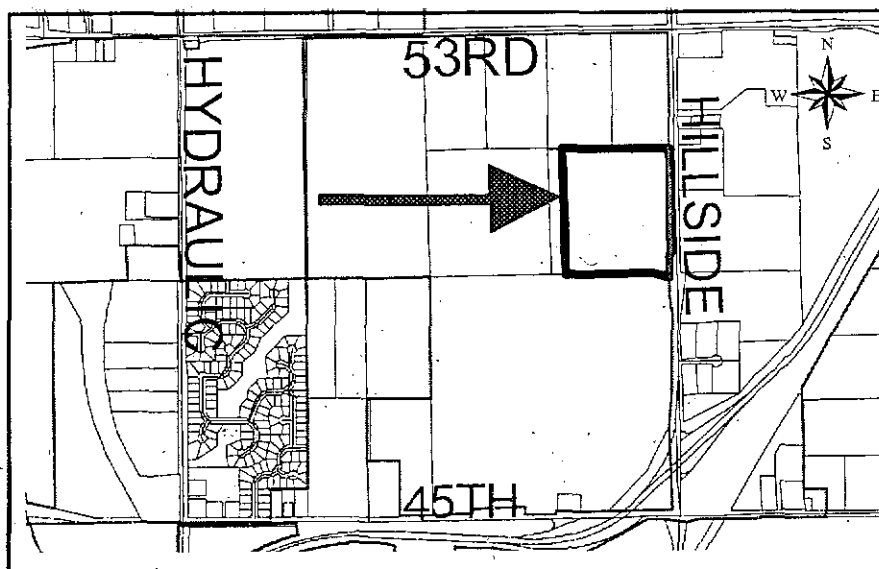
Residential:	123
Office:	
Commercial:	
Industrial:	
Total:	123

MINIMUM LOT AREA: 7,200 sq. ft.

CURRENT ZONING: SF-5, Single-Family Residential

PROPOSED ZONING: Same

VICINITY MAP



NOTE: This is an unplatted site located within the City. It is located ~~in the Park City Area of~~
Influence.

Planning Staff recommends approval of the 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 Engineering needs to comment on the status of the applicant's drainage concept. An off-site drainage easement is needed. A maintenance agreement for the pond is also needed.
- D. County Engineering needs to comment on the need for any improvements to Hillside. Left turn lanes are needed on Hillside.
- E. The plat proposes complete access control along the plat's frontage to Hillside. In the plattor's text regarding Complete Access Control, Block 1 needs added and West needs changed to East.
- 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 a temporary turnaround at the terminus of Falcon at the plat's south line. If off-site, the temporary turnaround shall be established by separate instrument. The plattor's text should indicate that the vacation of the temporary turnaround area will be effective upon the extension of the street southward.
- H. It is recommended that the future reserve abutting the site along the west be extended to Eagle Point Circle by access easements or by narrow strips of Reserve between the lots to increase its accessibility and usefulness for all homeowners in the Addition.

The pedestrian connection has been platted as requested.
- I. MAPD recommends a pedestrian access connection extending to the school property to the north.
- 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.

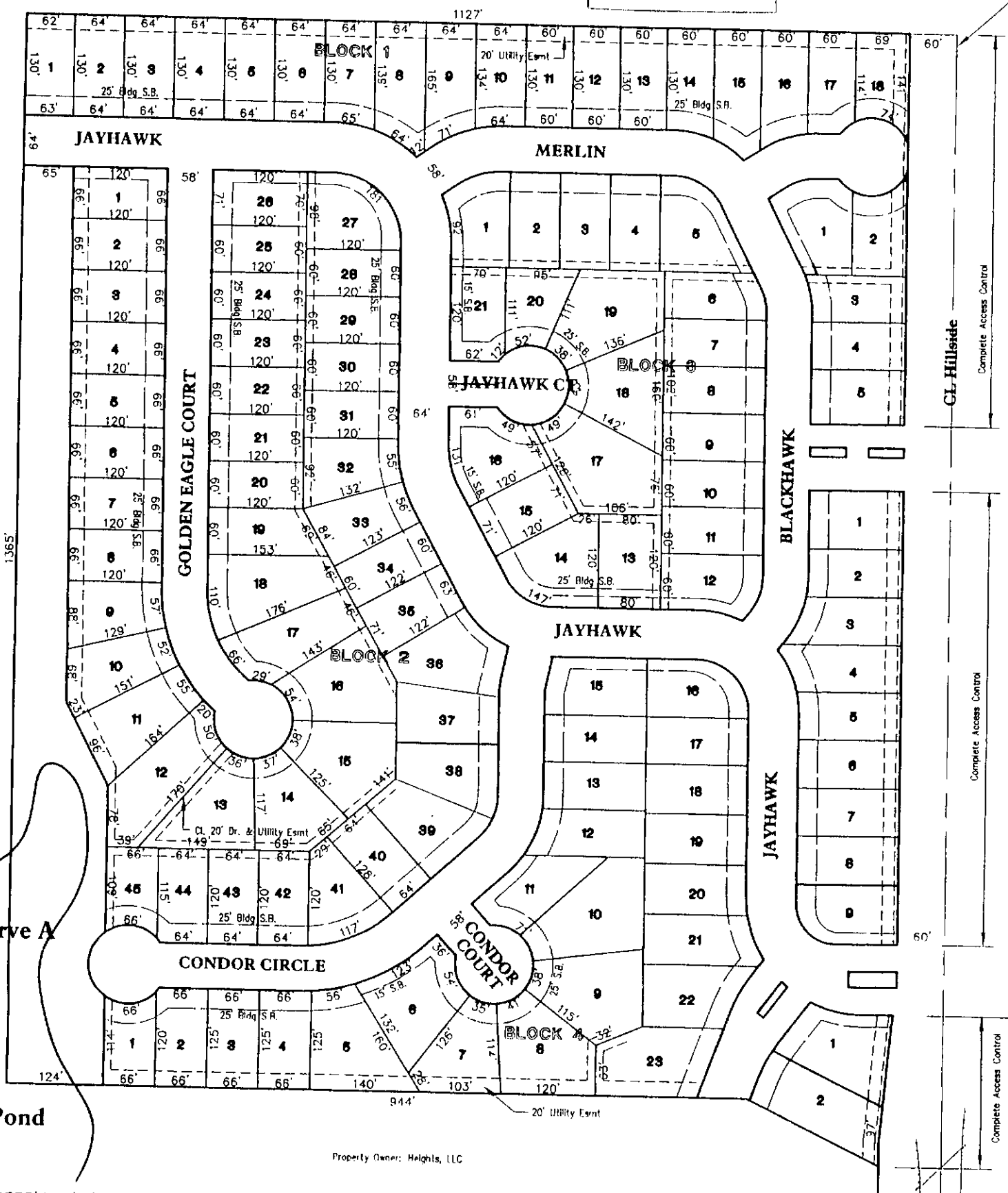
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- K. For those reserves being platted for drainage purposes, the required covenant that provides for ownership and maintenance of the reserves shall grant, to the City, the authority to maintain the drainage reserves in the event the owner(s) fail 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. Dimensions and locations are needed for Reserves A, B and C.
- M. County Surveying has advised that the legal description does not close.
- N. The North line of the plat needs referenced in the legal description as being the "North line of the South 16.5 feet of the North half of the Northeast Quarter of Section 22".
- O. Dimensions need added or corrected on Lot 17, Block 1; Lots 8 and 10, Block 3; Lot 4, Block 5; Lot 4, Block 6; and Lots 1 and 2, Block 7.
- P. The applicant shall submit a covenant that 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.
- Q. On the final plat tracing, the MAPC signature block needs to reference "Dale Miller, Secretary".
- R. The City Fire Department/GIS needs to comment on the plat's street names. *New street names are needed.*
- 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.)
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NE 1/4



Property Owner: Helghs, LLC